



**TO:** Members of the City of Fort Pierce Planning Board

**FROM:** Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

**RE:** **Application for a Preliminary Plat**  
**Parcel ID: 2433-144-0002-000-3**

**BOARD DATE:** October 11, 2021

**STAFF REPORT**

**Owner:** Alva Stone Group LLC

**Representatives:** Diego Quijada, Alva Stone Group LLC  
 Blaine Bergstresser, P.E., Kimley-Horn

**Applicant's Request:** Approval of a Preliminary Plat of a 12.92 parcel of land located along Oleander Avenue north of Tumblin King Road

**Location(s):** West side of Oleander Road, approximately 664 feet north of Tumblin King Road

**Parcel ID:** 2433-144-0002-000-3

**Future Land Use:** Medium Density Residential (RM) 6.5-12 dwelling units per acre

**Current Zoning:** Medium density residential zone (R-4)

**Surrounding FLU:**

North	East	South	West
GC	I	RM	RU

**Surrounding Zoning:**

North	East	South	West
C-3	I-1	R-4	RS-3 (SLC)

**Utilities:** FPUA

## **Staff Analysis:**

### **Request**

In accordance with Sections 121-9 and 125-195 of the City Code, the applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately 12.92 acres of land on Oleander Avenue north of Tumblin King Road to construct a 50-unit single family home development. Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. The proposed layout of the site will consist of a divided entrance from Oleander Avenue with a looped road traversing the development. A proposed wet pond has been designed in the center of the looped road that will function as a stormwater retention area in addition to serving as an amenity for the neighborhood. An additional amenity parcel is also proposed north of the wet pond that will provide the future residents an open space area with views of the wet pond.

Staff has reviewed the application in accordance with Chapter 121 - Subdivisions of the City Code. Should the subject preliminary plat be approved by the City Commission, a Final Plat Approval will be required for review by the City's third-party surveyor.

### **Standards for Review**

The City shall consider whether the following standards have been met in its review of the application:

1. Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.
2. That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.
3. That other applicable comprehensive plan policies are addressed by the proposed plat.

As part of the Final Plat review prior to the City Commission meeting, the City of Fort Pierce Engineering Department along with Northstar Geomatics will review and determined that the three (3) standards as outlined above have been met and satisfied. Based on the staff level review of the Preliminary Plat, the above standards have been met and there appears to be no conflict or negative impacts with vehicular access, traffic circulation, or the adopted level of service standards.

### **Technical Review Committee**

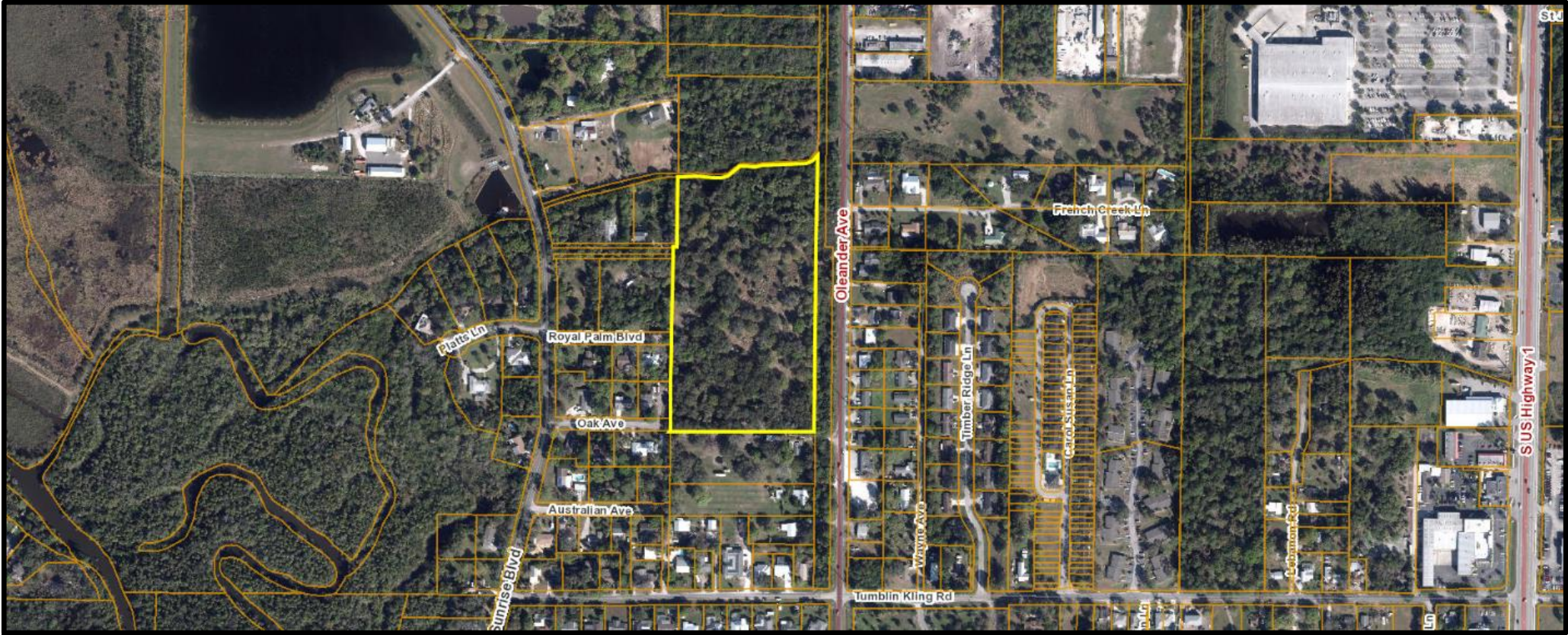
All affected City and County Departments have reviewed the proposed application and have provided approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

**Staff Recommendation**

The requested Application for Preliminary Plat meets the criteria specified in Sections 121-9, and 125-195 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends APPROVAL of the project with the following Condition:

1. Final Plat approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building final certification for development of the site.

