



TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Development Review and Design Review
 Blue Sky Landing – Parcel ID 2419-211-0004-000-8
 File # 20-07000004**

BOARD DATE: September 21, 2020

STAFF REPORT

Property Owner St. Lucie County
 2300 Virginia Avenue
 Fort Pierce, Florida 34982

Representative: Blue Sky Communities
 5300 W Cypress Street, Suite 200
 Tampa, Florida 33607

Requested Action: Approval of a two-phase multi-family 164-unit development

Site Location: West side of McNeil Road

Parcel IDs: 2419-211-0004-000-8

Existing Use: Vacant

Parcel Size: 9.16 acres

Current Future Land Use: High Density Residential (RH)

Current Zoning: High Density Residential (R-5)

	North	East	South	West
Surrounding FLU:	GC	GC	GC	GC/RH
Surrounding Zoning:	C-3	C-3	C-3	C-3/R-5

Staff Analysis

Request

In accordance with Sections 125-313 and 125-314 of the City Code, the applicant is requesting approval for Development Review (Major Site Plan) and Design Review for a multi-family 164-unit development. The subject development will be constructed in two (2) phases with each phase containing 82 units each. The subject site was previously part of the Portofino Landings multi-family development, but the property was acquired by St. Lucie County after taxes were not paid on the property. In 2019, the County requested the City process a Future Land Use Map Amendment and Rezoning for the subject site from General Commercial (GC) to High Density Residential (RH), and General Commercial (C-3) to High Density Residential (R-5), respectively. Following the land use and zoning amendments and through a public bid process, the County awarded the property to the Blue Sky Communities to construct a multi-family residential development. Ownership has not yet been transferred.

Site Plan

The proposed project will consist of four (4) buildings with 41 units in each building for a multi-family development for a total of 164 units. The maximum building height will be 50 feet from existing grade. The proposed Blue Sky Landings will offer a 2,500 square foot clubhouse with a swimming pool. Pursuant to City Code 125-315 (d)(1)(b), the parking ratio for a multi-family development is 1.5 spaces per unit. The development is required to have 246 parking spaces and 246 spaces are provided with eight (8) of those parking spaces designated as handicap accessible. The development is also providing a total of 17 bicycle parking spaces, which meets the minimum code requirement of City Code 125-315 (f)(1)(a).

The subject development will be constructed in two (2) phases. Each phase will consist of two (2) residential buildings consisting of 84 units per phase. All onsite amenities, including the clubhouse and pool, tot lot, two lakes, a walking trail around the lake at the front of the development and a gazebo will be constructed during the first phase of the project. The parking and bicycle racks will also be phased with 123 parking spaces and nine (9) bicycle racks being provided during the first phase, and 123 parking spaces with eight (8) bicycle racks being provided during the second phase. There is one (1) vehicle access point to the site from McNeil Road and one (1) pedestrian only access point to the south of the property connecting to the Walmart property.

The Landscape Plan as presented is consistent with City Code 123-37, General Landscaping requirements. The applicant is providing a landscape plan that goes above and beyond code minimums, as demonstrated below:

- The interior landscaping area requires 46 trees and the applicant is providing a total of 70 trees.
- The interior landscaping area requires 138 shrubs and the applicant is providing 2,806 shrubs.
- The code minimum for tree caliper at planting is 2.5 and the applicant is providing a minimum tree caliper of 3.5 at planting for 23 Southern Magnolia and 48 Live Oak.

No tree mitigation is required as the mitigation plan demonstrates that all trees that would be required for mitigation are either being preserved or relocated on site. The Tree Mitigation Plan has been reviewed and approved by the City Urban Forester. Additionally, the lighting plan is consistent with City Code 125-315 (j)(1)(b).

