



TO: Nicholas Mimms, P.E., City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for a Zoning Atlas Map Amendment**
Application for Preliminary Plat
Neill Farms

BOARD DATE: September 16, 2019

STAFF REPORT

Property Owner Neill Farms FP, LLC
601 North Congress Avenue
Delray Beach, Florida 33445

Applicant/Representative: Brian Nolan, AICP, ASLA (Lucido & Associates)
701 Southeast Ocean Boulevard
Stuart, Florida 34994

Requested Action: Approval to rezone the subject property from General Commercial (C-3), (2 parcels) and Medium Density Residential (R-4), (six parcels) to Planned Development (PD) with an associated Development Plan.

Approval of a Preliminary Plat for a Subdivision to be known as Neill Farms.

Site Location: East side of South Jenkins Road, approximately 1,000 feet south of State Road 70.

Parcel IDs: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-0001, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0

Existing Use: Vacant

Parcel Size: 74.19 Acres

Current Zoning: General Commercial (C-3)/Medium Density Residential (R-4)

Current Future Land Use General Commercial (GC)/Medium Density Residential (RM)

Proposed Zoning: Planned Development (PD)

Proposed Future Land-Use Medium Density Residential (RM)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	R-2/RL	R-1/RL

Staff Analysis:

Request

In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from General Commercial (C-3), (two parcels) and Medium Density Residential (R-4), to Planned Development (PD). In conjunction with the rezoning application, the applicant is also requesting review and approval of a Preliminary Plat for 74.19 acres of land pursuant Chapter 18 of the City Code. The subject requests will allow the development of a residential subdivision known as Neill Farms containing 303 platted lots consisting of single family dwelling units and duplexes.

Background

The subject site was originally planned for development in 2005 for a 214-lot residential subdivision also known as Neill Farms. At that time, the developer, KB Homes, received approval for Zoning and Future Land Use amendments for six parcels of the development to change to R-4 and RM, respectively, under ordinances K-387 and K-388.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the comprehensive plan.
- (2) The amendment will not have an adverse effect on the ability of the city to:
 - a. Satisfy land and water use needs.
 - b. Meet transportation demands and provide community facilities and services.
- (3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, as the request for Zoning and Future Land Use changes will be consistent with one another and more importantly will be consistent with the proposed use of the property. Furthermore, the amendment would not have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. This was a previously approved project by the City Commission and the applicant is now requesting the zoning be changed to a PD, rather than R-4, as was previously approved on the property. There are other residential developments either existing or under construction around this site. The services that are provided for those developments would be the same or similar for this request. The presented amendment promotes and protects the public health, safety and general welfare because this project is being used as originally intended from the request brought before the City Commission in 2005. At that time, the City Commission was charged with determining whether the project met

the three criteria stated above. It is a fair assessment that since the City Commission approved both the Rezoning and Future Land Use requests back in 2005 that the project met all specifications of 22-131. Since that time nothing has changed to alter that assessment except that the Zoning will become PD and the Future Land Use on two of the parcels will be changed to RM. The RM designation will provide consistency with the other six parcels within the proposed subdivision that also have a RM Future Land Use designation.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for a Zoning Atlas Map and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Planning Board:

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment with one condition.

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Preliminary Plat as presented.

Public Notification:

Seventy-one letters were sent out to property owners within 500 feet of the subject property. No letters have been returned and an update will be given at the City Commission meeting.

Staff Recommendation Zoning Atlas Map Amendment:


The requested Application for a Zoning Atlas Map Amendment and associated Development Plan meets the criteria specified in Section 22-40 & 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore Staff recommends **APPROVAL** of the request with one condition.