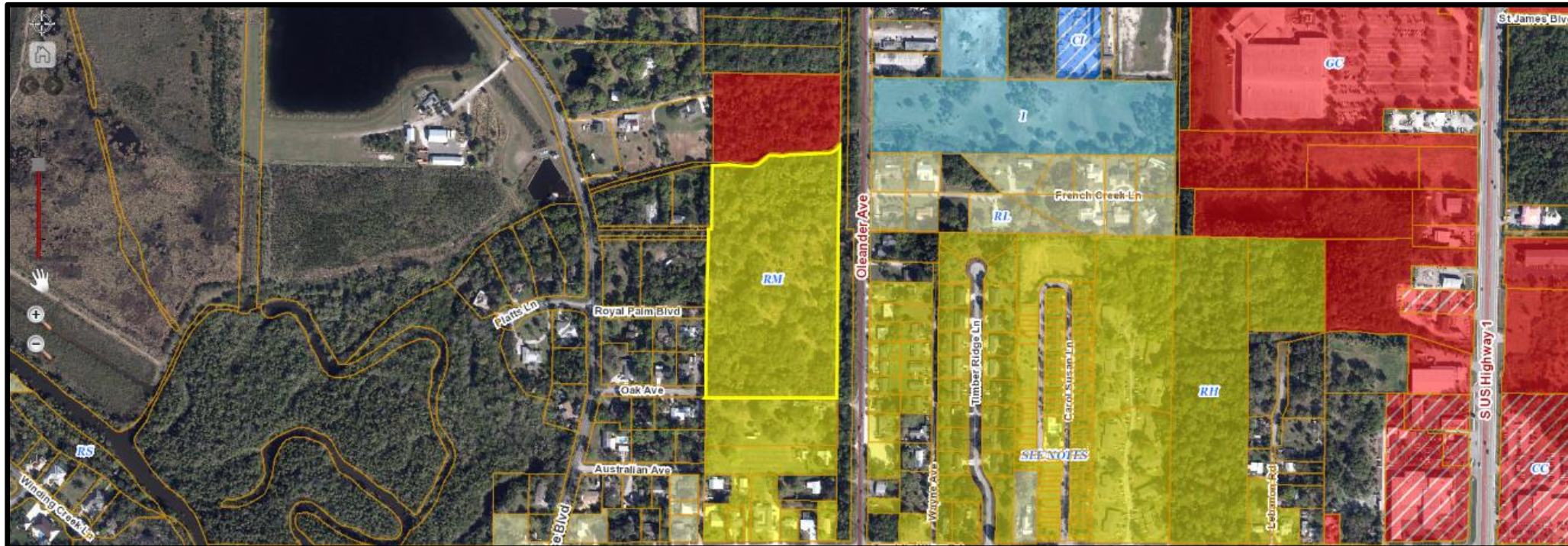
# AERIAL MAP



**Rezoning, Site Plan (Development & Design Review)  
Oleander Oaks**



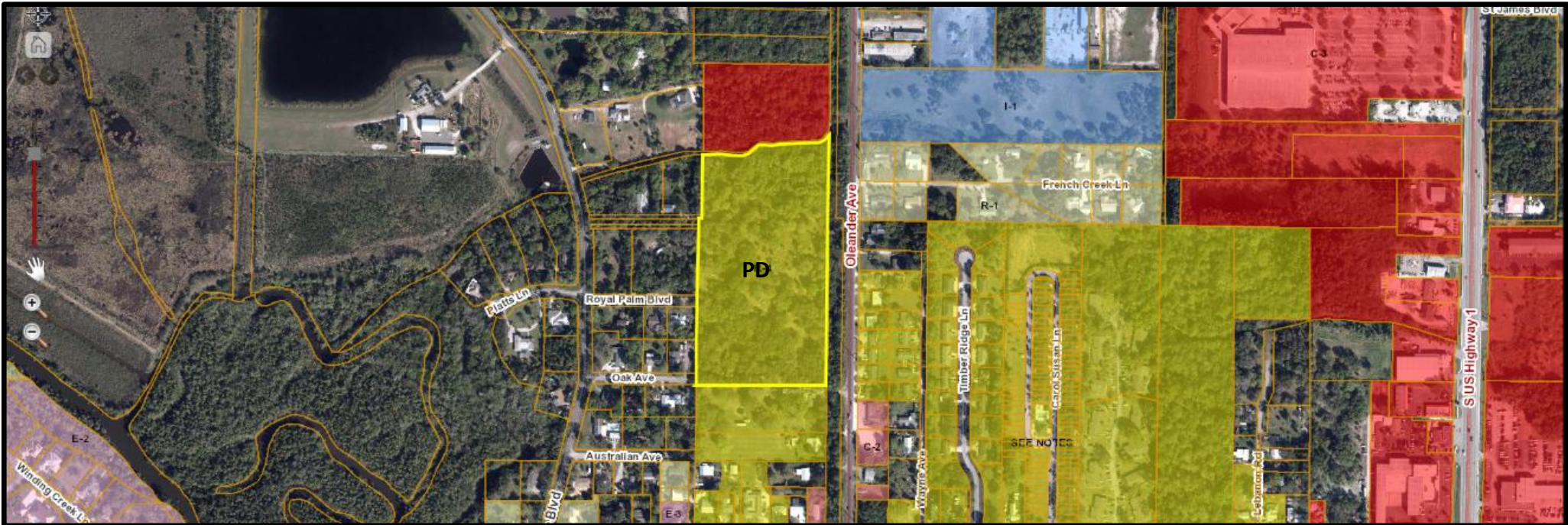
# FUTURE LAND USE MAP



**Preliminary Plat  
Oleander Oaks**



# ZONING MAP



## Preliminary Plat Oleander Oaks





May 20, 2021  
147811000

City of Fort Pierce  
5160 N.W. Milner Drive  
Port St. Lucie, Florida 34983  
772-621-3400

**RE:** Rezoning, Site Plan, and Subdivision – Oleander Oaks  
Technical Review Project # 21-43900001 & 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

**Planning Comments:**

Comment 1) Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.

**Response 1) *Agent of authorization allowing Kimley-Horn to act as representative for Alva Stone Group has been included with this resubmittal.***

Comment 2) For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?

**Response 2) *Alva Stone Group is the property owner of parcel. Alva Stone group to open LLC and transfer ownership of parcel. All ownership documentation/applications to be revised.***

Comment 3) On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.