To make the project viable, the applicant is taking advantage of the Density Bonus that is outlined in City Code 125-326 (b)(2) that states a “maximum of five (5) dwelling units per acre density bonus is permitted for development located within one-fourth (¼) mile radius of a rail station, multimodal transit center or transit stop.” The Density Bonus section of the Code further restricts the Density Bonus to a maximum of three (3) additional units per acre pursuant to City Code 125-326 (c)(2) as the project is outside of the boundary of the Community Redevelopment Agency (CRA). The applicant has provided a map that demonstrates that the project is ¼ mile from a transit stop (Walmart Parking Lot) and is therefore eligible for the density bonus of up to three (3) units an acre under the above criteria.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

It is staff's professional opinion the proposed design blends with the surrounding build environment. The proposed building elevations are articulated with varying roof heights and accents. The buildings themselves are four (4) stories and will offer varying color schemes that will complement one another. The building heights are similar in height to nearby structures. The architectural features are modern in nature and will compliment the other residential communities in the area.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Development Review and Design Review applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.


Planning Board

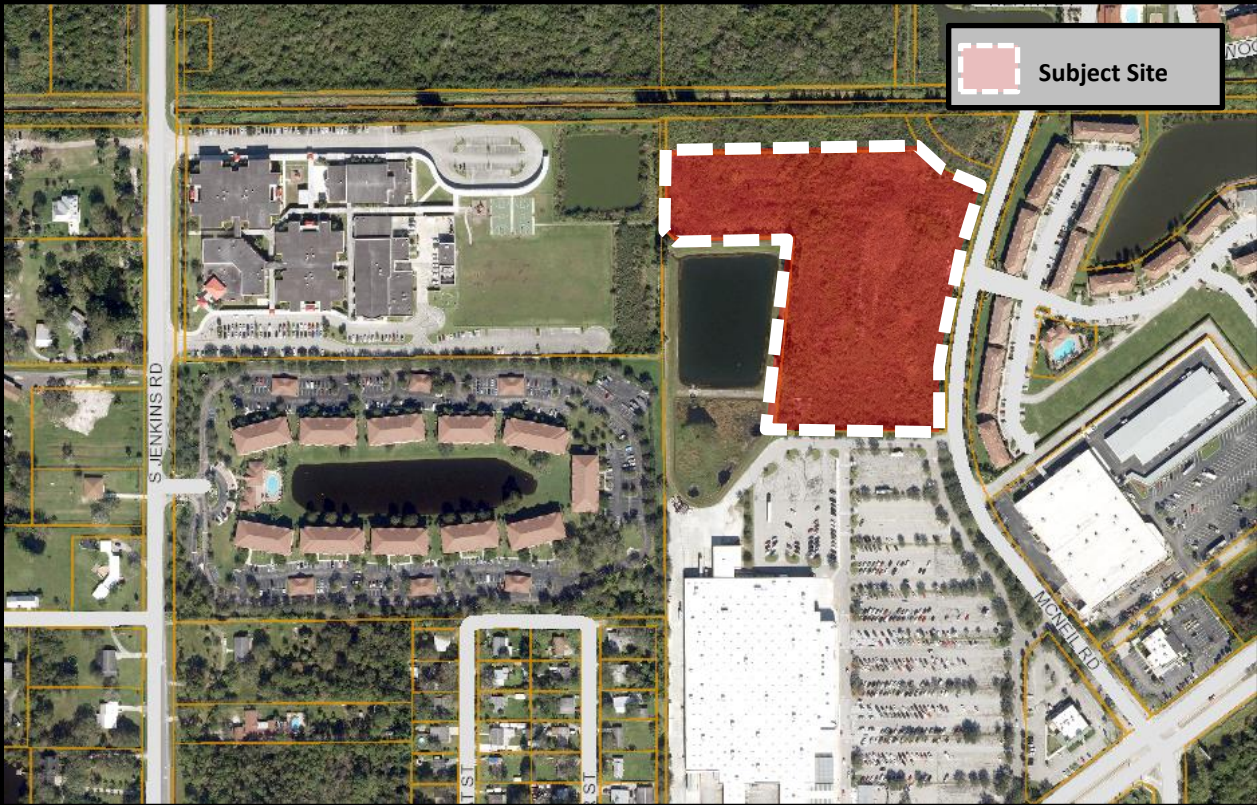
The Planning Board at their meeting on August 11, 2020 voted 6-0 to recommend approval of the project as presented.

