

Technical Review Comments

1st Submittal

November 2015

- COFP Planning
- COFP Engineering
- SLC Fire District
- SLC Schools
- SLC Engineering
- FPUA
- SLC Transit



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

November 17, 2015

Richard Wohlfarth, PE
IBI Group (Florida) Inc.
2300 Maitland Center Parkway – Suite 101

**Re: Technical Review – Mayfair at Lawnwood
Planned Development – New Development Plan
1801 Nebraska Avenue**

Dear Mr. Wohlfarth, PE,

The following are technical review comments from the Planning Department’s review of the application for **Planned Development** for a multifamily residential development.

➤ **Planned Development Submittal**

Pursuant to City Code Section 22-40:

(a) Planned Developments shall:

- (2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
- (4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
- (5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

-Please detail the consistency of the proposed development plan with the objectives noted.

(b) “no ... development plan may be approved unless the following conditions are met”:

(1) Comprehensive plan consistency. Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted.

- a. **Density.** In no event shall the density granted exceed the maximum gross density permitted under the underlying land use in the comprehensive plan.

-Please provide a statement presenting consistency of the project with the RM, Medium Density Future Land Use designation, and adjacent neighborhoods. Density bonus components of the City Code & Comprehensive Plan may be considered further, though justification associated with preservation of resources, integration of public facilities, intermodal connectivity, and other amenities shall be integrated.

(3) Open space. In all planned developments at least twenty (20) per cent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but *not including* swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than thirty (30) per cent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

-Please provide/update the Open Space area data presented within the development plan.

(8) Additional requirements. The city commission may also establish additional requirements which it considers necessary to assure that a planned development conforms to the intent of this section.

(c) Application requirements. (1) Written documents:

f. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

-Please provide an applicable documents proposed for the development.

(2) Site plan. A site plan with the following information must be submitted:

i. Information on land areas adjacent to the proposed planned development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

-Please update the site plan to present the noted data.

➤ **Design Review**

-Please update the included “design narrative” to reflect the architectural design scheme and how the presented development assimilates with local designs and building typologies.

Pursuant to City Code Section 22-59 (c)(1) j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be

drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

Pursuant to City Code Section 22-59 (g)(2) Entrances.

- a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

Pursuant to City Code Section 22-59 (g)(3) Windows.

- a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.
- d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building.
- e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited.

Pursuant to City Code Section 22-59 (g)(5) Streetscape improvement guidelines. Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

- **Please provide more detailed elevations, further representing the orientation and streetscapes visible from abutting roadways. Please advise whether any variation in roof lines/design, paint color, or façade embellishments will be incorporated within the project.**

Pursuant to City Code Section 22-58 (d)(4)i. Location and size of all signs; & 22-59 (c)(1)i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

-The development plan notes that no site identification or ground signs are proposed. Please review and affirm.

➤ **Sidewalks**

Pursuant to City Code Section **22-62. - Sidewalks.**

Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

(b)(4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

&

(d) **Where required:** Sidewalks and sidewalk linkages shall be installed in the following areas:

(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

(2) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

(3) In addition to the requirements of subsection (2), internal sidewalk interconnection between adjacent properties shall be provided for properties that front on arterial roads.

(4) New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites and public parks, and shall connect to the neighborhood's existing pedestrian network.

- **Please update the site plan accordingly to reflect these connections to adjacent properties, parks, and other public facilities (i.e. hospital).**

➤ **Traffic Impact Report**

The applicant shall provide a complete traffic study and impact report, consistent with the St. Lucie County TPO methodology & City of Fort Pierce Concurrency Management requirements.

➤ **Landscape Plan**

Please update the Landscape Plan to detail compliance with City Code Section 22-187, more specifically the noted requirements below:

(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;

b. The landscape strip **shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area.** The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally **contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen** within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

- **The presented landscape plan does note the incorporation of any shrubs/heading, as required.**

(6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

- a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.
- b. The landscaping strip required by the immediately foregoing subsection **shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area.** The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.

- The presented landscaping requirements only note the landscape/tree ratio requirements between the project and the right-of-ways.

(7) Interior vehicular use areas.

-Please provide clarification of the areas included in the landscape calculations for Interior vehicular use area landscaping in order to ensure accuracy in the areas included.

➤ **Lighting Plan**

Pursuant to City Code Sections 22-58(d)(8) and 22-60 (j) Lighting, Please revise the site lighting plan to clearly indicate:

Illumination of all interior and immediately adjoining streets as follows:

- a. At least one (1) average footcandle for streets classified as collector, arterial or higher;
- b. At least five-tenths average footcandle for streets other than as described in the immediately foregoing subsection;
- c. At least one (1) average footcandle for specially designated pedestrian walkways.

The uniformity ratio for lighting required by this section shall be an average/minimum ratio of ten (10) to one (1). There shall be included with the lighting plan a statement of a registered engineer or architect showing calculations demonstrating compliance with this section to the city engineer and such statement shall be subject to the city engineers approval. Subsequently a certificate of occupancy may not be issued until there is filed with the director a certificate from a registered engineer or architect of design that the lighting installation meets the requirements of this section.

(1) Off-street parking shall be provided with lighting as follows:

- b. For multistructure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle;

(2) The uniformity ration for all lighting classifications is to have an average/minimum ratio of four (4) to one (1).

