



TO: Members of the City of Fort Pierce Planning Board

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

RE: **Zoning Atlas Map Amendment
 Site Plan (Development & Design Review) Approval**

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 Zoning Atlas Map Amendment from Medium Density Residential Zone to Planned Development Zone, and an Application for Site Plan (Development and Design Review) for 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 to 12 dwelling units per acre

Current Zoning: Medium Density Residential Zone (R-4) not to exceed 10 units to the acre for conventional developments and 12 units per acre for innovative residential developments

Surrounding FLU:

| North | East | South | West |
|-------|------|-------|----------|
| GC | I | RM | RU (SLC) |

Surrounding Zoning:

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

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-133, 125-313, and 125-314 of the City Code, the applicant is requesting a Zoning Atlas Map amendment and Site Plan (Development and Design Review) approval to develop a 50-unit single family home development on approximately 12.92 acres of land along Oleander Avenue north of Tumblin King Road. Currently, the site is a vacant wooded lot that City Code allows for single family as well as a variety of housing types. Surrounding the subject property is land zoned St. Lucie County Residential, Single-Family-3 (RS-3), and City of Fort Pierce Medium Density Residential Zone (R-4) to the west and south, respectively, with City of Fort Pierce General Commercial Zone (C-3) 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 retention pond has been designed in the center of the development that will function as a stormwater retention area, in addition to serving as an amenity for the neighborhood. An additional feature 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.

Future Land Use and Zoning

The subject property has a Medium Density Residential (RM) Future Land Use designation, which is intended for parcels that are best suited for multifamily residential uses ranging in density from six (6) and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Currently, the site has a compatible zoning district classification of Medium Density Residential District (R-4), which is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed 10 units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service, and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

The proposed Planned Development District (PD) is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the established zoning districts. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

In so doing, the PD district is designed to:

- (1) Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
- (2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
- (3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
- (4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
- (5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
- (6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
- (7) Promote flexibility and efficiency in site design for more desirable living and working environments.
- (8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
- (9) Permit site specific requirements based on the unique characteristics of the individual site.
- (10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

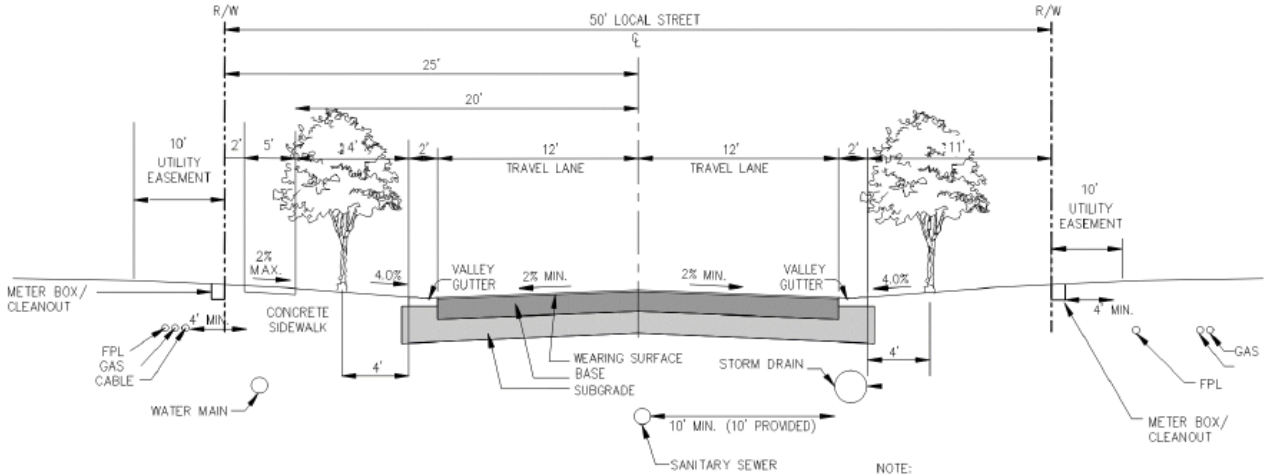
The proposed Design and Development Guidelines for the Oleander Oaks PD will maintain the purpose and intent of the R-4 zoning but will allow for slight variations to the district regulations to provide a contemporary single-family development at a density less than the maximum allowed in the underlying zoning district.