Staff Recommendation

The requested applications for Development Review and Design Review meets the criteria specified in Sections 125-313 and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore staff recommends **APPROVAL** with the following two (2) conditions:

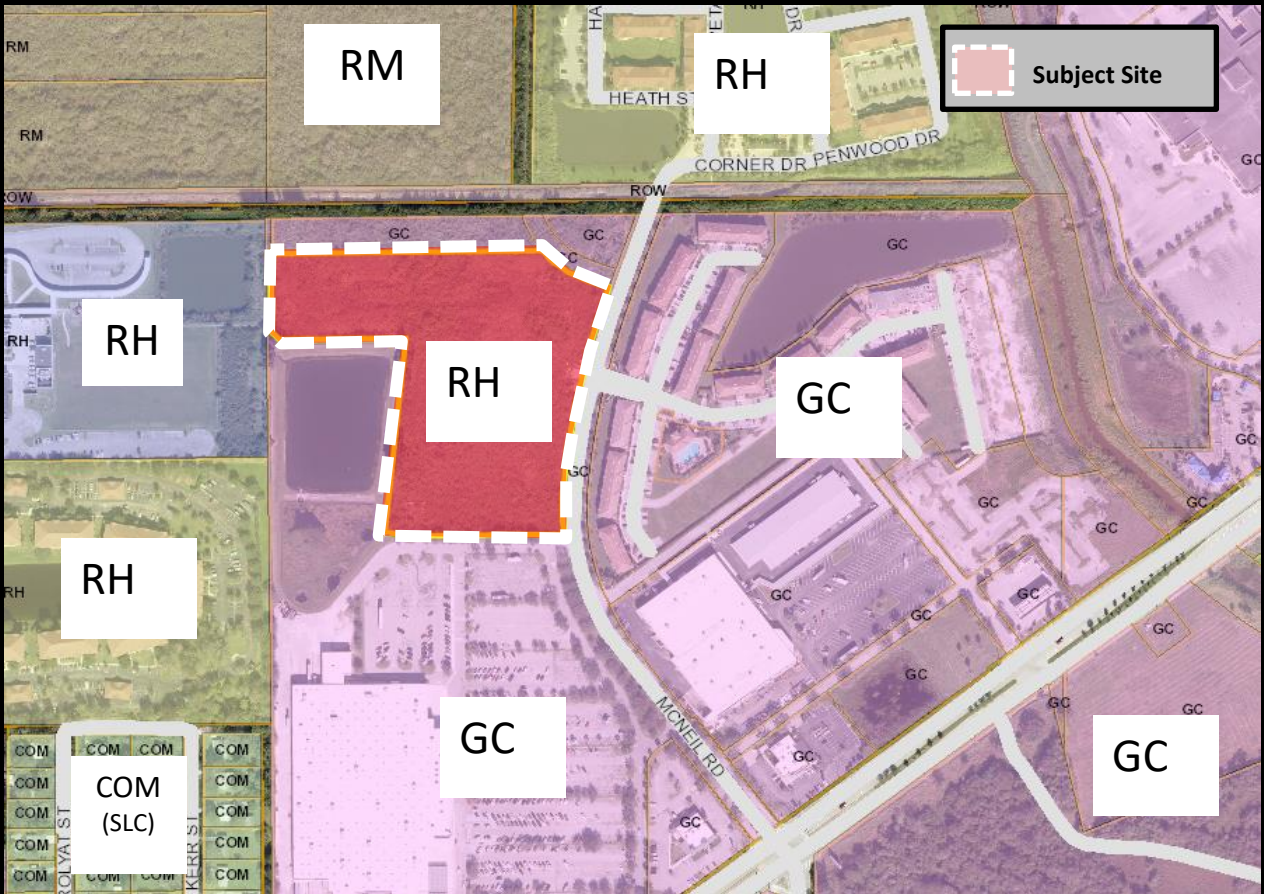
1. A Landscape Bond will need to be provided at the time of Certificate of Occupancy for each building pursuant to City Code 123-6. The Landscape Bond for the common areas, clubhouse, lakes, & parking areas shall be submitted before the Certificate of Occupancy is issued for the first building in each phase.
2. At the time of Building Permit submit a signed and sealed boundary and topographic survey to the City Engineering Department in accordance with City Code 119-2 (a)(7).