(3) The lighting provided for by this section shall have a footcandle intensity as set forth above from dusk until thirty (30) minutes after the termination of use of, or business at, the premises, but thereafter such lighting intensity may be reduced to fifty (60) per cent of the required minimum.

(4) Outdoor lighting required by this section shall be designed so that any over spill of lighting onto adjacent properties shall not exceed five-tenths (.5) footcandle illumination, vertically and horizontally.

(5) Outdoor lighting installations required by this section for any use involving site plan approval in accordance with Section 22-58 shall not be placed in permanent use until there is furnished a letter of compliance from a registered engineer or architect, or duly authorized representative of such engineer or architect, stating that the installation has been field checked and meets the requirements as set forth above. This letter shall be subject to approval by the city engineer. Upon installation of the lighting, a certificate shall then be filed with the city engineer by a registered engineer or architect of design showing that such installation meets with requirements imposed by this section. Such letter and certification are not required for lighting involved with uses where site plan approval under Section 22-58 is unnecessary through such lighting is otherwise subject to the requirements of this section.

➤ **City Comprehensive Plan & Density Notes**

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses **ranging in density from 6.5 to 12 dwelling units per acre.** This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

-The Density Bonus provisions sought shall be reviewed further for eligibility, within the RM district and the accompanying PD Plan. Further assessment is requested, based upon the density of the adjacent neighborhoods. Staff may be available to assist in the collaborative effort to determine the established density of the abutting Planned Development. Furthermore, the transit location does not identify the proximity to the project with regards to a safe and accessible pedestrian route. The pedestrian route calculated by staff to the nearest transit stop is approximately .55 - .6 miles.

7.4.11 Policy:

The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.


- Please advise whether the presented clubhouses will provide the noted protections and emergency facilities.



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Senior Planner
FROM: John R. Andrews, P.E., City Engineer 
SUBJECT: **Mayfair at Lawnwood Planned Development**
1801 Lawnwood Circle
TRC Project No. 15-42000003
DATE: November 18, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received November 6, 2015

- | | |
|---|--|
| <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- | | | |
|--|--|------------------------------|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |
|--|--|------------------------------|

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

ENGINEERING COMMENTS:

1. Please submit a Boundary and Topographic survey signed and sealed by a Florida Registered Land Surveyor in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. The plans shall indicate a 5' wide concrete sidewalk to be constructed within the limits of Nebraska Avenue, Lawnwood Circle, Quincy Avenue right-of-ways. This sidewalk is required to be installed the entire limits of the property.

JRA/tst



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

**SITE PLAN: Planned Development (PD) - Mayfair at Lawnwood – 1801 Lawnwood Circle
TRC Project #15-42000003**

REVIEW DATE: 11/18/2015

PLANNER: KORI BENTON

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/documents/app2.pdf>.**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**

Mayfair at Lawnwood
Planned Development
November 18, 2015

St. Lucie County Public Works/Engineering Comments

1. Road right of ways abutting the subject parcel are under the jurisdiction of the City of Ft. Pierce.
2. Sheet PGD 1.0; Paving, grading and drainage plan; It is noted that the indicated dimension of 76 LF of 18" RCP scale to be 86'.
3. Sheet PGD 1.0; Paving, grading and drainage plan; it is noted that the proposed structures have not been identified with a number designation.
4. Will the City require the developer to install concrete sidewalks along the roadways abutting the development?
5. Is the water and wastewater capacity reserved by the developer?
6. It is noted that the project narrative indicated that the existing pavement was in reasonable shape. Have the storm water lines been inspected? It has been our past experience that when developments are abandoned the potential for the degradation of the existing infrastructure is highly probable.
7. Boundary Survey; Page 1 of 2; within the legend the word curve length is illegible.
8. Boundary Survey; Page 1 of 2; no statement of horizontal control accuracy was indicated within the Survey Notes.
9. Boundary Survey; Page 2 of 2; an incorrect definition has been utilized for the curve data indicated along the south right of way line of North Lawnwood Circle (Delta Angle $19^{\circ} 58'00''$ (P) and length of arc 414.43' (P) have been indicated as being plat distances. They should be indicated as (D) deed calls.

10.

Ron Harris
County Surveyor
772 462-1721

**FPUA Comments: PD – Mayfair at Lawnwood – 1801 Lawnwood Circle
– (Kori Benton)**

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Please provide electrical plans for review. Utility easement will be needed. We have no objection.

Approved as noted

SLC Transit Comments

- If your Land Development Code and/or Comp. Plan prescribes, I would request enhanced connectivity to the sidewalk network and midblock crossings on Nebraska Avenue and Lawnwood Circle. Also, pedestrian lighting within the project proximity would provide additional safety measures.
- The Treasure Coast Connector has two bus stops within close proximity to the project. Riders need safe accessibility to the stops. Page 6 within this link depicts the specific information pertaining to this neighborhood.
http://treasurecoastconnector.com/TCC_riders_guide.pdf

Applicant's Response to Technical Review Comments

1st Submittal

November 2015 / January 2016 Response



IBI GROUP (FLORIDA) INC.
2300 Maitland Center Parkway– Suite 101
Maitland FL 32751 USA
tel 407 660 2120 fax 407 875 8308
ibigroup.com

January 14, 2016

Mr. Kori Benton
Planner
City of Ft. Pierce
P.O. Box 1480
Ft. Pierce, Florida 34954-1480

Dear Kori:

The following is based on comments from the Planning Department’s review of the application for ***Planned Development*** for a multifamily residential development, dated November 17th, 2015.