**Response 3) *We will be coordinating with SFMWD on the dedication of the wetland and will discuss with them what the best option is for the wetland.***

Comment 4) Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.

**Response 4)** *Sidewalks have been added on both sides of the road of development and has been added South of the entrance. The road extends far past the edge of pavement, so we have added a bus pickup area near the road and have extended the sidewalk north along our property line.*

Comment 5) Will this be a gated community?

**Response 5)** *Yes, this will be a gated community.*

Comment 6) Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.

**Response 6)** *The amenity area is to include an outdoor gym area, dog park as well as some outdoor grills and benches..*

Comment 7) Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.

**Response 7)** *We recently received an updated geotechnical report and the seasonal high water table is lower than what was originally assumed. The pond has been changed to a dry pond with planting to resemble a large bioswale. The Landscape Plans have been updated to show the plantings*

Comment 8) For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

**Response 8)** *There are numerous cabbage palms in the proposal dry pond area. We are planning on preserving them or replacing them in that area. This will give a similar aesthetic to the wetland.*

Comment 9) There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.

**Response 9) *The R-4 Zoning Requirements have been changed to PD Requirements.***

Comment 10) What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.

**Response 10) *All units to be one (1) story high at a maximum 20'. No other structures, pool or screens will be allowed.***

Comment 11) Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.

**Response 11) *Air conditioning will be installed on side of homes. There will be a five (5) foot side setback for accessory items i.e. air conditioning.***

Comment 12) Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.

**Response 12) *Calculation summary providing Average, Maximum, Minimum, Average/Minimum and Maximum/Minimum calculations has been added to the Photometric Plan Sheet E-100.***

Comment 13) Are mailboxes being proposed for each residence?

**Response 13) *Mailboxes are proposed for each residence.***

Comment 14) Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a \$25 fee per residential address.

**Response 14) *Acknowledged. We have included our desired addresses with this submittal***

Comment 15) Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?

**Response 15) Yes, there will be a Homeowners Associations to take care of community space maintenance within the development.**

Comment 16) Provide a colored site plan (aerial overview) that also includes the landscaping.

**Response 16) Please see the attached color site plan**

Comment 17) Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.

**Response 17) Typical lot landscape plan for each type of lot on the overall Landscape Plan has been provided with this resubmittal.**

Comment 18) Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.

**Response 18) Please see attached monument sign detail**

Comment 19) Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.

**Response 19) Black picket fence around the perimeter of the project will be provided.**

Comment 20) If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development

**Response 20) Acknowledged.**

Comment 21) An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)

**Response 21) We have coordinated with the School District and have updated our entrance to accommodate their requests.**

Comment 22) The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

**Response 22) Acknowledged.**

Comment 23) Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

**Response 23) The Capacity Analysis has been updated to show Forest Grove Middle School and Fort Pierce Central High School as the school zones for the site.**

Comment 24) Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

**Response 24) The four different elevations for types of homes that the development will consist of have been included with this resubmittal.**

Comment 25) Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

**Response 25) Acknowledged.**

Comment 26) Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60.  
[https://destinyhosted.com/fortpdocs/2020/CCREG/20200921\\_1434/11996\\_Application\\_and\\_Supporting\\_Documents.pdf](https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf)

**Response 26) Please see attached Planned Development Guidelines**

Comment 27) Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

**Response 27) Single family home will be the only use permitted. Vacation rentals would follow City of Ft. Pierce laws and guidelines.**

**Preliminary Plat Comments:**

Comment 1) Provide a copy of the dedication/signature page as this sheet was not included with the submittal.

**Response 1) *Please see updated Plat***

Comment 2) The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.

**Response 2) *Acknowledged.***

Comment 3) The preliminary plat shall include the overall tract boundary information, legal description, name and address of owner, contour lines, drawing scale, easement dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

**Response 3) *Please see updated Plat***

**Planned Development Comments:**

Comment 1) Please submit the signed and sealed affidavit.

**Response 1) *Signed and sealed affidavit included with this resubmittal.***

Comment 2) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of the certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.

**Response 2) *Please see updated survey and plat that show the boundaries of the wetlands and the flood zones***

Comment 3) Update Page 17 of the NRA report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.

**Response 3) *Page 17 of the NRA report has been updated to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie***

**County.**

Comment 4) The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.

**Response 4)** *Site plan has been updated to include sidewalk construction on both sides of the proposed roadway.*

Comment 5) Update the site plan to identify the entrance roadway lane widths.

**Response 5)** *Site plan has been updated to include dimensioning for all roadway lane widths.*

Comment 6) The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.

**Response 6)** *The outdoor amenity area of which borders the lake is to include park benches, an outdoor fitness center as well as a grill station.*

Comment 7) The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

**Response 7)** *Acknowledged.*

Comment 8) Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.

**Response 8)** *Acknowledged.*

**Fort Pierce Police Comment:**

Comment 1) After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the

environment. The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

**Response 1) *Photometrics plan has been revised to provide a more uniform distribution of illuminance on site and reduce dark pockets.***

**SLC Public Works Comments:**

Comment 1) The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.

**Response 1) *The ROW previously depicted matches the survey, additional layers from the survey have been added to the plan and clouded for clarity. Please see this update clouded on Sheet C-100.***

Comment 2) It is anticipated that north bound and south bound turn lanes will be required.

**Response 2) *Based off our Traffic Impact Analysis no dedicated turn lanes were warranted. The TIA is currently being reviewed by the County***

Comment 3) The traffic report will be reviewed by a third party through the County.

**Response 3) *Acknowledged.***

Comment 4) A 6 FT sidewalk will be required along the property’s frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

**Response 4) *A 6-foot sidewalk has been added to the property frontage.***

Comment 5) A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.

**Response 5) *Acknowledged.***

Comment 6) Written response to Pre-application review has not been received.

**Response 6) *Written responses to Pre-application review have been included with this resubmittal.***

Comment 7) For discussion regarding these comments, please contact me at 772-462-1491, [haysd@stlucieco.org](mailto:haysd@stlucieco.org) or Grant Chambers at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).

**Response 7) Acknowledged.**

**SLC Schools Comments:**

Comment 1) The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.

**Response 1) Acknowledged. Site has been updated to include a 6' sidewalk along the frontage of the property.**

Comment 2) The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.