Shown below are the zoning requirements for R-4 and the proposed zoning requirements for the PD. Regulations, setbacks and density that are requested variations to the standard R-4 regulations are demarcated in bold in the PD table.

| <u>Zoning Regulations</u> | <u>R-4 District</u> | <u>PD District</u> |
|---------------------------|---------------------|--------------------|
| Min. Lot Size | 5,000 square feet | 5,000 square feet |
| Min. Lot Width | 60 feet | 60 feet |
| Min. Lot Depth | 70 feet | 82 feet |
| Min. Road Frontage | 25 feet | 25 feet |
| Max Building Height | 45 feet | 45 feet |
| Lot Coverage | 40% | 40% |

| | | |
|---|----------------------------|------------------------------|
| Max Gross Density (dwelling units/acre) | 12 dwelling units per acre | 3.87 dwelling units per acre |
| Setbacks | R-4 District | PD District |
| Front | 25 feet | 15 feet |
| Side Interior | 6 feet | 10 feet |
| Side Corner | 15 feet | 10 feet |
| Rear | 5 feet | 15 feet |

The subject PD will restrict the site to single-family detached dwellings uses. Vacation rentals will not be permitted nor will pools, sheds or screened enclosures. Air conditioning units or any other accessory use will require a five (5) foot side and rear yard setback. The applicant is proposing a private street to service the individual lots with the proposed 50-foot right of way in lieu of the 60-foot required per code. City Engineering staff has approved the typical cross section that is shown below.



Zoning Atlas Map Amendment Concurrency Analysis

Drainage

The proposed system will be designed to meet the treatment and attenuation design criteria for the South Florida Water Management District (SFWMD), the North St. Lucie River Water Control District (NSLRWCD), and the City of Fort Pierce. This includes an additional 50% water quality and net improvement provisions for sites with discharge to the South Fork of the St Lucie River Basin (verified impaired). Post-development offsite discharge rates are limited by the NSLRWCD criteria of 2.0 inches of depth over the area served for any 24-hour period from the 10 year-72-hour storm event for allowable discharge in to the bordering NSLRWCD Canal 37. A limited discharge rate of 5.69 acre-ft is required for a 12.92-acre site.

The proposed development will provide sufficient water quality treatment in accordance with all requirements set forth by City of Fort Pierce, North St. Lucie River Water Control District, and South Florida Water Management District. The total required treatment volume is to be an estimated 1.615

ac-ft for the overall onsite basin, with 0.50 acres of the required pre-treatment being dry pre-treatment. The proposed development is designed to maintain and improve the currently existing pre-development drainage pattern and will have an ultimate outfall to existing wetland located along the eastern boundary of the site. All drainage design is to be in accordance with the requirements set forth by NSLRWCD, SFWMD, and the City of Fort Pierce.

Traffic Analysis

Kimley-Horn provided the traffic impact analysis associated with the development of Oleander Oaks. The following is a summary of the Traffic Impact Study (TIS) that conforms to the policies and guidelines of the St. Lucie Transportation Planning Organization (TPO), St. Lucie County Land Development Code (LDC) Section 11.02.09, and the City of Fort Pierce LDC.

The proposed Oleander Oaks single family development is expected to generate 50 (13 in, 37 out) new external vehicular trips in the AM peak hour and 65 (41 in, 24 out) new external vehicular trips in the PM peak hour based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model and manual assignment at the study area intersections. AM and PM peak hour roadway segment capacity analyses were performed for study area roadway segments for existing (2021), background (2026), and buildout (2026) conditions. The analyses identified one (1) deficient roadway segment in the existing condition AM and PM peak hours. All capacity deficiencies are present in the existing conditions and are not due to the addition of project trips. The deficient roadway segment was identified as:

- Oleander Avenue, from Bell Avenue to Farmers Market Road (existing Year 2021 deficiency) AM and PM peak hour operational analyses for existing (2021), background (2026), and buildout (2026) conditions were performed at study area intersections. All study area intersections are projected operate at an acceptable LOS with overall v/c ratios of less than one (1.0) in the AM and PM peak hours for all analysis scenarios.