Pursuant to City Code Section 22-40:

(a) Planned Developments shall:

(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

Response: Acknowledged

(3) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.

Response: Acknowledged

(4) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

Response: Acknowledged

-Please detail the consistency of the proposed development plan with the objectives noted.

(b) “No development plan may be approved unless the following conditions are met”:

(1) Comprehensive plan consistency. Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives

Mr. Kori Benton – January 14, 2016

and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted.

(2) Response: Acknowledged

a. **Density.** In no event shall the density granted exceed the maximum gross density permitted under the underlying land use in the comprehensive plan.

-Please provide a statement presenting consistency of the project with the RM, Medium Density Future Land Use designation, and adjacent neighborhoods. Density bonus components of the City Code & Comprehensive Plan may be considered further, though justification associated with preservation of resources, integration of public facilities, intermodal connectivity, and other amenities shall be integrated.

Response: The property already has a zoning designation of PD. This project was approved in 2006 for a total of 220 residential units. This equates to 13.92 DU/Acres. The project was partially constructed and with a large portion of the infrastructure installed and one of the buildings constructed. This project has been in this condition since it went fallow in 2010. The principal justification for PD is that the zoning exist on the property and the purpose of this amendment is to modify the master plan, change the conditions of approval and to add units to the project.

The concept of PD zoning is to provide a classification that will allow flexibility to more traditional zoning. These provisions were followed when the property was approved. Based on those approval a substantial amount of money was invested to construct the infrastructure and to build one of the buildings. The proposed design utilizes the existing footprints of the buildings, parking and honors the setbacks, open space and landscape buffers originally approved in 2006.

In order to how the compatibility we prepared a Neighboring Density Map, Exhibit "A" attached to his response. The plan shows the densities of the adjacent property to the north. Overall the area north has an average density of 7.2 DU/Acre (Gross). The area to the south, primarily the hospital, is Instructional and Office (Commercial in Nature). Based on the attached the increase from the 13.92 DU/Acres to the proposed 16.83 is justified as this becomes a good transition from medium density residential to institutional/office/commercial uses.

In addition, while there is an increase in the overall units the impacts of the proposed project will be less than the formally approved plan. This is based on the facts that we have significantly reduced the unit's sizes and will only

Mr. Kori Benton – January 14, 2016

have 1 and 2 bedroom units. The smaller sizes, eliminating the 3 bedroom, orienting the units to professionals that will be able to utilize the public transportation, the proximity to the 1,600 employees at the hospital, transit access to the downtown, state university, City and County administration will reduce the impact of the proposed project.

The increase in units have been offset by the reduction in the overall footprint of the buildings. This is due to the smaller unit sizes. This reduction will increase the percentage of open space.

There has been some concerns about the propose plan. This plan:

- **Reduces building coverage and overall increases the % of open space.**
- **Maintains all setbacks, landscape buffers.**
- **Increases the amenities by adding an additional pool and cabana. The buildings will be constructed “Hurricane Hardened” with generators and accessory fuel systems.**
- **Dramatically increase the tax base of the property.**
- **Provide needed apartments for the surrounding area.**
- **Provide significant, temporary employment during the projects construction**

The photographs attached are of the existing building. This building is located on the northern property.

(3) Open space. In all planned developments at least twenty (20) per cent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but *not including* swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than thirty (30) per cent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

-Please provide/update the Open Space area data presented within the development plan.

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Response: The Site Data on the site plan has been updated to reflect the impervious/pervious values. The data has been broken down to:

Gross Area	15.8 Acres 688,248 S.F.
Building	168,142 SF
Sidewalk	41,382 SF
Paving	206,474 SF
Pool/Deck/Cabana Baths	Included in above SF
Total Impervious	415,998 SF
Total Open Space	6.25 SF 39.56 %

(8) Additional requirements. The city commission may also establish additional requirements which it considers necessary to assure that a planned development conforms to the intent of this section.

(c) Application requirements. (1) Written documents:

f. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

-Please provide an applicable documents proposed for the development.

Response: The proposed project will be a rental property and under common ownership. The owners of the property will be fully responsible for the maintenance and protection of the common open space.

(2) Site plan. A site plan with the following information must be submitted:

i. Information on land areas adjacent to the proposed planned development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

-Please update the site plan to present the noted data.

Response: A Plan showing the adjacent areas indicating the Land Use designation and densities is attached. The following tables shows the densities and the average for the area.

Mr. Kori Benton – January 14, 2016

<i>Parcel</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>AVERAGE</i>
<i># of Units</i>	102	75	122	96	32	427
<i>Total Acreage</i>	18.07	12.2	16.77	8.31	4.13	59.48
<i>Density</i>	5.64 <i>du/ac</i>	6.15 <i>du/ac</i>	7.27 <i>du/ac</i>	11.55 <i>du/ac</i>	7.75 <i>du/ac</i>	7.18

➤ **Design Review**

-Please update the included “design narrative” to reflect the architectural design scheme and how the presented development assimilates with local designs and building typologies.