 Subject Site



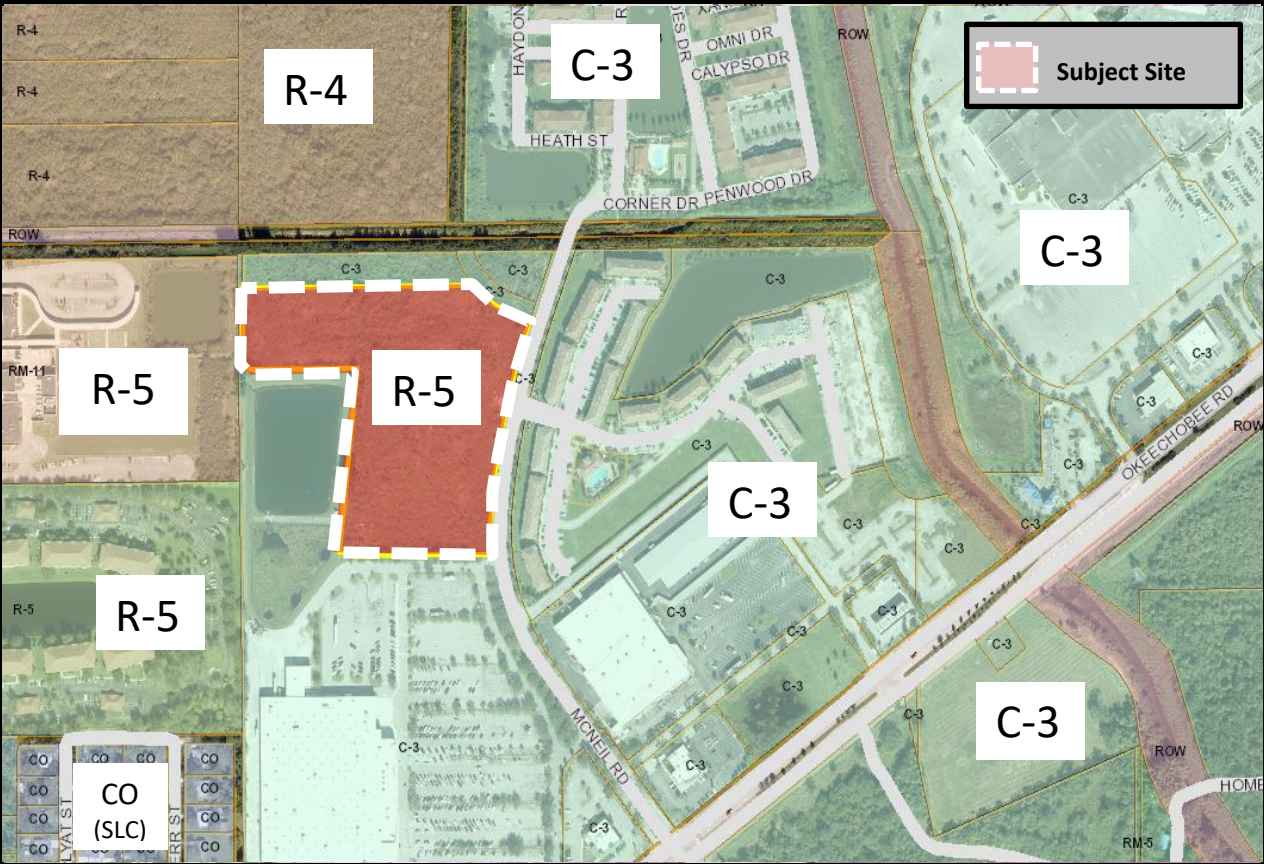
Development Review & Design Review
Blue Sky Landing – NE of Jenkins Rd & Okeechobee Rd
Aerial