Based on the criteria within the analysis, neither an exclusive northbound left-turn lane or southbound right-turn lane are warranted at the project access driveway on Oleander Avenue. The results within this report satisfy the requirements set forth by St. Lucie County for evaluating proposed development impacts.

Environmental Assessment

On February 3, 2021, a field review of the project limits was conducted by environmental scientists to document the existing habitat conditions and determine potential wildlife utilization. The field review also included a 15% gopher tortoise survey.

The presence of wetlands was evaluated based on the Florida unified wetland delineation methodologies in accordance with Chapter 62-340, Florida Administrative Code (FAC) and Chapter 62-331 FAC under the State 404 Program. These methods consider prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. Surface waters include both natural and manmade bodies of water, such as streams, lakes, ponds, canals, and ditches. Based on initial database review and subsequent assessment of the vegetative communities, hydrologic conditions,

and soils observed during on-site reconnaissance, there appears to be approximately 1.8 acres of wetlands and surface waters on-site.

The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants*, and Richard Wunderlin's *Guide to Vascular Plants of Florida*, were consulted to assess habitat requirements for listed plant species. Although six(6) state-listed plants were noted as possibly occurring in this area, but none were observed during field reconnaissance. No further action is required regarding listed plant species.

Approximately 10 acres of the project site are located within Flood Zone X – defined as areas determined to be outside of the special flood hazard area. Approximately 0.5 acres of the project area are located within Flood Zone X – within the 500-year floodplain, and two (2) acres are within Flood Zone AE – within the 100-year floodplain. Additional engineering analysis will be required to address effects to floodplain, including design and construction of flood compensation areas. This topic will be evaluated during civil engineering design and permitting with the SFWMD.

The applicant requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site, or in the immediate vicinity. It was determined that no historic or archaeological resources are anticipated to be impacted by development of the project site. The conclusion of the environmental assessment is as follows:

- The following state and federally listed species were observed or potentially occur onsite: Wood stork, gopher tortoise, and Eastern indigo snake. Additional surveys and permits may be required for the gopher tortoise and wood stork and implementation of the Standard Protection Measures is recommended for the eastern indigo snake.
- The project site is partially within a FEMA designated floodplain. Additional engineering analysis will be required to address effects to the floodplain, including design and construction of flood compensation areas. This topic will be evaluated during civil engineering design and permitting with the SFWMD.

Park Concurrency Evaluation

Parks and Recreation (Residential Classifications Only):
(Dwelling units x 2.6 = persons + 44,227 = population /LOS

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|----------------|-----------------------------|---------------------------------------|---------------------------------------|---------------------|
| Regional | 20.0 acres per 1,000 people | 8 | 8 | 0 |
| Urban District | 5.0 acres per 1,000 people | 2 | 2 | 0 |
| Community | 2.5 acres per 1,000 people | 1 | 1 | 0 |
| Neighborhood | 1.36 acres per 1,000 people | .55 | .55 | 0 |

School Concurrency

| School Name | Forest Grove Middle School | Fort Pierce Central High School |
|---------------------------------------|----------------------------|---------------------------------|
| <u>Distance</u> | Four (4) miles | Eight (8) miles |
| Current Zoning Enrollment Demand | 44 | 19 |
| Proposed Zoning FLU Enrollment Demand | 44 | 19 |
| Change in Demand | 0 | 0 |

Site Plan

The applicant is proposing to develop the subject vacant wooded parcel into a gated 50-unit single family development. The proposed development will maintain approximately one (1) acre of the property as a wetland, and provide for passive recreation for the community, including community grilling stations, tot lot and outdoor seating beside the interior pond. Sidewalks will be provided both internally and along Oleander Road with a bus stop for school age student pickup. A community entrance monument sign is also proposed at site entrance along Oleander Avenue.



Oleander Oaks Site Plan

Design Review

The proposed elevations for the single-family homes will provide for a variety of housing designs as illustrated below.