**Response 2) The plans have been updated to dedicate an area along the frontage for school children pickup.**

Comment 3) The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.

**Response 3) School capacity analysis has been updated to include the correct school names.**

Comment 4) We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

**Response 4) The site layout has been updated to include a concrete pad at the frontage of the property for a place that students can wait for the bus out of the dirt/grass.**

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or Tyler.Enright@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**TO : Jennifer Hofmeister-Drew, Planning Director**

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

**RE : Oleander Oaks Planned Development and Preliminary Plat  
TRC No. 21-43900001 & TRC No. 21-09000001**

**DATE : September 29, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on September 28, 2021:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Revised Preliminary                                      | <input type="checkbox"/> Construction Drawings                                      |
| <input type="checkbox"/> Test Reports & Related Documents                                    | <input type="checkbox"/> Executed Construction Contract                             |
| <input type="checkbox"/> Record Drawings   | <input type="checkbox"/> Permits from applicable Local,<br>State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,<br>State and Federal Agencies |   |

Based on our reviews and appropriate site final inspection, we

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Recommend PD Approval | <input checked="" type="checkbox"/> Recommend Preliminary Plat Approval |
|---|---|

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 advisory comments

**PRELIMINARY PLAT ADVISORY COMMENTS:**

1. **Advisory Comment:** Prior to final plat approval, all subdivision improvements shall be constructed or an engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's common improvements such as the 5' wide concrete sidewalk and the master stormwater system.
2. **Advisory Comment:** Prior to final plat approval, a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the homeowners' association shall be submitted as the plat indicates Tracts A thru D are dedicated to the Homeowners Association.

**PLANNED DEVELOPMENT ADVISORY COMMENTS:**

1. **Advisory Comment:** The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
2. **Advisory Comment:** Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.
3. **Advisory Comment:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst

TST



May 20, 2021

Blaine Bergstresser  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960

**Subject: Rezoning, Site Plan, and Subdivision – Oleander Oaks  
Technical Review Project # 21-43900001 & 21-09000001**

**Fort Pierce Planning:**

1. Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.
2. For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?
3. On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.
4. Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.
5. Will this be a gated community?
6. Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.
7. Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.
8. For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

9. There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.
10. What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.
11. Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.
12. Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.
13. Are mailboxes being proposed for each residence?
14. Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a \$25 fee per residential address.
15. Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?
16. Provide a colored site plan (aerial overview) that also includes the landscaping.
17. Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.
18. Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.
19. Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.
20. If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development.
21. An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)
22. The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

23. Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two schools noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.
24. Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?
25. Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.
26. Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provided link below. The guidelines in the provided link start on page 60.  
[https://destinyhosted.com/fortpdocs/2020/CCREG/20200921\\_1434/11996\\_Application\\_and\\_Supporting\\_Documents.pdf](https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf)
27. Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. 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@cityoffortpierce.com](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

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

Brandon Creagan, MCRP, LEED Green Associate  
Planner



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Brandon Creagan, Planner**

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

*JRA*

**RE : Oleander Oaks Planned Development and Preliminary Plat  
TRC No. 21-43900001 & TRC No. 21-09000001**

**DATE : May 14, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on May 13, 2021:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> PD & Preliminary Plat Application                     | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <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

- PD/Preliminary Plat Approval     Building Permit       C/O

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

- See attached for comments

**PRELIMINARY PLAT COMMENTS:**

1. Provide a copy of the dedication/signature page as this sheet was not included with the submittal.
2. The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.
3. The preliminary plat shall include the overall tract boundary information, legal description, name and address of the owner, contour lines, drawing scale, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

**PLANNED DEVELOPMENT COMMENTS:**

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of a certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.
2. Update page 17 of the Natural Resource Assessment report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.
3. The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
4. Update the site plan to identify the entrance roadway lane widths.
5. The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.
6. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
7. Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.
8. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst





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

Meeting Date: 5.20.21  
Property Address: Rezoning (Planned Development) and Preliminary Plat - Oleander Oaks - Parcel ID: 2433-144-0002-000-3

*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 7<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:

5/14/21



## Technical Review Committee meeting

**May 20, 2021**

Case # 21-43900001 / 21-0900001

Planner: Brandon Creagan

Planned Development

Oleander Oaks Residential Community, Ft. Pierce.

### **Comments:**

After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the environment.

The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

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

March 18, 2021

TECHNICAL REVIEW PROJECT # 21-43900001 & 21-09000001

Rezoning- Oleander Oaks

### Comments

FPUA W/WW Engineering: Concept approved. Water and wastewater services are available to the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below).

<https://fpu.com/water-and-wastewater-engineering-downloads/>

FPUA Electric & Gas Engineering: Electric - The property is not in the FPUA electric service area. Located in FPL service area. Gas – Service is available to the site (From the NW corner of Oleander Avenue and Bell Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Ana Johnson.

### *Ana María Johnson*

*Business Development Officer*

*Fort Pierce Utilities Authority*

206 S. 6<sup>th</sup> Street

Fort Pierce, FL 34950

772.466.1600 Ext. 3012

772.467.3115 Fax

[anjohnson@fpu.com](mailto:anjohnson@fpu.com)



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.fpu.com](http://www.fpu.com)