Development Review & Design Review
Blue Sky Landing – NE of Jenkins Rd & Okeechobee Rd
Future Land Use Map





Development Review & Design Review
Blue Sky Landing – NE of Jenkins Rd & Okeechobee Rd
Zoning Map





June 17, 2020

Blue Sky Communities
5300 W Cypress Street, Suite 200
Tampa, FL 33607

SUBJECT: Blue Sky Landing
TECHNICAL REVIEW PROJECT: # 20-07000004

Fort Pierce Planning:

1. Are you providing a water feature for the lake in the rear of the property?
2. It appears that there is a pedestrian access for the dumpster enclosure, can you confirm this. Will trash be thrown away in one central location in each building or will the whole development use the one dumpster enclosure that is denoted on the plans?
3. Provide more benches around the lakes/community, especially the lake in the rear of the property to provide an opportunity for someone who is exercising to sit down?
4. A Landscape Bond will need to be provided at the time of Certificate of Occupancy for each building pursuant to City Code 22-180. The Landscape Bond for the common areas, clubhouse, lakes, & parking areas shall be submitted before the Certificate of Occupancy is issued for the first building in each phase.
5. It is noted that the McNeil Road R.O.W. is not in the control of the developer and is owned by the Portofino Landings CDD. Has there been any discussions about putting sidewalks along this R.O.W. to improve pedestrian connectivity in the area?
6. Put stop signs and stop bars at the entrance of the development to mitigate potential traffic conflicts.
7. Consider adding some lighting along the path that goes around the lake in the rear of the property for safety. Is there lighting proposed around the tot lot or the pool? If not, this should also be considered for safety.
8. A Tree Survey/Mitigation Plan shall be submitted in accordance with City Code 22-191 through 22-194. Please coordinate with the City Arborist Paul Bertram. Overall, the landscape Plan looks great.
9. Review Chapter 15 of the City Code for sign requirements to ensure the proposed signs meet the requirements of the code section as proposed.

10. Add a page to the landscape plan that shows the cross section for the landscape buffer.
11. Provide an additional phasing sheet that is color coded for each phase. This will act as a visual aid
12. Provide a map that shows the transit stop that is within $\frac{1}{4}$ mile of the site that is being utilized to obtain the density bonus pursuant to City Code 22-72.

Please provide a written response to all TRC comments and provide an electronic submittal of materials. 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-ftpirce.com.

Sincerely,

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

Brandon Creagan, LEED Green Associate
Planner

Fort Pierce City Arborist

Paul Bertram

Blue Sky Landing (McNeil Road)

1. Tree survey
2. Site inspection with Landscape Architect to verify condition of trees to be saved and or relocated.
3. Substitute Red Maple for Cypress or Coastal Plain Willow around retention area.
4. Good to see the Magnolia and the Live Oak trees at 3.5 "caliber minimum.
5. Simpson's Stopper is going to be high maintenance around the retention area. Suggest using a native slow growing species maybe Muhly grass mixed with a Saw Palmetto.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Brandon Creagan, Planner

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

**RE : Blue Sky Landing Major Site Plan – McNeil Road
TRC No. 20-07000004**

DATE : June 17, 2020

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

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

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

- See attached for engineering advisory comments

ENGINEERING COMMENTS:

1. **ADVISORY COMMENT:** The boundary and topographic survey was not signed and sealed. At time of Building Permit submittal please provide a signed and sealed survey in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).

