



April 17, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)  
701 SE Ocean Blvd  
Stuart, FL 34994

**SUBJECT: Neill Farms**  
**TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001**  
**FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)**

**Comments:**

1. All previous comments from Planning Staff have been satisfied.
2. The plat document for the Planning Department signature line needs to read as follows:  
**Planning & Zoning Approval**

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIRMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 22-40 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE

THIS \_\_\_ DAY OF \_\_\_\_\_, 2019

BY \_\_\_\_\_  
REBECA GUERRA, AICP  
INTERIM DIRECTOR OF PLANNING  
CITY OF FORT PIERCE, FLORIDA

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by April 30, 2019 to advance to the April Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner



February 21, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)  
701 SE Ocean Blvd  
Stuart, FL 34994

**SUBJECT: Neill Farms**  
**TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001**  
**FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)**

**Comments:**

1. Designate a minimum lot coverage for the Duplex lots and Single Family Home Lots.
2. Designate a minimum driveway width for the Duplex lots and Single Family Home Lots.
3. Are the Duplex lots 30 x 125 or 35 x 125, both figures are present on the plans?
4. Provide a Street Lighting Plan
5. Revise the rear yard setback for pools, patios, and structures. A 0 foot setback for those uses will cause conflict with neighboring properties especially if two neighbors would put a shed or pool on the same rear property line. Look at revising that setback to 1 or 2 feet to help minimize potential conflicts.
6. Change the word structures on the pool, patio, and structure setback line to say accessory structures.
7. What is the feasibility of adding a walking/jogging path around the lake that is next to the club house? This would be a good amenity to add for residents.
8. Define the active play area, what type of equipment will it have?
9. Coordinate with the St. Lucie County School District regarding a potential stop for children at the club house and a dedication on the plat to allow school busses protected access to utilize the internal streets of the development to allow for pickup and drop-off of children.
10. Are there any other buffers planned around the site besides the landscape buffer noted on the plans. In the areas where there is no landscape buffer what sort of buffer will be provided to separate this development from adjacent properties.
11. Are there architectural renderings of the models to share and or has a home builder been chosen?
12. Develop some design standards for the development. For example roof materials to be used (shingle or barrel tile), and look into the possibility of restricting the same elevations from being located next to, across the street, or directly diagonal to each other.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by March 1, 2019 to advance to the March Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Creagan".

Brandon Creagan, LEED Green Associate  
Planner



RECEIVED

**To : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

MAY 03 2019

CITY OF FORT PIERCE  
 PLANNING & ZONING

**RE : Neill Farms Planned Development – Jenkins Road  
 TRC No. 19-43900001**

**DATE : May 3, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Preliminary PUD Submittal                             | <input type="checkbox"/> P/D Drawings  |
| <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

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend      | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of PD | <input type="checkbox"/> BP Approval      | <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 engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx



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**TO : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Neill Farms Preliminary Plat – Jenkins Road  
TRC No. 19-0900001**

**DATE : February 21, 2019**

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This is to advise you that we have completed the review of the following documents as received by this office on February 8, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Preliminary Plat Submittal                            | <input type="checkbox"/> P/D Drawings  |
| <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 of Preliminary Plat    BP Approval                       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 conditions of approval

ENGINEERING COMMENTS:

1. The Final Plat submittal please incorporate the following addition/revisions:
  - a. Update the cover page to include specific mortgage, owner, attorney, and POA information as the current submittal does not include the names of the individuals and/or entities.
  - b. Revise the Drainage Easement and Lake Easement dedications from St. Lucie County to the Homeowner's Association or provide documentation that St. Lucie County is agreeable to providing maintenance of said easements.
  - c. Under the heading of Planning and Development Approval, verify that the noted zoning of R-3 is correct or whether this should be revised due to the recent PD application.
  - d. The dedication notes reference the Water Management Tract, but this also needs to reference the appropriate tract numbers as identified on the plan sheets 2 thru 7.
  - e. There are three Tract 1's referenced on the plat, one for the Recreation Tract, one for the Open Space and one for the Water Management Tract; please revise two of the numbers to avoid any confusion.
  - f. Add the subdivision street names to the plat.
  - g. It is recommended that the final plat includes the dedication of the Jenkins Road and McNeil Road Right-of-Ways to St. Lucie County as opposed to the recordation of a separate deed.
  - h. It is recommended that the noted street right-of-ways be encompassed within the limits of a defined Roadway Tract as opposed to being conveyed by deed to the POA.
2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to any review.