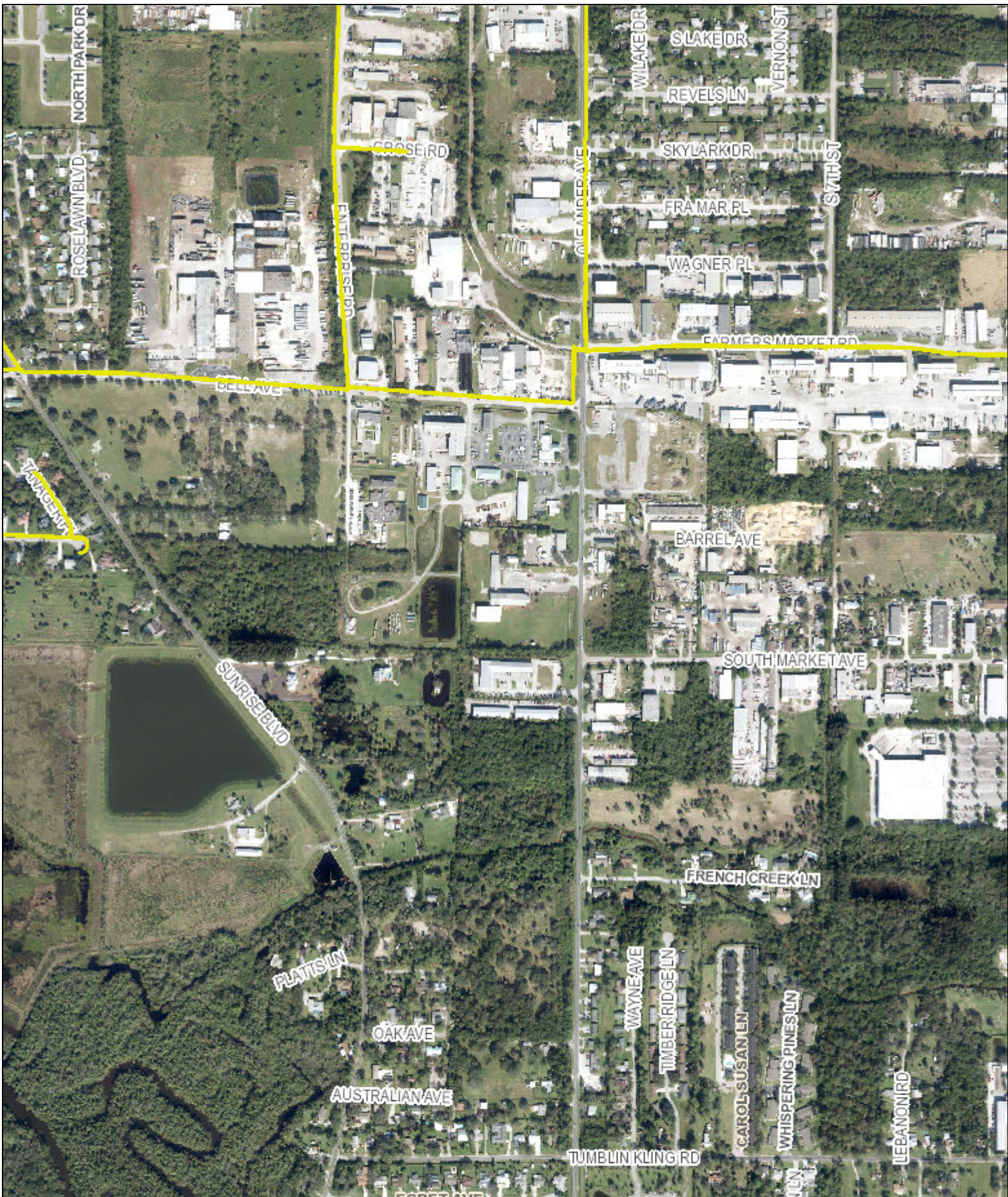
FPUA will require a utility easement for all propose FPUA facilities. Please find attached a copy of the FPUA GIS map (Gas).

If the owner/representatives should have any questions, please have them contact me or the individual listed above.



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.





**Legend**

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



Date: 5/10/2021



**FPUA Web Map**

1 inch = 751 feet

Create d By:  
Name

(772) 466-1600  
FAX (772) 461-1938



**FORT PIERCE UTILITIES AUTHORITY  
“Community Proud”**

**Developer’s Responsibilities for Utility Connection**

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit [www.FPUA.com](http://www.FPUA.com) and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

(<http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDDownloads.aspx>)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.
3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

\$500 Flat charge per development  
plus \$20 per water equivalent residential connection (WERC) at 300 gallons per day  
plus \$20 per sewer equivalent residential connection (SERC) at 240 gallons per day

Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37<sup>th</sup> Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.
6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from \$50 - \$400.

**Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.**

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:
  - a. Bill of Sale/Cost and Quantities (utilize form on website)
  - b. FDEP Water/Wastewater Certification
  - c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
  - d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
  - e. Gravity Sewer Inspection DVD
  - f. Lift Station Start Up
  - g. Lift Station O & M Manuals (FPUA Owned Only)
  - h. Private Lift Station/Collection System Application (if applicable)
13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are \$250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

- a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
- b. Final Inspection/Walk-Through
- c. Punch List Complete
- d. Contractor's Affidavit and Release of Lien (utilize form on website)
- e. Executed Easement
- f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
- g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

## DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- ④ Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- ④ Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- ④ PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- ④ DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- ④ Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- ④ KA sets up account and creates service order which charges \$40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- ④ Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- ④ Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- ④ WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- ④ If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of \$200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- ④ After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- ④ WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- ④ EC will send Cost and Quantities to Finance to record the asset

**REQUEST FOR PREPARATION OF EASEMENT**

**1. CUSTOMER NAME AND ADDRESS**

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**2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER**

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**3. FPUA CONTACT PERSON AND CONTACT INFORMATION**

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**4. SITE ADDRESS AND PARCEL ID**

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**5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION**

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**6. EASEMENT TO BE PREPARED AT THE COST OF**

PROPERTY/BUSINESS OWNER  
 FPUA

**7. PROJECT SCHEDULED COMMENCEMENT DATE \_\_\_\_\_**

**8. ATTACH SKETCH OF EASEMENT**

## SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.
2. Forward completed Request form to FPUA Attorney.
3. FPUA Attorney will order title search.
4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.
5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.
6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.
7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.
8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.
9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.
10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.
11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

May 18, 2021

**PROJECT:** Oleander Oaks  
**REF:** TRC App. #21-43900001 & 21-09000001  
**TO:** Brandon Creagan  
**FROM:** David Hays

The following comments are offered by SLC Public Works Department:

1. The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.
2. It is anticipated that north bound and south bound turn lanes will be required.
3. The traffic report will be reviewed by a third party through the County.
4. A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.
5. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.
6. Written response to Pre-application review has not been received.
7. For discussion regarding these comments, please contact me at 772-462-1491, [haysd@stlucieco.org](mailto:haysd@stlucieco.org) or Grant Chambers at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).

Cc: Alicia Rosenthal

# St. Lucie County Schools

## Oleander Oaks

1. The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.
2. The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.
3. The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.
4. We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?