JRA/TST/tst

+5



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
JUN 10 2020
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 6.11.20
Property Address: Blue Sky Landing 2419-211-0004-0008 Major Site Plan

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:

F.D.P. Approval required

Building Official's or Representative's Signature _____ Date: *6/9/20*



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

Florida

Technical Review Committee meeting

June 18th, 2020

Case # 20-07000004

Planner: Brandon Creagan

Major Site Plan

Blue Sky Landing, McNeil Road near Wal-Mart, Ft. Pierce.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-07000004

Major Site Plan – Blue Sky Landing – 2419-211-0004-000-8

Comments

FPUA W/WW Engineering: Water and sewer services are available to serve this location. A predesign meeting is strongly recommended for this project, because of the following:

- FPUA has a 10' utility easement with an 8" force main through the subject property, which needs to be taken into consideration during site plan development.
- There is a stub out that is approximately 11 feet deep to provide gravity sewer connection
- There is water blow off and valve on the western property line to provide loop water system

The developer will be required to submit 3 complete sets of utility construction plan along with a completed commercial service application to Water and Wastewater Engineering for review at 1701 S 37th Street Fort Pierce Florida. For more information, please contact John Biggs at 772 466 1600 ext. 3474 or click on the following link below:

<https://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesResponsibilitiesWWW.aspx>

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (along the west side of McNeil Road). Please provide electric load information for the new services and AutoCAD drawing.

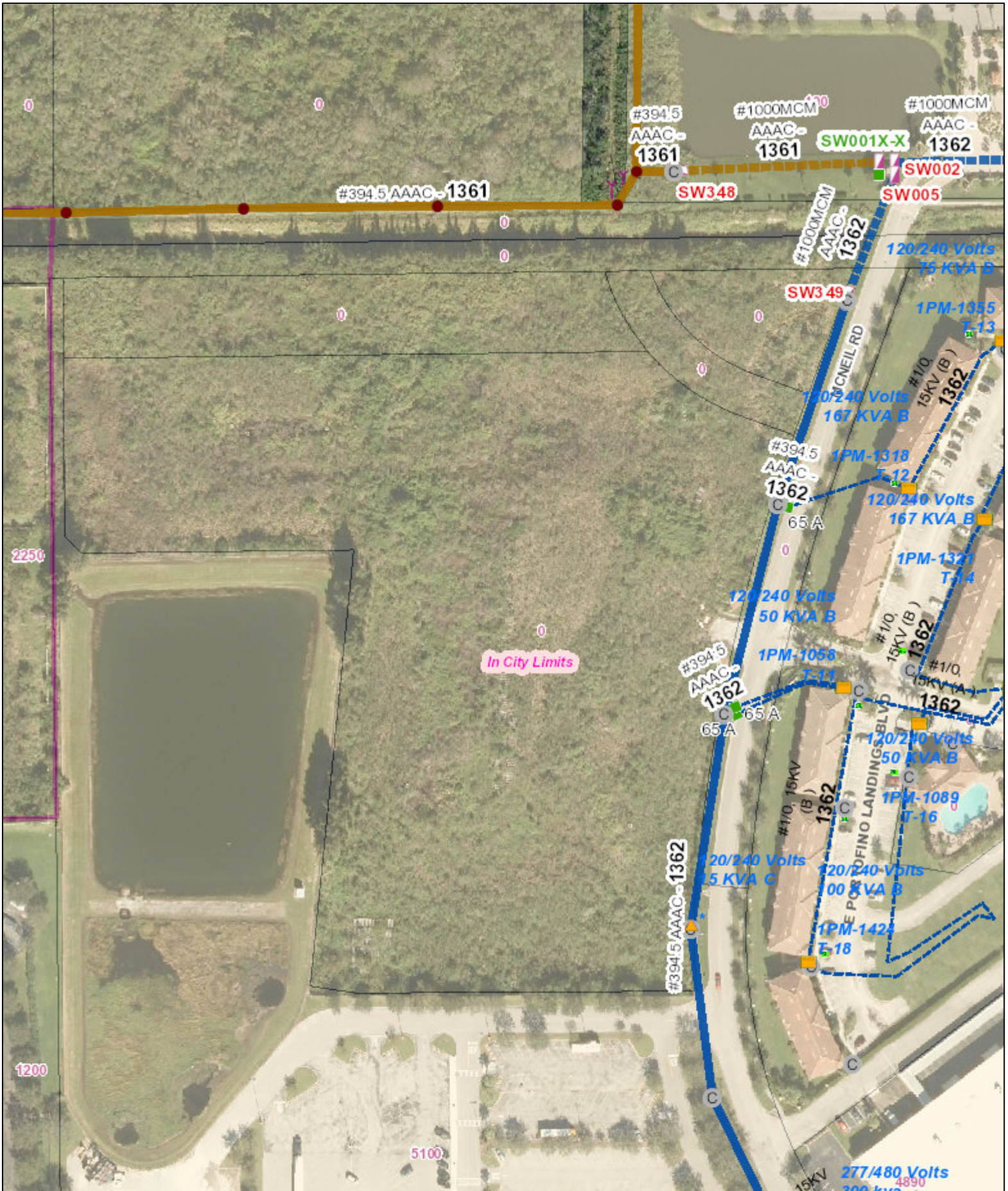
FPUA will need to know the total number of electric services for the propose project. In addition to the proposed 164 services. Such as irrigation, lift station, entrance gates, street lights, etc.