Pursuant to City Code Section 22-59 (c)(1) j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

Response: Since this is a continuation of an existing project and most of the infrastructure, especially the northern parcel, is complete the goal was to keep the same architecture that was started in 2006. The proposed building keeps the front façade. The rear and side has been softened by adding

Mr. Kori Benton – January 14, 2016

some movement in the building. The addition of outside patios has reduced the sterile appearance of the existing architecture. This was shown on the elevations.

Pursuant to City Code Section 22-59 (g) (2) Entrances.

- a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

Response: The front of the buildings using open breezeways reduce the need to air condition corridors and provide an interesting entrance to the units. As mentioned above the addition of patios reduces the “wall” impact of many apartments. In addition the project is limited to 2 stories, which brings down the scale of the bulding.

Pursuant to City Code Section 22-59 (g) (3) Windows.

- a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.

Response: Understood

- d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building.

Response: Understood and accomplished.

- e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited.

Response: Understood and accomplished.

Pursuant to City Code Section 22-59 (g) (5) Streetscape improvement guidelines. Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and

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facilitate human interaction with the environment. Examples include, but are not limited to decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

- Please provide more detailed elevations, further representing the orientation and streetscapes visible from abutting roadways. Please advise whether any variation in roof lines/design, paint color, or façade embellishments will be incorporated within the project.

Response: The proposed project will be providing landscape buffers with the intention of having an opaque buffer. With the maturing of the trees and the shrubs the majority of the buildings will not be visible.

Pursuant to City Code Section 22-58 (d)(4)i. Location and size of all signs; & 22-59 (c)(1)i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

-The development plan notes that no site identification or ground signs are proposed. Please review and affirm.

Response: We have added signage to the plan along the southern property. The signage is minimal and identifies "Mayfair at Lawnwood".

➤ **Sidewalks**

Pursuant to City Code Section **22-62. - Sidewalks.**

Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

(b)(4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

Response: A plan showing the location of the existing, proposed and on-site sidewalks is included in the submission.

Mr. Kori Benton – January 14, 2016

(d) **Where required:** Sidewalks and sidewalk linkages shall be installed in the following areas:

(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

Response: See the propose plan. We are requesting that some of the sidewalks be eliminating and an equal amount of sidewalks be used to complete the pedestrian system.

(2) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

Response: See comment above.

(3) In addition to the requirements of subsection (2), internal sidewalk interconnection between adjacent properties shall be provided for properties that front on arterial roads.

Response: See exhibit and comments above.

(4) New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites and public parks, and shall connect to the neighborhood's existing pedestrian network.

Response: See exhibit and comments above.

- Please update the site plan accordingly to reflect these connections to adjacent properties, parks, and other public facilities (i.e. hospital).

Response: A Sidewalk Plan showing the existing and proposed sidewalks is attached as an exhibit. The intent is to show the on-site and off-site sidewalk that will be built in conjunction with the project.

➤ **Traffic Impact Report**

The applicant shall provide a complete traffic study and impact report, consistent with the St. Lucie County TPO methodology & City of Fort Pierce Concurrency Management requirements.

Response: A Traffic Impact Report has been submitted and acknowledged by the City.

➤ **Landscape Plan**

Mr. Kori Benton – January 14, 2016

Please update the Landscape Plan to detail compliance with City Code Section 22-187, more specifically the noted requirements below:

(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

- a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;

Response: Understood

b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

- The presented landscape plan does note the incorporation of any shrubs/heading, as required.

Response: An updated landscape plan has been submitted and acknowledged by the City.

(6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

- a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

Response: Understood

- b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.

Mr. Kori Benton – January 14, 2016

Response: Understood

- The presented landscaping requirements only note the landscape/tree ratio requirements between the project and the right-of-ways.

Response: Understood

(7)Interior vehicular use areas.

-Please provide clarification of the areas included in the landscape calculations for *Interior vehicular use area landscaping* in order to ensure accuracy in the areas included.

Response: Understood

➤ **Lighting Plan**

Pursuant to City Code Sections 22-58(d) (8) and 22-60 (j) Lighting, Please revise the site lighting plan to clearly indicate:

Illumination of all interior and immediately adjoining streets as follows:

- a. At least one (1) average footcandle for streets classified as collector classified as collector, arterial or higher;

Response: Understood

- b. At least five-tenths average footcandle for streets other than as described in the immediately foregoing subsection;

Response: Understood

- c. At least one (1) average footcandle for specially designated pedestrian walkways.

Response: Understood

The uniformity ratio for lighting required by this section shall be an average/minimum ratio of ten (10) to one (1). There shall be included with the lighting plan a statement of a registered engineer or architect showing calculations demonstrating compliance with this section to the city engineer and such statement shall be subject to the city engineers approval. Subsequently a certificate of occupancy may not be issued until there is filed with the director a certificate from a registered engineer or architect of design that the lighting installation meets the requirements of this section.

Response: Acknowledged

Mr. Kori Benton – January 14, 2016

(1) Off-street parking shall be proved with lighting as follows:

(1) For multi-structure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle;

Response: Understood

(2) The uniformity ration for all lighting classifications is to have an average/minimum ratio of four (4) to one (1).