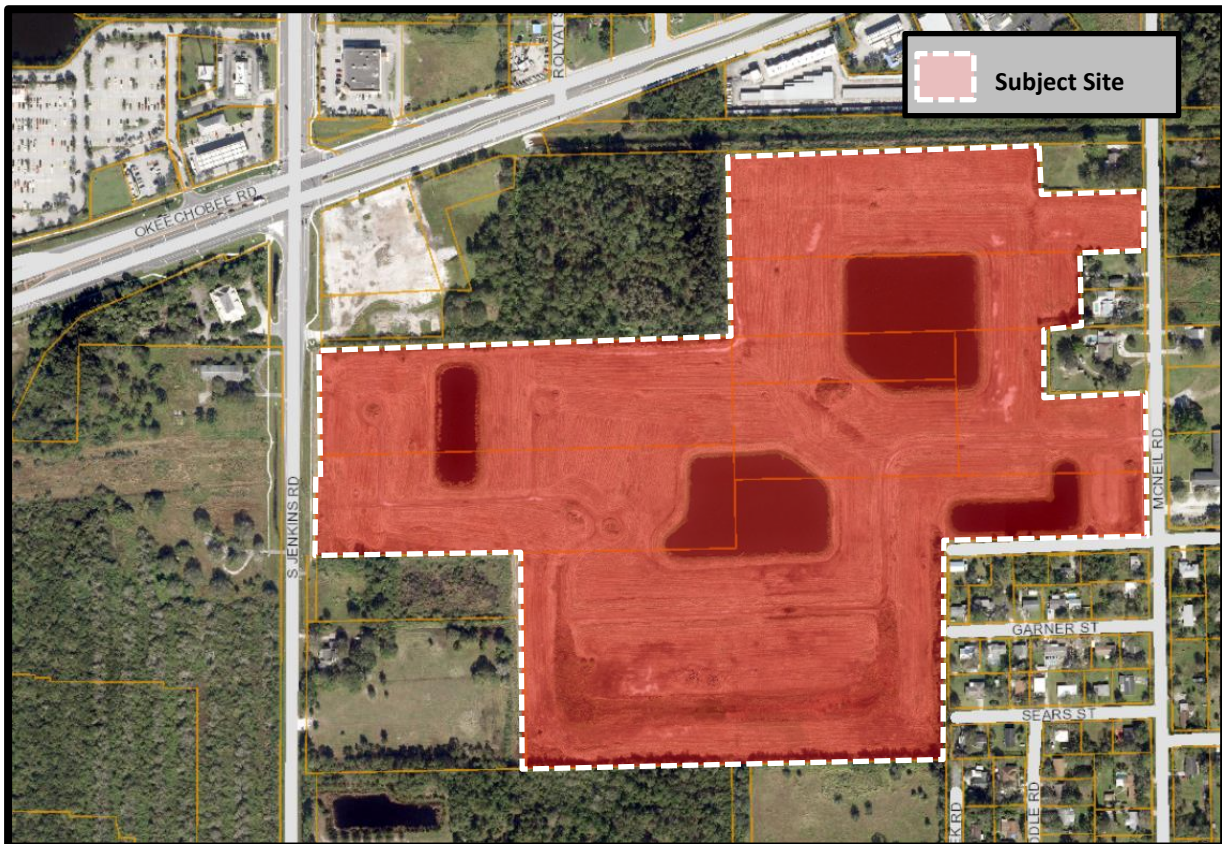
1. An open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

Staff Recommendation Preliminary Plat:

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 18 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with one (1) condition.