JRA/TST/tst



**To : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Neill Farms Planned Development – Jenkins Road  
TRC No. 19-43900001**

**DATE : April 12, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Preliminary PUD Submittal                             | <input type="checkbox"/> P/D Drawings  |
| <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 of PD                       BP Approval                       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 engineering comments

ENGINEERING COMMENTS:

1. According to the applicant's response letter, the previous rear setback of 0' has been revised to 2'. However, the Typical Single Family Lot and Typical Duplex Lot Diagram still show 0' in places. Even with this proposed change this department still recommends that the Single Family and Duplex rear setbacks for patios, pools, and decks be revised to provide a minimum of 10' where lots abut other residential lots or lakes and 5' where abutting landscape buffers to ensure adequate area for lot grading and lake maintenance.
2. The previous comment "*The plans shall note that no structure encroachments are permitted within the limits of the proposed drainage easements...*" was addressed with the addition of a note identified in the General Notes on page SP1. Please include this information on the Typical Single Family Lot and Typical Duplex Lot diagrams, as the current diagrams only reference no encroachments for side setbacks in this diagram.
3. The previous comment requesting the extension of the sidewalk along the frontage of lots 4 through 11 and Lots 19 through 25 was not addressed. The applicant shall update the plans to reflect the continuation of the sidewalk across these lots.

JRA/TST/tst

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RECEIVED

**To : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

MAY 03 2019

CITY OF FORT PIERCE  
 PLANNING & ZONING

**RE : Neill Farms Planned Development – Jenkins Road  
 TRC No. 19-43900001**

**DATE : May 3, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Preliminary PUD Submittal                             | <input type="checkbox"/> P/D Drawings  |
| <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

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend      | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of PD | <input type="checkbox"/> BP Approval      | <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 engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx



**TO : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Neill Farms Planned Development & FLUA – Jenkins Road  
TRC Nos. 19-43900001 & 19-99900001**

**DATE : February 21, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on February 1, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> PD and FLUA Submittal                                 | <input type="checkbox"/> P/D Drawings  |
| <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

- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend                         | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of PUD & FLUA | <input type="checkbox"/> BP Approval                 | <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 conditions of approval



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**RECEIVED**  
**FEB 20 2019**  
**CITY OF FORT PIERCE**  
**PLANNING & ZONING**  
**PLANNING & ZONING**

**Meeting Date:** 2.21.19  
**Property Address:** Neill Farms – Future Land Use Map Amd. – Planned Dev.  
**Property Name:**  
**Project Name:**  
**Planner:**

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_ Date: 2/20/19



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED

FEB 21 2019

CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms - Rezoning. - Planned Dev.
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature in blue ink.

Date:

Handwritten date: 2/20/17



## Technical Review Committee meeting

April 18th, 2019

Case # 19-43900001

Multiple applications, Planned development.

Neill Farms

**Comments:**

No additional comments for this project

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee meeting

**April 18, 2019**

TECHNICAL REVIEW PROJECT # 19-43900001

Multiple Applications – Neill Farms Planned Development

### **Comments:**

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)





Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee

January 17, 2019

TECHNICAL REVIEW PROJECT #19-43900001

Application for Rezoning (PD) & Development Review – Neill Farms Planned Development

### Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)





Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee meeting

February 21, 2019

TECHNICAL REVIEW PROJECT #19-09000001

Subdivision – Neill Farms Planned Development - Plat

### Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Electric & Gas is available for this parcel. Please contact Jason Mittler (772)466-1600x6306 for details.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)





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**April 16, 2019**

**Project:** Neil Farms  
**Subject:** Resubmittal Comments  
**To:** Brandon Creagan  
**From:** Grant Chambers

1. The traffic report provided previously by the applicant states “The results of the analysis show that a northbound left-turn lane is warranted on McNeil Road at the proposed project driveway.” The plans do not currently show all turn lanes as required by the traffic report.
2. Design plans for the proposed improvements within County Right-of-Way will be required and a Road Improvement Agreement and bond will be required.
3. Additional comments may be forthcoming based on the revised traffic report and offsite construction plans.



February 20, 2019

**Project:** Neil Farms  
**Subject:** Plat and Planned Development  
**To:** Brandon Creagan  
**From:** Grant Chambers  
SLC-Engineering Division

1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing. Additional Comments may be forthcoming pending the traffic review.
2. Due to the amount of development occurring on Jenkins Road, the County is working on a corridor study for the area. The conclusion of the study may identify the need for proportionate share requirements for the expansion of the roadway. The County advises that proposed developments on the corridor should wait until the study is finalized before moving forward with construction permits.
3. Jenkins Road is identified on the County's Right-of-Way Protection Plan as future 160 FT Right-of-Way. It appears that dedications may have been made in the past. Please update the survey to correctly identify the current Right-of-Way. A Right-of-Way dedication of up to 40 FT for Jenkins Road may be required depending on how much was dedicated in the past.
4. McNeil Road is identified on the County's Right-of-Way Protection Plan as future 80 FT Right-of-Way. The existing Right-of-Way is 66 FT in this location. A Right-of-Way dedication of 7 FT for McNeil Road will be required.
5. There is currently a driveway connection and right turn lane located at the McNeil Road proposed entrance. The applicant will be required to recertify the driveway, turn lane, and sidewalks located within the County Right-of-Way
6. Please verify the location of the berm and sidewalks. The sidewalks along Jenkins Road and McNeil Road should be within the County Right-of-Way, adjacent to the Right-of-Way line. The berm should be located within the development site. Please provide the previously approved plans for this project.
7. A driveway permit will be required for the proposed driveway entrance at Jenkins Road. Driveway permits should be submitted with the appropriate fee to the County's Engineering Division with attention to Grant Chambers, P.E.