Response: Understood

(3) The lighting provided for by this section shall have a footcandle intensity as set forth above from dusk until thirty (30) minutes after the termination of use of, or business at, the premises, but thereafter such lighting intensity may be reduced to fifty (60) per cent of the required minimum.

Response: Understood

(4) Outdoor lighting required by this section shall be designed so that any over spill of lighting onto adjacent properties shall not exceed five-tenths (.5) footcandle illumination, vertically and horizontally.

Response: Understood

(5) Outdoor lighting installations required by this section for any use involving site plan approval in accordance with Section 22-58 shall not be placed in permanent use until there is furnished a letter of compliance from a registered engineer or architect, or duly authorized representative of such engineer or architect, stating that the installation has been field checked and meets the requirements as set forth above. This letter shall be subject to approval by the city engineer. Upon installation of the lighting, a certificate shall then be filed with the city engineer by a registered engineer or architect of design showing that such installation meets with requirements imposed by this section. Such letter and certification are not required for lighting involved with uses where site plan approval under Section 22-58 is unnecessary through such lighting is otherwise subject to the requirements of this section.

Response: A Lighting plan and photometric plan has been submitted. In review of the plan the above criteria has been meet. It is acknowledged that minor adjustments to poles may be required.

➤ **City Comprehensive Plan & Density Notes**

Mr. Kori Benton – January 14, 2016

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses **ranging in density from 6.5 to 12 dwelling units per acre**. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

-The Density Bonus provisions sought shall be reviewed further for eligibility, within the RM district and the accompanying PD Plan. Further assessment is requested, based upon the density of the adjacent neighborhoods. Staff may be available to assist in the collaborative effort to determine the established density of the abutting Planned Development. Furthermore, the transit location does not identify the proximity to the project with regards to a safe and accessible pedestrian route. The pedestrian route calculated by staff to the nearest transit stop is approximately .55 - .6 miles.

Response: A copy of an exhibit is attached that shows the nearest transit stop. The stop is located on Birch St and Nebraska Avenue. As it can be seen the stop is 1,320 ft. (1/4 mile from the property corner on Nebraska Avenue.

7.4.11 Policy:

The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

- Please advise whether the presented clubhouses will provide the noted protections and emergency facilities.

Response: The buildings shown 600 S.F. each and a note has been added that the buildings are "Hurricane hardened" and equipped with a generator and accessory fuel system.

Should you have any questions, please feel free to call me at 407-660-2120.

Mr. Kori Benton – January 14, 2016

Very truly yours,
IBI Group (Florida) Inc.

A handwritten signature in blue ink, appearing to read 'Richard C. Wohlfarth', with a stylized flourish at the end.

Richard C. Wohlfarth, P.E.



Legend

- Proposed Sidewalk
- Onsite Sidewalk
- Existing Sidewalk
- Site Boundary

Mayfair at Longwood Sidewalk Map



IBI Group (Florida) Inc.
 2200 Park Central Boulevard N. Suite 100
 Pompano Beach, FL 33064
 tel 954 974 2200
 fax 954 973 2686

