



IBI Group (Florida) Inc.
2300 Maitland Center Parkway–Suite 101
Maitland FL 32751 USA
tel 407 660 2120
fax 407 875 8308

June 6, 2016

Mr. Kori Benton
City of Ft. Pierce
100 North US 1
Ft. Pierce, Florida 34950

Dear Kori:

Please see our responses to your comments letter dated May 12, 2016.

Re: *Technical Review – Mayfair at Lawnwood*

- 1) **Sidewalks:** The proposed sidewalk improvement plan provides a great opportunity to provide on-site and off-site sidewalk connectivity. In reviewing the proposed plan, it is recommended to shift the proposed sidewalk connection along North Lawnwood Circle to the southern ROW line, along the presented project, with an associated shift in off-site connections. Additionally, as Nebraska is a four lane, semi-divided, roadway it is recommended to provided a sidewalk connection along the project on both sides of the roadway. Please See Attached Exhibit for recommended adjustments/linkages.

Response: We agree. We have sent you revised sidewalk plan

- 2) **Non-residential Uses:** The prospective integration of a 30,000 sq. ft. medical office or off-lot commercial parking lot, with limited restrictions presents concerns of capability with the adjoining neighborhood, as follows:

- **Medical Facility:**

The optional medical facility presents concerns related to the absence of hours of operation restrictions or specific use categories for optional businesses within the facility, as well as the projected level of traffic entering a residential street/neighborhood. The consideration of a reduction in the scale and intensity is encouraged, as this potential use presents issues of compatibility, with commercial uses east of the canal.

Original Traffic Study: 266 Units; 1769 Average Daily Trips and 165 PM Peak Hour trips did not adversely impact the project will operate at satisfactory level of service.

- 1450 Average Daily Trips and 135 PM Peak hour trips.

The 30,000 SF building is projected to generate 1,089 ADT and 107 PM Peak Hour Trips. In order to construct this option, the narrative indicates an updated traffic study would be required as part of the amendment to justify the use. Is it the intention to require a formal “amendment” to the PD, to be reviewed by the Planning Board & City Commission, to authorize this route of development? It’s noted that any vertical construction proposed on the southern parcel would be subject to the City’s Design Review guidelines; therefore the Planning Board (acting as the design review board) would be required to review any structures over 4,000 sq. ft. in size, for design and architectural compatibility.

Response: Understood

218 Units + 30,000 SF Office Commercial = 2,539 ADT trips – Concerns of quality of life impacts to adjacent residences, roadway linkages, and the probable need for off-site mitigation.

- **Limited Commercial Parking**

Pursuant to City Code Section 22-60 (b) (1) Off-lot parking; The off-lot spaces shall be provided on other property located within three hundred (300) feet of the main entrance of the principal structure.

Response: Understood

The potential parking area for Lawnwood presents concerns related to proximity to the medical facilities, hours of operation for this lot, and the intended users as the lot is adjoining a residential neighborhood. The consideration of reducing the scale of the parking area, hour of operation restrictions, and potentially limiting the intended users to employees may offer greater compatibility with the surrounding neighborhood.

Response: We will work with staff and fully understand that if we do the parking lot option, a modification to this PD or a new PD will be required.

- 2) **Phasing:** It is recommended that foundational landscaping (trees and shrubs planned along the right-of-way/entrance to each parcel) across the complete project are completed during Phase 1. The entire project site was cleared during the initial permitting of the project, however the previously required mitigation/replanting was never completed. Additionally, any off-site sidewalk connections proposed should be completed in an appropriate manner proportionate to the phasing proposed.