May 19, 2021

**VIA EMAIL**

Mr. Brandon Creagan, LEED Green Associate, Planner  
City of Fort Pierce  
100 North U.S. Highway 1  
Fort Pierce, Florida 34950

**RE: Proposed Transportation Impact Review  
Oleander Oaks  
Fort Pierce, Florida**

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a transportation impact review with regard to the above-referenced proposed development. The proposed development consists of a subdivision of 50 single-family homes on approximately 13 acres. Based on the review, the following comments are provided:

- **Historical Growth Rate:** The Traffic Impact Study for the proposed development utilizes the medium growth rate of 1.55 percent from the University of Florida Bureau of Economic and Business Research (BEBR) for the historical growth rate without any meaningful justification. However, the St. Lucie TPO has adopted the BEBR high growth rate for the historical growth rate which reflects the actual annual growth rate in the County since 1995. Therefore, 2.55 percent should be utilized for the historical growth rate in the Traffic Impact Study.
- **Sidewalk on Oleander Avenue:** The proposed development does not include the construction of a sidewalk along the development on the west side of Oleander Avenue. Although a sidewalk from Midway Road to South Market Avenue is programmed for construction by St. Lucie County in FY 2020/21, it will be located on the east side of Oleander Avenue. Therefore, the proposed development should include the construction of a sidewalk along its frontage on the west side of Oleander Avenue.
- **Subdivision Sidewalks:** The proposed development does not include sidewalks on both sides of the subdivision streets. Sidewalks should be constructed on both sides of the subdivision streets.

Please contact me should any additional information or clarification be required with regard to this review.

Sincerely,

Peter Buchwald  
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Oleander Oaks**

**REVIEW DATE: 5/11/2021**

**PLANNER: CREAGON**

**REVIEWED BY: Captain Wayne Boyer**

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**Site Plan Approved: \_\_\_\_\_**

**Site Plan Approved with conditions:   X**

**Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_**

**Site Plan Rejected: \_\_\_\_\_**

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**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 <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 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**

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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 detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.
7. 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.
8. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
9. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc., as referred to in Exhibit "A," attached hereto.
10. Minimum Size of Water Mains
  - a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.
  - b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.
  - c. The maximum number of hydrants located on a dead end main shall be one (1).
  - d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.
  - e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

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Telephone: (772) 621-3400 Fax: (772) 621-3500

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



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**To:** JACK ANDREWS, PE, CITY ENGINEER  
MIKE REALS, FP PUBLIC WORKS MANAGER  
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT  
PAUL THOMAS, FP BUILDING OFFICIAL  
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)  
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)  
ROD REED, PLS, SLC SURVEYING  
GRANT CHAMBERS, PE, SLC ENGINEERING  
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR  
DIVISION CHIEF PAUL LANGEL, SLC FIRE DISTRICT  
PEGGY ARRAIZ, FP CODE ENFORCEMENT  
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION  
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

**FROM:** BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

**RE:** TECHNICAL REVIEW PROJECT# 21-43900001 & 21-09000001

**DATE:** APRIL30, 2021

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**Planned Development – Oleander Oaks – Parcel ID: 2433-144-0002-000-3**

This is an application for a Zoning Atlas Map Amendment to a Planned Development, Subdivision, and Design Review. The development will consist of 50 single family homes along with associated site improvements. The current zoning on the property is Medium Density Residential (R-4) with a Future Land Use of Medium Density Residential (RM). The property size is approximately 13.18 acres. The parcel ID is 2433-144-0002-000-3.

Please review and provide comments on the project. Please send all comments to my email [Bcreagan@cityoffortpierce.com](mailto:Bcreagan@cityoffortpierce.com) or through interoffice mail to the Planning Department. If you have comments, please respond by May 18, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



June 17, 2021  
147811000

City of Fort Pierce  
5160 N.W. Milner Drive  
Port St. Lucie, Florida 34983  
772-621-3400

**RE:** Oleander Oaks - Pre-Application Comments  
December 16, 2020 Conference Call  
Technical Review Project # 21-43900001 & 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

**Fort Pierce Planning Comments:**

Comment 1) The Future Land Use is Medium Density Residential (RM) and the Zoning is Medium Density Residential (R-4).

**Response 1) Acknowledged.**

Comment 2) The proposal would necessitate a Major Site Plan (Development Review) submission as well as a Subdivision application for Preliminary & Final Plat.

**Response 2) Acknowledged.**

Comment 3) A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements for the overall development. Landscape requirements for each individual lot are contained in City Code 123-36.

**Response 3) Acknowledged.**

Comment 4) Provide a typical lot layout on the site plan.

**Response 4) Typical lot layouts have been added to the Site Plan.**

Comment 5) A Street Lighting Plan/Street Tree Plan shall be provided at the time of Application pursuant.

**Response 5) Street Lighting Plan/Street Tree plan is provided with the submittal.**

Comment 6) A Design Review Application shall be submitted with the application pursuant to City Code 125-314.

**Response 6) Acknowledged.**

Comment 7) Concurrency Review with a full traffic study would need to be submitted at the time of application submittal.

**Response 7) Acknowledged.**

Comment 8) A Tree Mitigation Plan would need to be provided at the time of application pursuant to City Code 123-66.

**Response 8) A Tree Mitigation Plan is included in our planset**

Comment 9) Sidewalks would be required along Oleander Avenue as well as internal sidewalks.

**Response 9) Acknowledged. Sidewalks both along Oleander Avenue as well as internally have been provided.**

Comment 10) All development standards for this single family subdivision shall follow the regulations of City Code 125-194,

**Response 10) Acknowledged.**

Comment 11) What recreational amenities will this community provide.

**Response 11) Recreational amenities to be finalized, but currently include a dog park and an outdoor fitness area.**

Comment 12) What is your timeline for application submission?

**Response 12) First submittal was made on April 23<sup>rd</sup> for Design, Development, Preliminary Plat and Zoning Atlas Review.**

Comment 13) The application deadline for each month is the last Friday of the month.

**Response 13) Acknowledged.**

Comment 14) Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "Public Notice Fee". The City also temporarily reduced some application fees and those can be

found under the link “Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020”.

