



May 21, 2020

Willow Lakes, LLC c/o Dean, Mead, Minton & Zwemer
1903 S. 25th Street, Suite 200
Fort Pierce, FL 34947

**Subject: Willow Lakes – NW corner of W. Midway Rd. & I-95 – Technical Review
Committee Comments for May 21, 2020 conference call**

Dear Dean, Mead, Minton & Zwemer,

Below please find received comments from the City of Fort Pierce and applicable entities:

Fort Pierce Planning Department

1. The subject application is limited to the rezoning of the property from AG-2.5 to PD. As a PD requires a plan, Planning staff will be attaching the conceptual master plan to the approving Ordinance. With that said, the master plan shall include the proposed uses, maximum densities, intensities, height, lot coverage, impervious areas, and a general location where these uses are proposed on the master plan. A note shall be provided on the master plan that states that the plan is conceptual in nature.
2. Specific
3. A master sign program will be required.
4. Elaborate on the "future phasing" and include a more detail phasing.
5. Include a projected timeline for each phase.
6. Will the roadways be Public ROWs or Private Roads?
7. Please provide a sheet that superimposes the "The Village at Midway" project to the north to determine compatibility with uses.
8. Under the Allowed Uses section - Townhomes should only be called "Townhomes", not Single-Family Homes.
9. In Table 1.2, please divide Single-Family Medium Density Zone into "Single-Family Attached" and "Single-Family Detached".
10. Please include
11. Page 72, please remove sections: Conditional Use, Agricultural Use, & Commercial.
12. Page 72, please scale down your permitted uses to what you are

- proposing. Your permitted uses should be compatible with City Code Section 22-22.
13. Our landscape code is currently under review. Your future submitted landscape plan will have to be consistent with the City's Landscape Code. Please meet with Planning staff and the City's Tree Arborist prior to preparing your landscape plan(s).
 14. Correct Page 78 (g), it states "three (12) months after planting".
 15. The proposed cross sections are being reviewed with the NACTO and FDOT complete streets standards. Comments will be provided in a separate letter.
 16. Further comments may be forthcoming.
 17. Each phase of development will require the following:

Master Sign Plan
Development and Design Review
Elevations
Color Boards (proposed colors & architectural elements)
Landscape Plan and tree list
Tree Mitigation Plan
Lighting Plan

Fort Pierce Engineering Department

1. This approval pertains to the Rezoning and FLU request only and not to any proposed site improvements. Site review will be conducted when detailed plans are submitted for review and approval.
2. There are numerous recorded FPL Right-of-Ways and FPL Easement parcels located throughout the site. The applicant shall provide proof of FPL approval for improvements within the limits of the rights-of-way and easements at the time of Planned Development site plan submittal.

Fort Pierce Utility Authority

- FPUA W/WW Engineering: Outside FPUA W/WW service area
- FPUA Electric & Gas Engineering: Outside FPUA Electric service area

Fort Pierce Building Department

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.

St. Lucie County Engineering/PW

No Comments

St. Lucie County Planning

- The applicant is proposing an alternative Tree Mitigation Plan, in the form of “excellence in urban village, pedestrian-oriented tree-lined streetscapes, in lieu of the mitigation requirements set forth in the City Code”. o St. Lucie County provides for Alternative Mitigation Compliance Methods for development within its jurisdiction. One option, per SLC LDC Section 6.00.05 D. 3. b. 1. provides “If a site is consistent with the following minimum standards (subsections a.h.) , twenty-five percent (25%) of the existing native upland habitat can be preserved on site to take the place of all tree mitigation requirements.”
 - The applicant is encouraged to preserve and provide buffering of existing wetlands where quality and feasibility exist.
 - The City is encouraged to evaluate established height standards adjacent to I-95 interchanges throughout St. Lucie County in considering the 100ft. height standard proposed. (i.e. SR 70, Orange Avenue, Tradition, The Reserve, St. Lucie West, etc. A St. Lucie County Agricultural District exists (further) to the west of the project site.
 - The applicant is encouraged to consider multi-modal links between the subject site and adjacent corridors (Midway, SR 70, etc.), further evaluating and providing Greenways & Trails connections where possible.
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- Traffic Impact Report (Provided 5/13/2020) Review is underway. Staff may provide additional comments upon review completion. The eastern project entrance should be evaluated based upon current and future I-95 interchange conditions.
 - The TPO’s GO2040 Plan should be evaluated as it relates to projected roadway needs and considered links, accounting for vested trips and roadway assignment. Pedestrian connectivity and street lighting adjacent to the project should be considered.



- The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).
- St. Lucie County owns and operates the St. Lucie County Landfill to the northeast at 6120 Glades Cut Off Rd. The applicant is encouraged to evaluate the long-term management plans for the landfill. The Tropicana – Fort Pierce processing plant is also situated to the east.
- The applicant should be advised of the applicability of both St. Lucie County & City of Fort Pierce Impact Fees – active.

St. Lucie County Fire District

No Comments