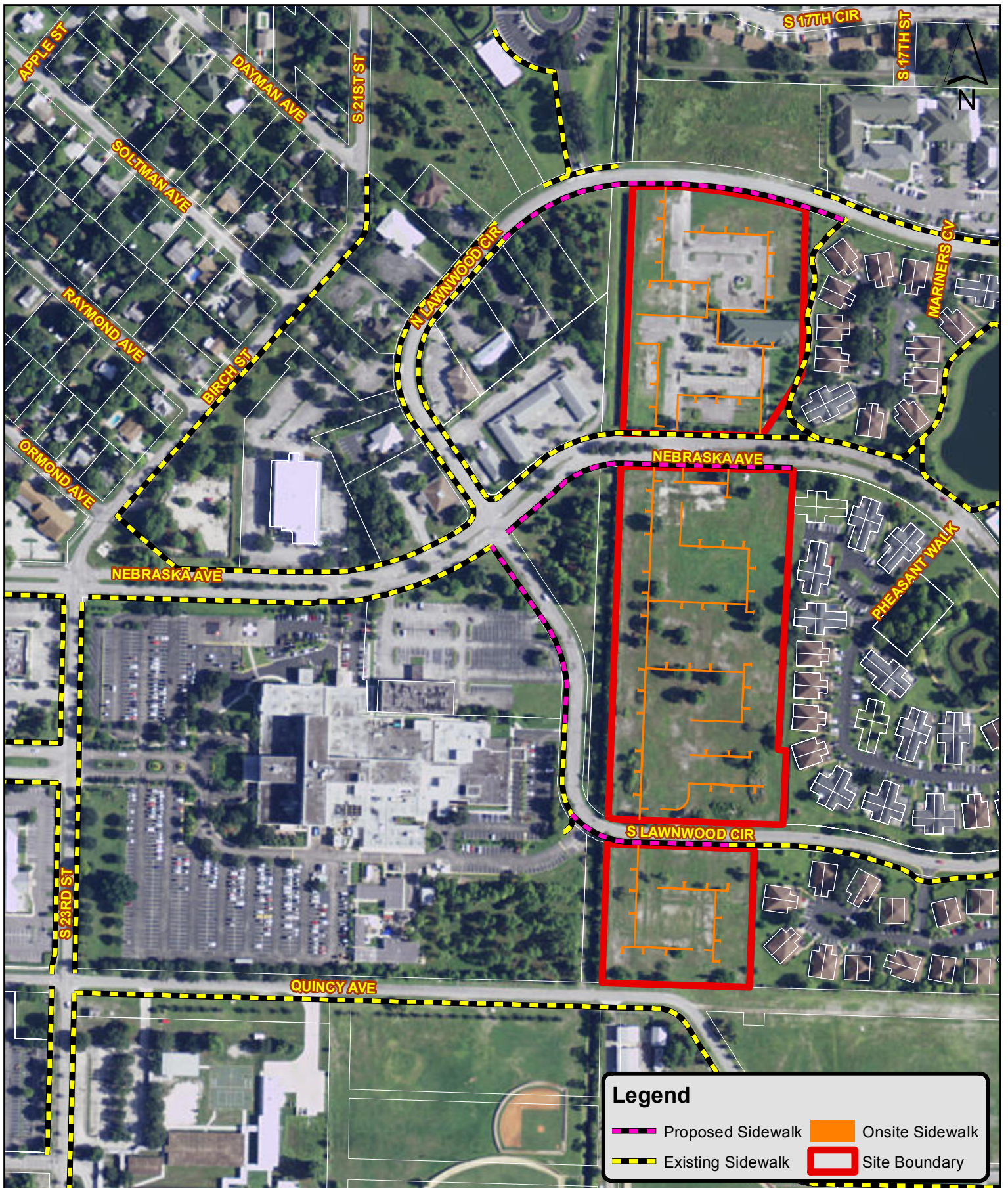
Response: Agreed.

Should you have any questions, please feel free to contact me at 407.660.2120.

Best Regards,



Richard C. Wohlfarth, P.E.
IBI Group (Florida) Inc.



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: 06/06/2016



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

May 16th, 2016

Re: Technical Review – Mayfair at Lawnwood

Dear Mr. Wohlfarth, PE,

The following are advisory comments from the Planning Department's review of your application for a Planned Development:

1) Sidewalks: The proposed sidewalk improvement plan provides a great opportunity to provide on-site and off-site sidewalk connectivity. In reviewing the proposed plan, it is recommended to shift the proposed sidewalk connection along North Lawnwood Circle to the southern ROW line, along the presented project, with an associated shift in off-site connections. Additionally, as Nebraska is a four lane, semi-divided, roadway it is recommended to provided a sidewalk connection along the project on both sides of the roadway.