**Response 14) Acknowledged.**

**Fort Pierce Engineering Comments:**

Comment 1) The subdivision of the parcel of land into 62-single family lots will require a plat to be approved and recorded.

**Response 1) Acknowledged.**

Comment 2) Oleander Avenue is a SLC road and any driveway connections will require approval by the county.

**Response 2) Acknowledged.**

Comment 3) The applicant shall verify with SLC whether additional R/W along Oleander is required.

**Response 3) Acknowledged. Currently in the process of coordinating with SLC about whether additional R.W along Oleander will be required.**

Comment 4) Being as this section of Oleander currently does not have any sidewalks in place, we suggest that a payment in lieu of construction of the sidewalk be made to SLC.

**Response 4) Acknowledged.**

Comment 5) SLC also has a drainage R/W located between the Oleander R/W and the property; approval by SLC is required for any work within this drainage R/W.

**Response 5) Acknowledged.**

Comment 6) No other comments can be provided at this time as only a site rendering was provided.

**Response 6) Acknowledged.**

## **FPUA Comment:**

Comment 1) W/WW Engineering: Concept Approved as noted

- Water and Sewer services are available via 8” water main and a 4” force main in the right of way of Oleander Ave. Please submit 2 complete sets of utility construction plan along with a completed plan review application to Water and Wastewater Engineering, at 1701 S 37th Street Fort Pierce Florida.
- For more information, please contact Shane Ostrander at 772 466 1600 ext. 3468 or click on the following link:  
<https://staging4.fpua.com/water-and-wastewater-engineering-downloads/>

**Response 1) Acknowledged.**

Comment 2) Electric & Gas Engineering: Approved - The property is not in the FPUA electric service area. Located in FPL service area.

**Response 2) Acknowledged.**

Comment 3) Gas – Service is available to the site (From the NW corner of Oleander Avenue and Bell Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Billy Dupre @ 772-466-1600 ext. 4705.

**Response 3) Acknowledged.**

## **Fort Pierce Building Comments:**

Comment 1) This project appears to lie at least partially in FEMA SFHA and includes a Floodway. FBC and FEMA Flood Zone Requirements will govern Design, Permitting, and Construction of this project.

**Response 1) Acknowledged.**

Comment 2) Please contact me at the numbers below or email with any Building Codes, Permitting, Inspections, or procedural questions and either me or a member of our team will assist you, from Design through C.O.

**Response 2) Acknowledged.**

Comment 3) If there are wetlands located on the referenced property, permits through the Department of Environmental Protection or other State Departments.

**Response 3) Acknowledged.**

**Fort Pierce Urban Forester Comments:**

Comment 1) Submit a Tree Mitigation Survey and Landscape Plan for Review at time of application.

**Response 1) Acknowledged.**

**SLC Engineering/Public Works Comments:**

Comment 1) Provide a current boundary and topographic survey including offsite elevations and features with all adjacent Right-of-Ways dimensioned.

**Response 1) Acknowledged.**

Comment 2) A traffic report will be required for review. Provide a traffic report to the County for a third party to review at the applicant's cost.

**Response 2) Acknowledged.**

Comment 3) It is anticipated that northbound and southbound turn lanes will be required.

**Response 3) Acknowledged.**

Comment 4) There are 2 drainage systems running along the west side of Oleander Avenue. The North St Lucie River Water Control District has transferred ownership of the western canal to the County. These systems may be combined.

**Response 4) Acknowledged.**

Comment 5) A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

**Response 5) Acknowledged. 6 FT sidewalk has been added along the property's frontage.**

Comment 6) The plan did not identify stormwater features. How will the stormwater be managed and discharged from the site?

**Response 6)** *Stormwater is to be held in two different ponds on site then ultimately discharged into the adjacent wetlands.*

Comment 7) The stormwater analysis will be required to meet Pre vs Post criteria.

**Response 7)** *Acknowledged.*

Comment 8) Demonstrate the use and impacts to Platt's Creek. The proposed plan seems to indicate the use of Platt's Creek as an aesthetic feature.

**Response 8)** *Acknowledged.*

Comment 9) What is the intended use of Parcel B?

**Response 9)** *Parcel B is not included in our project*

Comment 10) For discussion regarding these comments, please contact me at 772-462-2741 or chambersg@stlucieco.org.

**Response 10)** *Acknowledged.*

**SLC Fire District Comments:**

Comment 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet.

**Response 1)** *Acknowledged.*

Comment 2) The maximum distance between fire hydrants shall not exceed 800 feet.

**Response 2)** *Acknowledged.*

Comment 3) NFPA 1:18.5.2. 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.

**Response 3)** *Acknowledged.*

Comment 4) Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be

provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

**Response 4) Acknowledged.**

Comment 5) The Fire District reserves the right for future comments at the site plan & building construction phase.

**Response 5) Acknowledged.**

Comment 6) Minimum Size of Water Mains

a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.

b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.

c. The maximum number of hydrants located on a dead end main shall be one (1).

d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.

e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

**Response 6) Acknowledged.**

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or Tyler.Enright@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.



May 20, 2021  
147811000

City of Fort Pierce  
5160 N.W. Milner Drive  
Port St. Lucie, Florida 34983  
772-621-3400

**RE:** Rezoning, Site Plan, and Subdivision – Oleander Oaks  
Technical Review Project # 21-43900001 & 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

**Planning Comments:**

Comment 1) Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.

**Response 1) *Agent of authorization allowing Kimley-Horn to act as representative for Alva Stone Group has been included with this resubmittal.***

Comment 2) For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?

**Response 2) *Alva Stone Group is the property owner of parcel. Alva Stone group to open LLC and transfer ownership of parcel. All ownership documentation/applications to be revised.***

Comment 3) On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.

**Response 3) *We will be coordinating with SFMWD on the dedication of the wetland and will discuss with them what the best option is for the wetland.***

Comment 4) Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.

**Response 4)** *Sidewalks have been added on both sides of the road of development and has been added South of the entrance. The road extends far past the edge of pavement, so we have added a bus pickup area near the road and have extended the sidewalk north along our property line.*

Comment 5) Will this be a gated community?

**Response 5)** *Yes, this will be a gated community.*

Comment 6) Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.