City of Fort Pierce

St. Lucie County

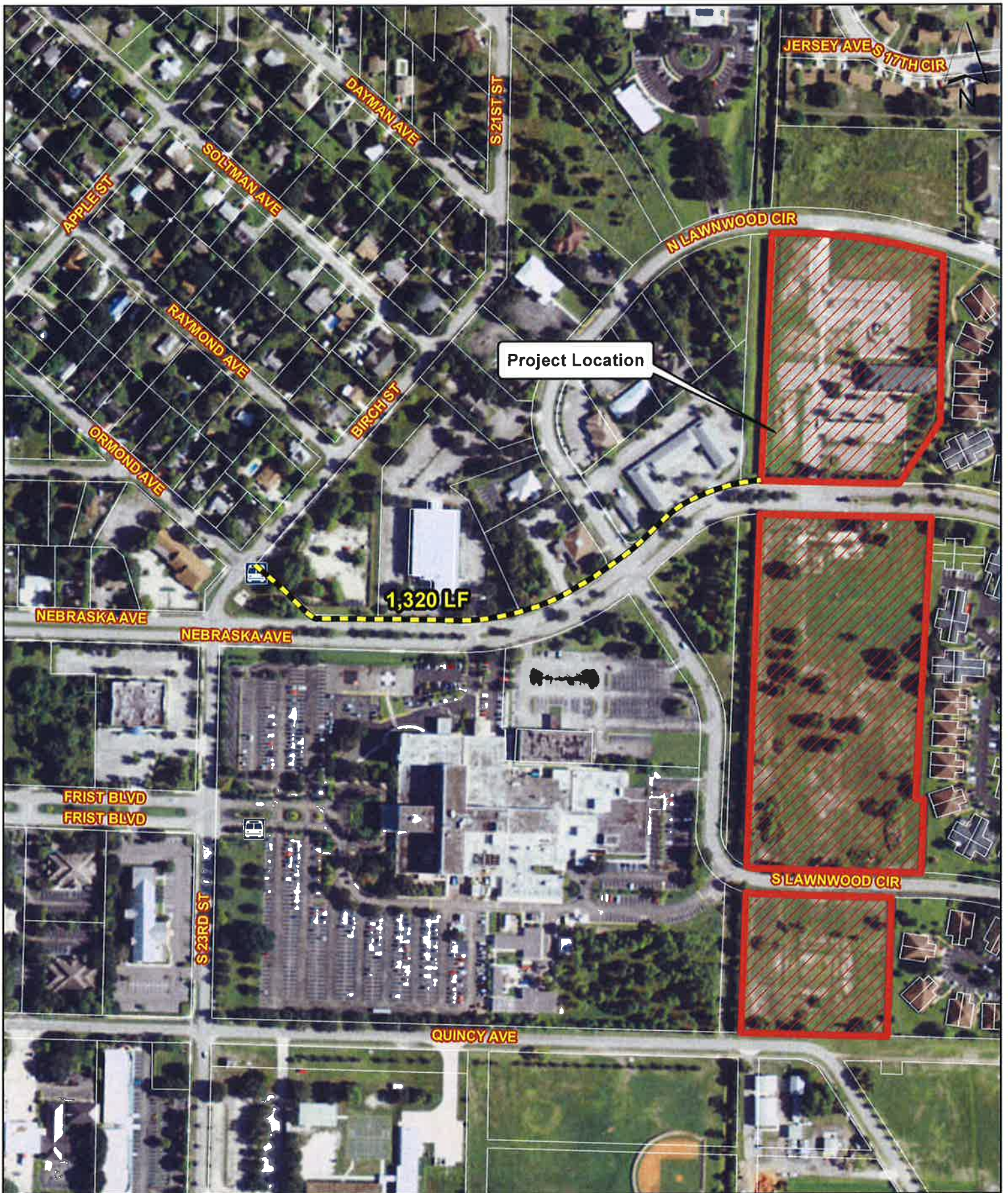
Florida

Scale: 1" = 300'

By: cmp

Job# 38890

Date: 01/13/2016



Project Location

1,320 LF



IBI Group (Florida) Inc.
 2200 Park Central Boulevard N. Suite 100
 Pompano Beach, FL 33064
 tel 954 974 2200
 fax 954 973 2686