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Traffic Study: 266 Units; 1769 Average Daily Trips and 165 PM Peak Hour trips did not adversely impact the project will operate at satisfactory level of service.

1450 Average Daily Trips and 135 PM Peak hour trips.

The 30,000 SF building generates 1,089 ADT and 107 PM Peak Hour Trips. In order to construct this option an updated traffic study would be required as part of the amendment to justify the use.

218 Units + 30,000 SF Office Commercial = 2,539 ADT trips – Concerns of quality of life impacts to adjacent residences, roadway linkages, and the probable need for off-site mitigation.

- **Limited Commercial Parking**

Pursuant to City Code Section 22-60 (b) (1) Off-lot parking; The off-lot spaces shall be provided on other property located within three hundred (300) feet of the main entrance of the principal structure.

The potential parking area for Lawnwood presents concerns related to proximity to the medical facilities, hours of operation for this lot, and the intended users as the lot is adjoining a residential neighborhood. The consideration of reducing the scale of the parking area, hour of operation restrictions, and potentially limiting the intended users to employees may offer greater compatibility with the surrounding neighborhood.

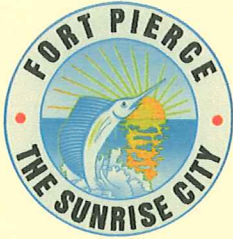
3) Phasing: It is recommended that foundational landscaping (trees and shrubs planned along the right-of-way/entrance to each parcel) across the complete project are completed during Phase 1. The entire project site was cleared during the initial permitting of the project, however the previously required mitigation/replanting was never completed. Additionally, any off-site sidewalk connections proposed should be completed in an appropriate manner proportionate to the phasing proposed.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,




Kori Benton
Senior Planner



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: May 6, 2016

cc:

Attachment(s):



This is to advise you that we have completed the review of the following documents as received May 5, 2016

- | | |
|---|--|
| <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

- Approval Building Permit 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. The previous comment "*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)*" was not satisfactorily addressed. The applicant submitted an unsigned and unsealed Boundary Survey and not the requested certified Boundary and Topographic Survey. Please submit a certified Boundary and Topographic Survey.
2. The previous comment "*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*" was not addressed.
3. We recommend the elimination of the mid-block crosswalks or verification that the projected pedestrian use warrants the installation.

JRA/tst

Mayfair at Lawnwood
Planned Development
Re-submittal
May 6, 2016

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. **Advisory comment.**
2. Sheet PGD 1.0; Paving, grading and drainage plan; It is noted that the indicated dimension of 76 LF of 18" RCP scales to be 86'. **Previous comment has been addressed.**
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. **Advisory comment.**
4. Will the City require the developer to install concrete sidewalks along the roadways abutting the development? **Based on conversations with Mr. Benton, Senior Planner this comment has been addressed.**
5. Is the water and wastewater capacity reserved by the developer? **Based on conversations with Mr. Benton, Senior Planner this comment has been addressed.**
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. **Previous comment has not been addressed.**
7. Boundary Survey; Page 1 of 2; within the legend the word curve length is illegible. **An updated survey was not included within the re-submittal package. Previous comment has not been addressed.**
8. Boundary Survey; Page 1 of 2; no statement of horizontal control accuracy was indicated within the Survey Notes. **An updated survey was not included within the re-submittal package. Previous comment has not been addressed.**
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. **An updated survey was not included within the re-submittal package. Previous comment has not been addressed.**

Ron Harris
County Surveyor 772 462-1721.