**Response 6)** *The amenity area is to include an outdoor gym area, dog park as well as some outdoor grills and benches..*

Comment 7) Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.

**Response 7)** *We recently received an updated geotechnical report and the seasonal high water table is lower than what was originally assumed. The pond has been changed to a dry pond with planting to resemble a large bioswale. The Landscape Plans have been updated to show the plantings*

Comment 8) For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

**Response 8)** *There are numerous cabbage palms in the proposal dry pond area. We are planning on preserving them or replacing them in that area. This will give a similar aesthetic to the wetland.*

Comment 9) There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.

**Response 9) *The R-4 Zoning Requirements have been changed to PD Requirements.***

Comment 10) What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.

**Response 10) *All units to be one (1) story high at a maximum 20'. No other structures, pool or screens will be allowed.***

Comment 11) Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.

**Response 11) *Air conditioning will be installed on side of homes. There will be a five (5) foot side setback for accessory items i.e. air conditioning.***

Comment 12) Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.

**Response 12) *Calculation summary providing Average, Maximum, Minimum, Average/Minimum and Maximum/Minimum calculations has been added to the Photometric Plan Sheet E-100.***

Comment 13) Are mailboxes being proposed for each residence?

**Response 13) *Mailboxes are proposed for each residence.***

Comment 14) Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a \$25 fee per residential address.

**Response 14) *Acknowledged. We have included our desired addresses with this submittal***

Comment 15) Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?

**Response 15) Yes, there will be a Homeowners Associations to take care of community space maintenance within the development.**

Comment 16) Provide a colored site plan (aerial overview) that also includes the landscaping.

**Response 16) Please see the attached color site plan**

Comment 17) Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.

**Response 17) Typical lot landscape plan for each type of lot on the overall Landscape Plan has been provided with this resubmittal.**

Comment 18) Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.

**Response 18) Please see attached monument sign detail**

Comment 19) Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.

**Response 19) Black picket fence around the perimeter of the project will be provided.**

Comment 20) If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development

**Response 20) Acknowledged.**

Comment 21) An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)

**Response 21) We have coordinated with the School District and have updated our entrance to accommodate their requests.**

Comment 22) The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

**Response 22) Acknowledged.**

Comment 23) Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

**Response 23) The Capacity Analysis has been updated to show Forest Grove Middle School and Fort Pierce Central High School as the school zones for the site.**

Comment 24) Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

**Response 24) The four different elevations for types of homes that the development will consist of have been included with this resubmittal.**

Comment 25) Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

**Response 25) Acknowledged.**

Comment 26) Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60.  
[https://destinyhosted.com/fortpdocs/2020/CCREG/20200921\\_1434/11996\\_Application\\_and\\_Supporting\\_Documents.pdf](https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf)

**Response 26) Please see attached Planned Development Guidelines**

Comment 27) Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

**Response 27) Single family home will be the only use permitted. Vacation rentals would follow City of Ft. Pierce laws and guidelines.**

## Preliminary Plat Comments:

Comment 1) Provide a copy of the dedication/signature page as this sheet was not included with the submittal.

**Response 1) *Please see updated Plat***

Comment 2) The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.

**Response 2) *Acknowledged.***

Comment 3) The preliminary plat shall include the overall tract boundary information, legal description, name and address of owner, contour lines, drawing scale, easement dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

**Response 3) *Please see updated Plat***

## Planned Development Comments:

Comment 1) Please submit the signed and sealed affidavit.

**Response 1) *Signed and sealed affidavit included with this resubmittal.***

Comment 2) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of the certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.

**Response 2) *Please see updated survey and plat that show the boundaries of the wetlands and the flood zones***

Comment 3) Update Page 17 of the NRA report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.

**Response 3) *Page 17 of the NRA report has been updated to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie***

**County.**

Comment 4) The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.

**Response 4)** *Site plan has been updated to include sidewalk construction on both sides of the proposed roadway.*

Comment 5) Update the site plan to identify the entrance roadway lane widths.

**Response 5)** *Site plan has been updated to include dimensioning for all roadway lane widths.*

Comment 6) The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.

**Response 6)** *The outdoor amenity area of which borders the lake is to include park benches, an outdoor fitness center as well as a grill station.*

Comment 7) The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

**Response 7)** *Acknowledged.*

Comment 8) Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.

**Response 8)** *Acknowledged.*

**Fort Pierce Police Comment:**

Comment 1) After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the

environment. The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

**Response 1) *Photometrics plan has been revised to provide a more uniform distribution of illuminance on site and reduce dark pockets.***

**SLC Public Works Comments:**

Comment 1) The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.

**Response 1) *The ROW previously depicted matches the survey, additional layers from the survey have been added to the plan and clouded for clarity. Please see this update clouded on Sheet C-100.***

Comment 2) It is anticipated that north bound and south bound turn lanes will be required.

**Response 2) *Based off our Traffic Impact Analysis no dedicated turn lanes were warranted. The TIA is currently being reviewed by the County***

Comment 3) The traffic report will be reviewed by a third party through the County.

**Response 3) *Acknowledged.***

Comment 4) A 6 FT sidewalk will be required along the property’s frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

**Response 4) *A 6-foot sidewalk has been added to the property frontage.***

Comment 5) A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.

**Response 5) *Acknowledged.***

Comment 6) Written response to Pre-application review has not been received.

**Response 6) *Written responses to Pre-application review have been included with this resubmittal.***

Comment 7) For discussion regarding these comments, please contact me at 772-462-1491, [haysd@stlucieco.org](mailto:haysd@stlucieco.org) or Grant Chambers at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).

**Response 7) Acknowledged.**

**SLC Schools Comments:**

Comment 1) The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.

**Response 1) Acknowledged. Site has been updated to include a 6' sidewalk along the frontage of the property.**

Comment 2) The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.

**Response 2) The plans have been updated to dedicate an area along the frontage for school children pickup.**

Comment 3) The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.

**Response 3) School capacity analysis has been updated to include the correct school names.**

Comment 4) We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

**Response 4) The site layout has been updated to include a concrete pad at the frontage of the property for a place that students can wait for the bus out of the dirt/grass.**

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or [Tyler.Enright@kimley-horn.com](mailto:Tyler.Enright@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.