# SLC School District Comments

The St. Lucie County School District has reviewed the above reference project and has the following comments:

1.It appears that the area of the amenity center would be a great location for a bus stop. It would be central to the community and provide parent parking. The plat dedication language does not provide long term assurance that a future POA could non resend access. Can the language be modified to provide perpetual use for public access of school buses to service the development

2.The school is in proximity to both Samuel Gaines Academy and Fairlawn Elementary. Students walking to Fairlawn would go via McNeil. Are there any provisions to provide a sidewalk on McNeil from the Development to Okeechobee Road?

If you have any questions, please feel free to call.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

cell 772.216.5755

February 20, 2019

Mr. Brandon Creagan  
Planning Department  
City of Fort Pierce  
100 North U.S. Highway 1  
Fort Pierce, Florida 34950

**RE: Rezoning & Development Review  
Neill Farms Planned Development, Jenkins Road and SR 70  
Fort Pierce, Florida**

Dear Mr. Creagan:

As a member of the City of Fort Pierce Technical Review Committee (TRC), the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a review of the above-referenced proposed development. The following comments are provided based on the review of the Planned Development application materials:

**Traffic Impact Analysis**

The Traffic Impact Analysis (TIA), dated January 14, 2019, that was conducted by Kimley-Horn and Associates, Inc. for the proposed Neill Farms Planned Development contains unsubstantiated assumptions about the traffic volume growth rate.

Page 12 of the TIA indicates "A one percent growth rate was applied to the 2018 volumes to determine the anticipated 2023 volumes". However, no substantiation was provided for the assumed growth rate. Growth rate assumptions that are consistent with historical trends and/or from industry-accepted sources, such as the U.S. Census Bureau or Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2023 traffic volumes.

The table below shows, despite the recession, the average annual growth rate of population in St. Lucie County from 1995 to 2017 is 2.65%. The traffic volume should change proportionally to the regional population. Therefore, 2.65% growth rate should be used to estimate the traffic volume growth rate.

**St. Lucie County Population and Growth Rate**

Year	1995	2000	2005	2010	2015	2017	Average Annual Growth
Population	176,229	193,433	237,569	278,277	297,929	313,506	
Annual Growth		1.88%	4.20%	3.21%	1.37%	2.58%	<b>2.65%</b>

Date Source: U.S. Census Bureau

The St. Lucie TPO looks forward to continuing to work with the developer and its representatives in addressing the transportation needs of the proposed development and the communities of the St. Lucie TPO area. Please contact me should any additional information or clarification be required with regard to this development review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Yi Ding', is centered on a light blue rectangular background.

Yi Ding  
Transportation Systems Manager



ST. LUCIE COUNTY  
PLANNING & DEVELOPMENT SERVICES  
TECHNICAL REVIEW LETTER

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**TO:** Brandon Creagan, LEED Green Associate, Planner

**FROM:** Kori Benton, Senior Planner

**DATE:** February 21, 2019

**SUBJECT:** **Application for Rezoning (PD) & Development Review – Neill Farms Planned Development**  
Technical Review Project: # 19-43900001

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The St. Lucie County Planning & Development Services Department has completed a review of the February 4, 2019 distribution of Technical Review Project# 19-43900001.

**Background**

Application for Zoning Atlas Map Amendment and Development Review for property located on the east side of S. Jenkins Road, approximately 450 feet south of State Road 70 (Okeechobee Road). The entire project encompasses 74.19 acres. The project currently has a split zoning of C-3, General Commercial (19.07 acres) and R-4, Medium Density Residential (55.12 acres). The applicant would like to change the zoning for the whole entire site to PD, Planned Development. The applicant would like to develop a Single Family & Duplex Planned Development that will consist of 302 residential units. The parcel ID are 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-313-0001-000-0, 2419-313-0002-000-7, 2419-313-0001-010-3, 2419-311-0002-000-1, 2419-701-0001-000-1, 2419-314-0002-000-0.

**Review Comments**

1. In the current configuration (proposed lot design & ROW dedication on McNeil Road), Lot 79 should be reconsidered as the driveway may conflict the adjacent divided roadway entrance.
2. A supplemental buffer (wall and/or landscaping) is encourage between lot 78 and lot 83 to provide separation between the proposes internal street and adjacent residential home.
3. The two proposed cul-de-sacs do not feature sidewalk links. The applicant shall consider options to provide a safe and efficient link for pedestrians, between the two terminuses.
4. The line work for lots 15 & 16 may need revision/clean-up to ensure any applicable or intended drainage easements are accounted for.
5. The provided Traffic Impact Report (TIR) identified warrant for a south board left-turn lane on Jenkins Rd. and a north bound left-turn lane on McNeil Rd, however these off-site improvements were not reflected in the Site Plan(s). Please provide detail of these proposed (or warranted per the TIR) improvements and the associated phase of development for completion.

**General Note(s):**

St. Lucie County Engineering will coordinate further review of the TIR as the proposed project assigns all project trips to County maintained roadways. Additional comments are reserved pending the outcome of the review.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.