Mayfair at Longwood Nearest Transit Stop Map

City of Fort Pierce

St. Lucie County

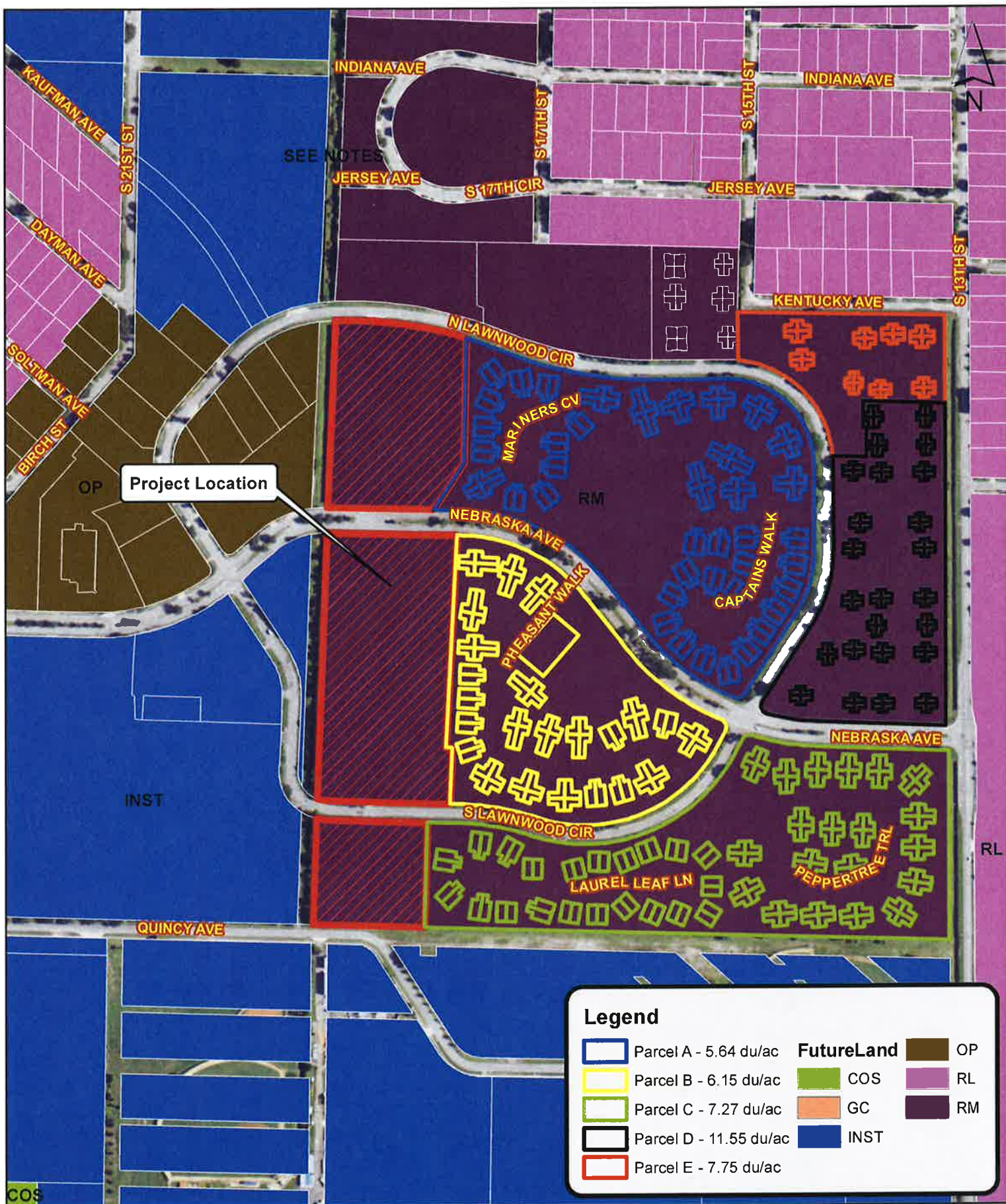
Florida

Scale: 1" = 300'

By: cmp

Job# 38890

Date: 01/13/2016



IBI Group (Florida) Inc.
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 Pompano Beach, FL 33064
 tel 954 974 2200
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Mayfair at Longwood Neighboring Densities Map

City of Fort Pierce

St. Lucie County

Florida

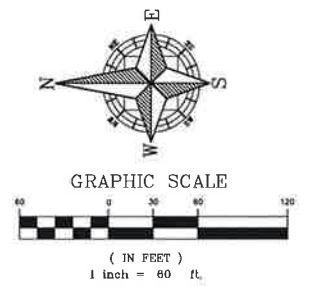
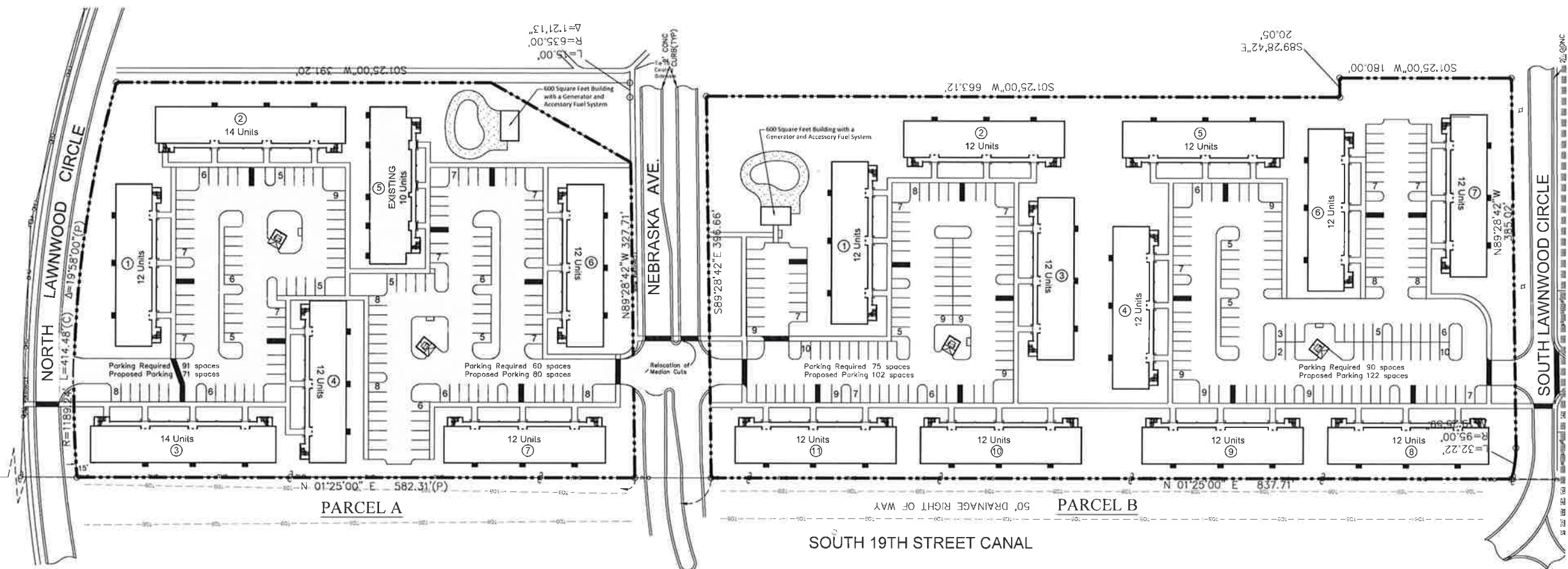
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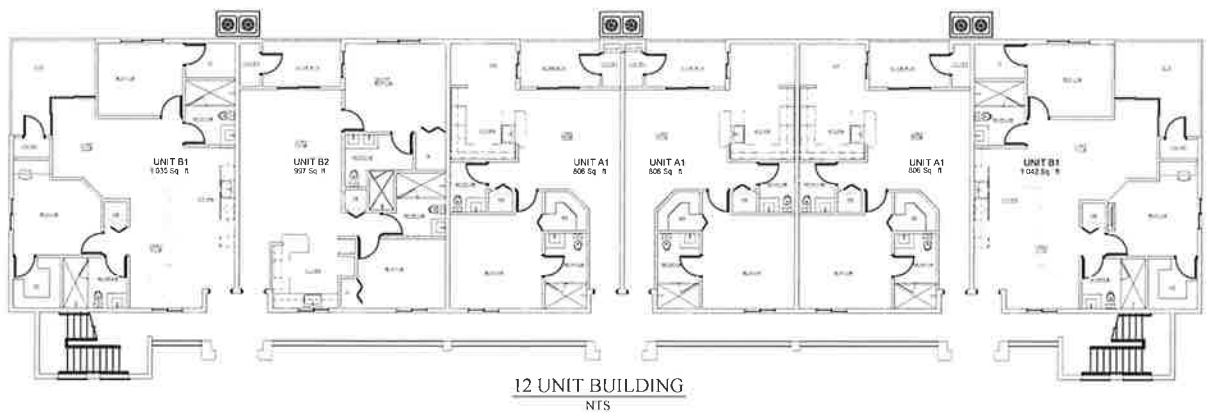
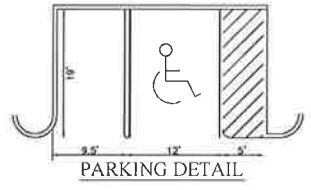
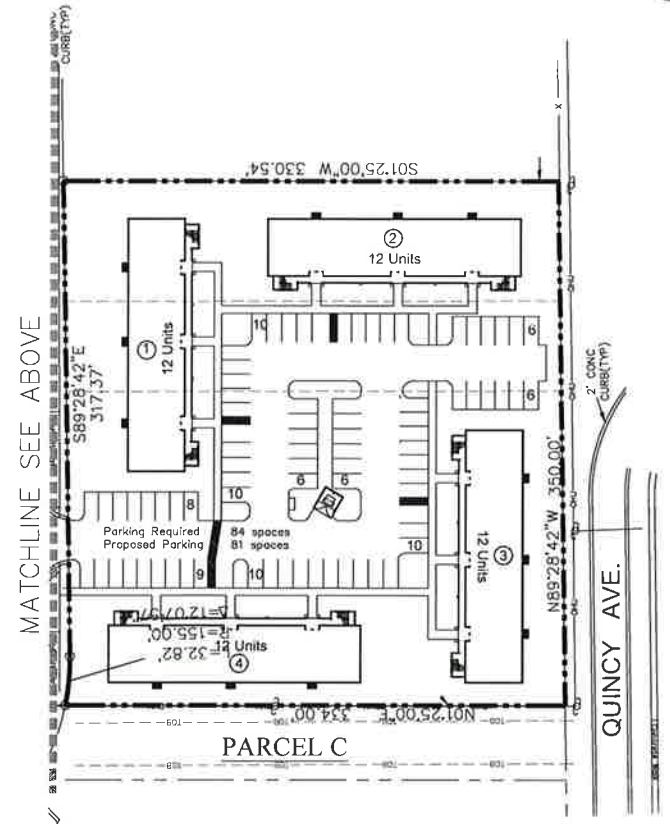
Job# 38890