1. Prior to the submittal of the Final Plat address all the Engineering Comments on the Plat document.

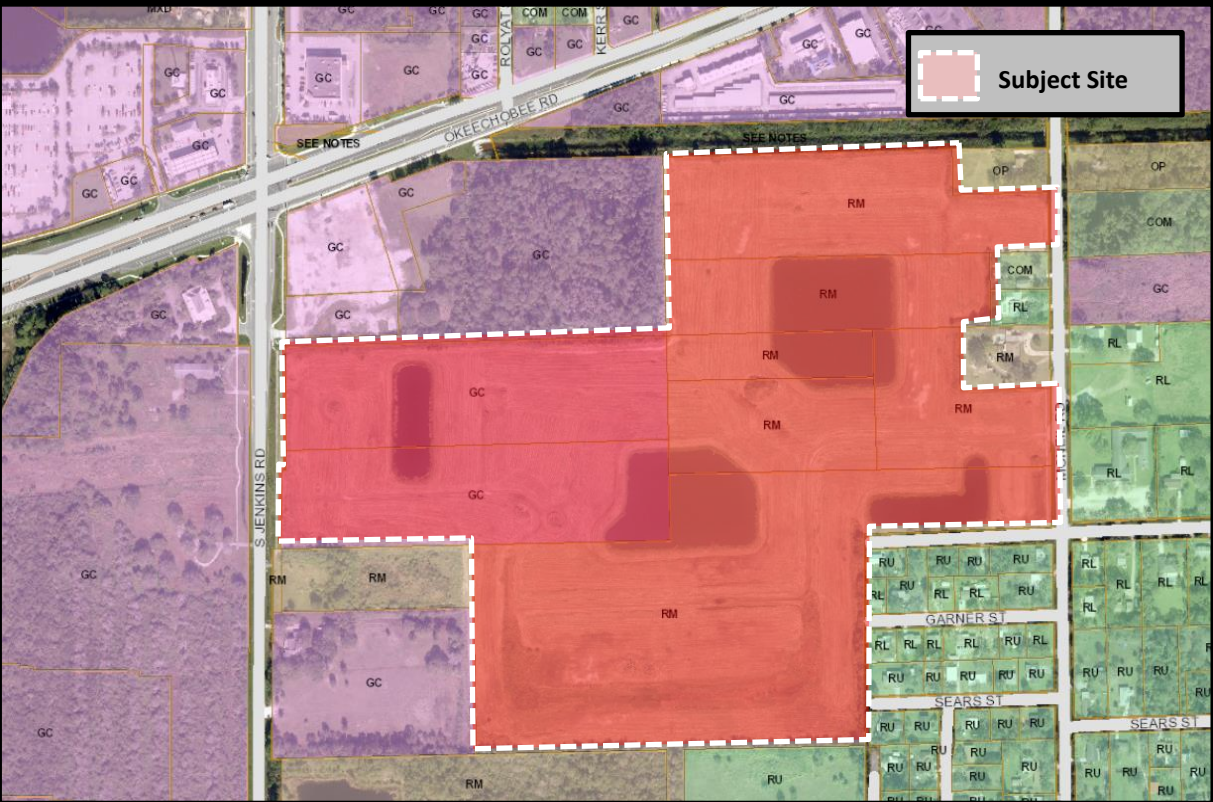
 Subject Site



**Preliminary Plat
Neill Farms
Aerial Map**




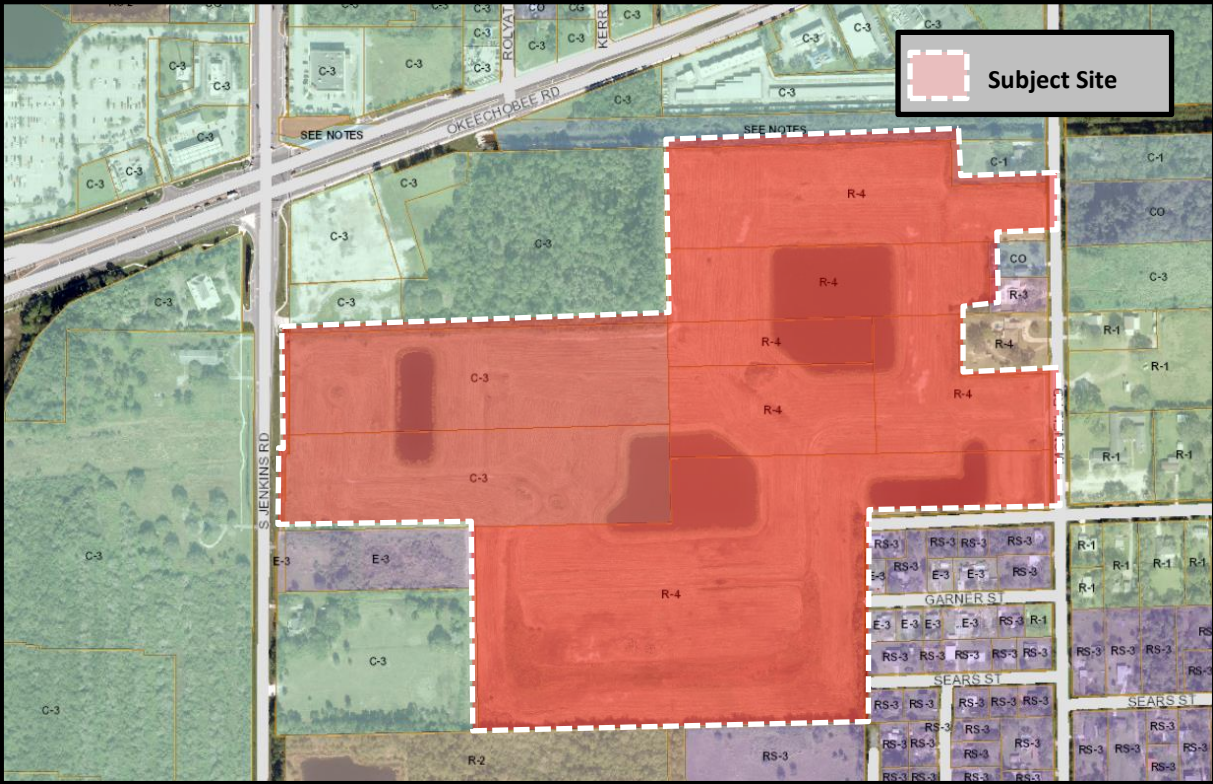
 Subject Site



Preliminary Plat
Neill Farms
Future Land Use Map



 Subject Site



**Preliminary Plat
Neill Farms
Zoning Map**





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.

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.

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\PD\Submittal No. 3 - 043019\PD Approval - 050319.docx



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

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

15



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\PD\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 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:

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.
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- Accessible route
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- 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



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

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 37th 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





Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th 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





Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th 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





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%	2.65%

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

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

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.