Planned Development (PD) – Mayfair at Lawnwood – 1801 Lawnwood Circle

(Kori Benton)

- W/WW Engineering: Approved. Please submit 3 sets of detailed utility drawings and plan review application.
- Electric and Gas Engineering: Please provide electrical plans for review. Utility easement will be needed. We have no objection. Approved as noted



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE HELD ON THURSDAY, MAY 19TH, 2016, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

I. Call to Order

Chairwoman Grohall called the meeting to order.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

III. Roll Call

The agencies attending: SLCTPO, SLC Engineering, FPUA Electric, FP Building, FP Engineering, FP Planning, FPUA Water/Wastewater, FP Code, FP Police, SLC Fire District and FP Public Works

The agency with no attending representation: SLC Planning

IV. Approval of Minutes

Motion was made by FPUA Water/Wastewater and seconded by SLC Engineering to approve the minutes from the April 21, 2016 meeting.

V. New Business:

A. Planned Development (PD) – Mayfair at Lawnwood – 1801 Lawnwood Circle

Mr. Benton: The Mayfair at Lawnwood project has been resubmitted after revisions to the overall plan. Some of the notable highlights are the reduction in the quantity of residential units from 266 down to 218. The 218 units are proposed to be concentrated on the northern two parcels including this plan development and the reservation of the southern piece for variable use. The uses presented in this resubmittal encompass the prospects of green open space in coordination with Lawnwood, prospects of limited commercial parking to support Lawnwood Regional Medical Center, an Adult Congregate Living Facility with a memory care unit, or also limited commercial uses presenting medical uses for development.

The civil drawings, landscape plans and most of the other documents for the northern two parcels have not changed as the building foot print, size and location remain the same.

Chairwoman Grohall: What does the density represent on the parcel?

Mr. Benton: The represented density is approximately 15-20 units per acre. The applicants are applying for a density bonus for a portion of the property which is located within a ¼ mile of a transit stop. The previous development that was approved featured anywhere from 220 to 230 units so it is a slight reduction; however, it is the proposed concentration on the two northern parcels.

FP Planning:

The following are advisory comments from the Planning Department.

1) Sidewalks: The proposed sidewalk improvement plan provides a great opportunity to provide on-site and off-site sidewalk connectivity. In reviewing the proposed plan, it is recommended to shift the proposed sidewalk connection along North Lawnwood Circle to the southern ROW line, along the presented project, with an associated shift in off-site connections. Additionally, as Nebraska is a four lane, semi-divided, roadway it is recommended to provided a sidewalk connection along the project on both sides of the roadway. Please See Attached Exhibit for recommended adjustments/linkages.

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therefore the Planning Board (acting as the design review board) would be required to review any structures over 4,000 sq. ft. in size, for design and architectural compatibility.

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SLC Engineering:

1. Road right of ways abutting the subject parcel are under the jurisdiction of the City of Ft. Pierce. Advisory comment.
2. Sheet PGD 1.0; Paving, grading and drainage plan; It is noted that the indicated dimension of 76 LF of 18" RCP scales to be 86'. Previous comment has been addressed.
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4. Will the City require the developer to install concrete sidewalks along the roadways abutting the development? Based on conversations with Mr. Benton, Senior Planner this comment has been addressed.

5. Is the water and wastewater capacity reserved by the developer? Based on conversations with Mr. Benton, Senior Planner this comment has been addressed.
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. Previous comment has not been addressed.
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FP Building: Back in January the applicant had some confusion as to the requirement for fire sprinklers within the buildings. It was discussed with the SLC Fire Department that any new buildings will have to be fire sprinkled. The existing building is fire sprinkled.

FP Engineering:

1. 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. Need a response letter regarding this.
2. Elimination of the midblock crosswalks unless pedestrian traffic requires this.

FPUA Water/Wastewater: Approved. Please submit 3 sets of detailed utility drawings and plan review application.

FPUA Electric: Please provide electrical plans for review and a copy of the CAD drawing. Utility easement will be needed. We have no objection. Approved as noted.

The following departments had no comments at the meeting: FP Police, FP Code, FP Public Works and SLC TPO.

Chairwoman Grohall: I know we have received a number of letters concerned with storm water runoff on the site. Have they presented a storm water plan? Is there permit active with South Florida Water Management District?