Date: 01/13/2016

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SITE DATA

PARCEL ID NUMBER:
 PARCEL A 2416-504-0199-000-1 5.35 AC
 PARCEL B 2416-504-0199-050-6 7.75 AC
 PARCEL C 2416-504-0199-200-3 2.69 AC

PARCEL AREA: 15.8 +/- AC (100%)
BUILDING AREA: 3.86 AC (24.43%)
CONCRETE AREA: 0.95 AC (6.01%)
ASPHALT AREA: 4.74 AC (30.0%)
OPEN SPACE AREA: 6.25 AC (39.56%)

EXISTING LAND USE: MULTI-FAMILY
PROPOSED LAND USE: MULTI-FAMILY

EXISTING PARCEL ZONING: PUD
PROPOSED PARCEL ZONING: PUD
ADJACENT EXISTING ZONING: NORTH: R-1
 SOUTH: OS-1
 EAST: PUD
 WEST: C-1

FEMA F.I.R.M. FLOOD ZONE: #1211(C)0187J
 X

BUILDING SETBACKS: **REQUIRED** 15' **PROVIDED** 15'
FRONT:
REAR:
SIDE:

MAXIMUM BUILDING HEIGHT: 35'

PARKING CALCULATIONS:
 REQUIRED: MULTI-FAMILY 1.5 SPACE / 1 D.U. @ 266 D.U. = 399
 PROPOSED: 456 SPACES @ 1.71 SPACES PER UNIT
 ACCESSIBLE PARKING REQUIRED: 9

	Parcel A	Parcel B	Parcel C	Total
Gross Area	0	0	0	0
# of Buildings	7	11	4	22
1 BR	40	66	24	130
2 BR	42	66	24	132
3 BR	4			4
	86	132	48	266
#DIV/01	#DIV/01	#DIV/01	#DIV/01	#DIV/01
Required Parking				
1.5 Spaces Per Unit	129	198	72	399
Provided	151	224	81	456
Parking Ratio	1.76	1.70	1.69	1.71

The property has a zoning of PUD and an overall density of 13.86. The underlying Land Use is Medium with a 6.5 to 12 DU/Acre. There is a bonus program for 5 additional units for a total of 17. The site should qualify for the total bonus.



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MAYFAIR
 City of Fort Pierce, Florida
SITE PLAN

IBI GROUP
 FLORIDA ENGINEERING BUSINESS NO. 2966

NOT FOR CONSTRUCTION
 1/14/16