FPUA will need a 10-ft-wide utility easement for the new electric underground distribution lines and equipment's.

Customer will be responsible for all conduits (primary and secondary), transformer pad and secondary conductors.

Customer surveyor to stake all propose electric equipment's and hand hole locations.

For more information and project coordination, please contact Sal Scimeca, Engineering Technician II @ (772)466-1600 Ext. 6957



Legend

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Water	Fire Hydrant
Fiber Optic Cable	Raw Water	Well
Potable Water Main	Overhead	Lift Station
Raw Water Main	Pad Mount	
Wastewater Force Main	Waste Water	
WW Gravity Main		

Disclaimer:
The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811
 Know what's below.
 Call before you dig.

Date: 4/1/2020

FPUA Utility Map

1 inch = 160 feet

Create d By: _____
 Name

(772) 466-16 00
 FAX (772) 461-1938



June 17, 2020

Project: Blue Sky Communities
Subject: Development Application Comments
To: Brandon Creagan
From: Grant Chambers

1. The applicant has acknowledged the required 10 FT Right-of-Way dedication along Swain road. Please coordinate with the County's Property Acquisitions Department. The contact for the County is JoAnn Riley at 772-462-2825 or rileyj@stlucieco.org.

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Site Plan-Blue Sky Apartments

REVIEW DATE: June 17, 2020, June 20, 2019

PLANNER: BRANDON CREAGAN / MARIA LEWICKA

REVIEWED BY: Captain Paul Iangel

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic copy of the Site Plan (pdf format)
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfcd.com



5. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.**
6. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**
7. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**
8. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
9. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

[EXTERNAL] RE: Blue Sky Landing - TRC #20-07000004



Paul Bertram <pbertram@cityoffortpierce.com>

To: Jerrod Purser

Good morning Jerrod,

Yes, I reviewed everything looks good.

From: Jerrod Purser <Jerrod.Purser@wginc.com>

Sent: Tuesday, July 21, 2020 3:19 PM

To: Paul Bertram <pbertram@cityoffortpierce.com>

Cc: Rick Harman <Rick.Harman@wginc.com>

Subject: RE: Blue Sky Landing - TRC #20-07000004

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Paul,

I haven't heard back on the tree survey/mitigation. Please give me a call, or confirm by email that the tree inventory plans are acceptable.

Thanks.

Jerrod



Jerrod Purser, PLA

Project Manager

2035 Vista Parkway
West Palm Beach, FL 33411

561.687.2220 | 561.537.4533 (direct)