Mr. Benton: In response to the activity with regards to the South Florida Water Management District (SFWMD) permit; we did receive notification from SFWMD which indicated that a portion of their permit has expired and they would have to re-certify and re-file for an amendment of this proposed plan. This has not been done to my knowledge but they are in coordination with SFWMD.

Chairwoman Grohall: Did they submit storm water calculations?

FP Engineering: We review the calculations at the time of site plan. We just look at a conceptual drainage, so yes they have submitted everything and everything is fine to date right now. When they submit for their site work permit we will review the drainage calculations and make sure the SFWMD permits are up to date.

Mr. Benton: With the original development plan in 2005 there is a joint agreement and joint use of a common area water retention lake which was part of the overall master development many years ago. Revisiting that approach is what has been presented with some minor on site retention. Review of capacity and the infrastructure for those connections of what exists and what is proposed will need to be reviewed with SFWMD.

FP Building: Has the situation back in 2005 with the agreements been resolved?

Mr. Benton: There are two components to the agreement: 1) the conditions applied to the previous plan development would not be active or valid with the resubmittal of a new plan development. 2) The agreements associated with drainage and those types of connections would need to be revisited if they plan on having off site retention.

SLC Engineering: Were those agreements recorded in public records?

Mr. Benton: I would have to review. I know there was a development agreement between the two neighborhoods, whether that is still active and if both sides adhere to the conditions is a matter that needs to be addressed as they move forward with the project. It is certainly a concern to make sure they are in place and active and that both sides are able to agree on capacity, use and maintenance.

B. **Variance** – Westside Church – 3361 S. Jenkins Road

Mr. Benton: Westside Church has their salvage location off of S. Jenkins Road. The property is about 23 acres in size wedged between I-95 and Jenkins Road. The applicants are seeking to increase exposure of their facility via signage along the western boundary, which would face I-95. There

proposed Variance would eliminate their ground sign along Jenkins Road in lieu of a larger sign. They are proposing a Variance of both height and sign area to place a sign that is 28 feet in height and 200 square feet in sign area. It is noted that the proposed sign will be a LED backlit sign. Staff has reiterated that the sign must remain static throughout the day in order to comply with city code.

The following departments had no comments at the meeting: FP Planning, FPUA Water/Wastewater, FPUA Electric, SLC Engineering, FP Building, FP Public Works, FP Code, SLC TPO, FP Police, SLC Fire District and FP Engineering.

VI. Public Comments

David Earle, Attorney with Ross Earle Bonan & Ensor and Lawnwood Representative: Copies have been provided to the Planning Board and staff with regard to Lawnwoods concerns about this project. Some of the concerns that are being raised have to do with the density bonus that is being requested by this applicant and more importantly is the effect on the storm water and drainage that affects these communities that are inter-related.

Kevin Henderson, Lawnwood Associations Engineer from Evergreen Engineering – I have been involved with the engineering for Lawnwood after the 2005 agreement was made. Some Lawnwood residents were very concerned that their houses almost flooded during various rainfall events. The west border right now has homes that drain west into the vacant property. Right off the back, any disturbance of the property to the west of them, cuts off the drainage around specific houses. In the intervening years, I worked with them to modify their internal drainage to relieve the worst of the flood threats to individual houses but at this point they are out of ammo. There is nothing left they can do inside their community.

This is an old Planned Development project and it is not fair to make the last guy in fix the problems that now exist, that should have been planned for 40 years ago. If the drainage issues are not addressed now then houses in Lawnwood will flood and the City of Ft. Pierce will have to address it. SFWMD now has a model for the Virginia Avenue canal system which they did not have 40 years ago. The requirements for flood design have become more stringent and in the meanwhile Lawnwood is now the lowest finish floors that exist in this basin and if this project goes forward without considering how to address that, Lawnwood homes will flood.

VII. Staff Comments

Ron Harris: Introduced his replacement, as he is retiring June 30. Mr. Ron Reed will be the new county surveyor for St. Lucie County.

Ron Reed: I was a resident of Indian River County for 30 years and I had a consulting firm in Vero Beach called Masteller, Moler and Reed.

VIII. Adjournment

The meeting was adjourned.