The building elevations proposed are contemporary in style with a coastal theme that incorporates decorative siding and louvers, colored metal roofs, stucco score lines, wooden brackets and garage access from the front. Each of the units have been designed as three (3) bedroom/two (2) bath dwelling units with ample space for private enjoyment.

Landscaping

The plant schedule requested consists of a total of 490 new tree specimens. The applicant is proposing to remove, replace, and mitigate trees, plant shrubs and install irrigation. The plans will involve the following, (please note that DBH stands for the Diameter breast height, which means the diameter of a single stemmed tree measured at 4½ feet above grade.

Diameter breast height shall be equal to the sum or aggregate of the individual stems' diameters measured at 4½ feet above grade.

- Trees to be relocated are: 107 Palms saved and 1,154 DBH hardwoods saved
- Trees to be mitigated: 203 Palms removed and 4,865 DBH hardwoods removed
- Trees to be planted include: 62 Palms 550 DBH hardwoods along common area.
347.5 DBH hardwoods planted on lots (200 trees)
- Shrubs proposed include: 1,746 shrubs planted.
The applicant will be planting the dry pond instead of having sod that will include 7,021 grass plantings)
- New Irrigation will be installed.

Technical Review Committee

All affected departments have reviewed the proposed applications with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

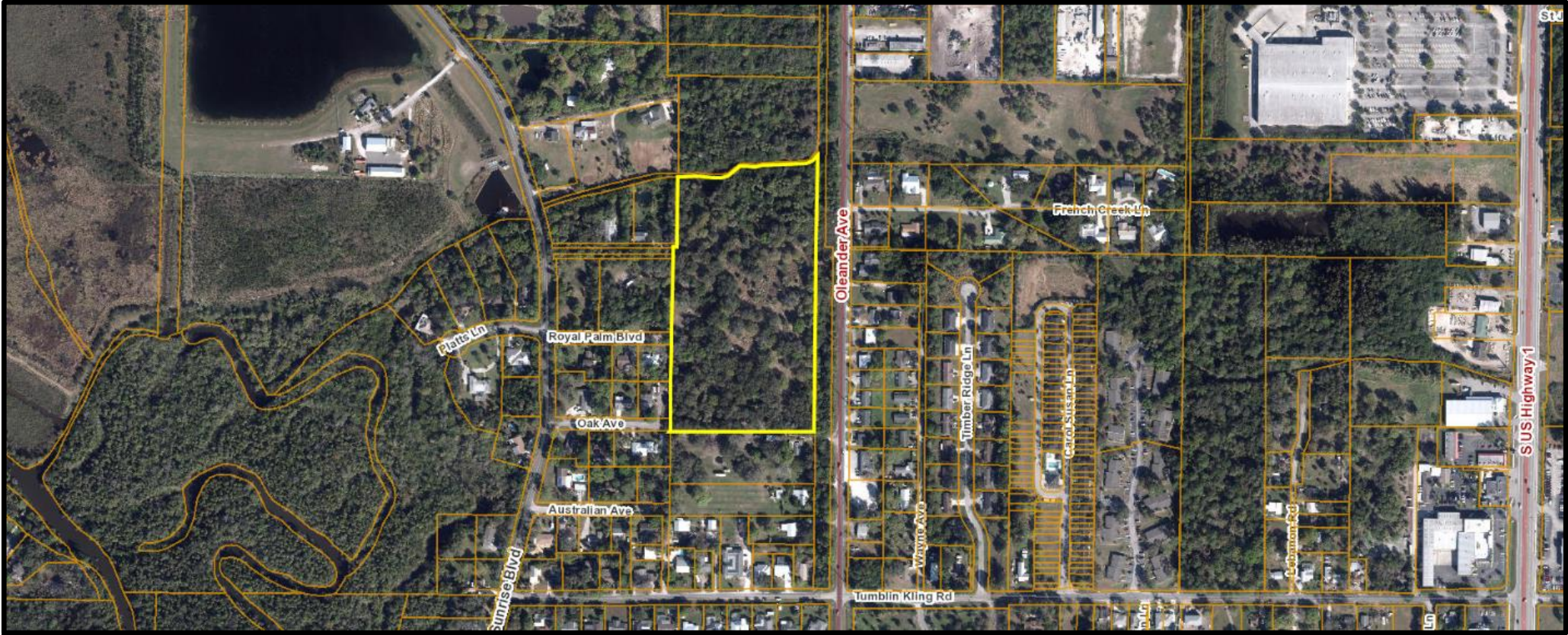
Staff Recommendation:

The presented Zoning Atlas Map amendment and Site Plan (Development and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan pertaining to the requested single family home development. The requested applications are consistent with City Code, the Comprehensive Plan, and do not adversely affect the public health, safety, convenience and general welfare of the City of Fort Pierce.

Staff recommends that the City Commission **APPROVE** the requested applications with the following conditions:

1. The tree mitigation as outlined in the Tree Mitigation Plan shall be paid prior to the issuance of a Building Permit.
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Final Certificate of Occupancy for the site.
3. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.
4. Should the subject PD not be issued a building permit within two (2) years from the date of PD approval, the zoning designation shall revert back to the R-4 zoning district zone.

AERIAL MAP



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



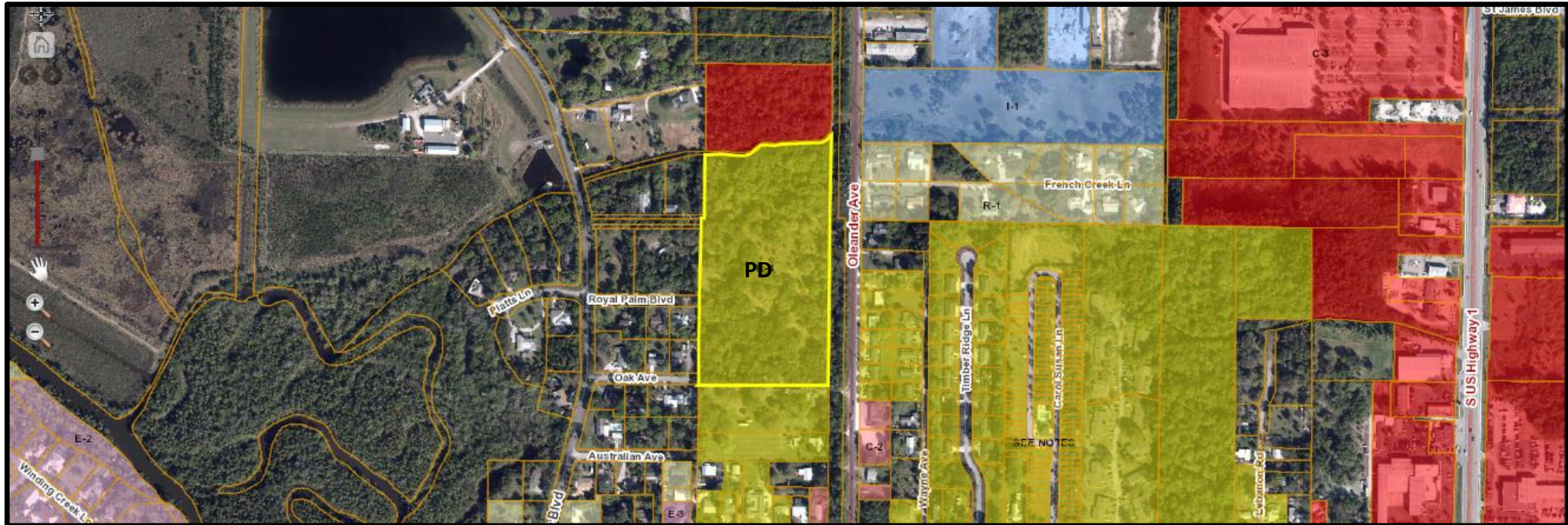
FUTURE LAND USE MAP



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



ZONING MAP



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





May 20, 2021

Blaine Bergstresser
445 24th 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 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.
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 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
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.

Sincerely,



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 7th 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



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

Florida

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 37th 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. 6th Street

Fort Pierce, FL 34950

772.466.1600 Ext. 3012

772.467.3115 Fax

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





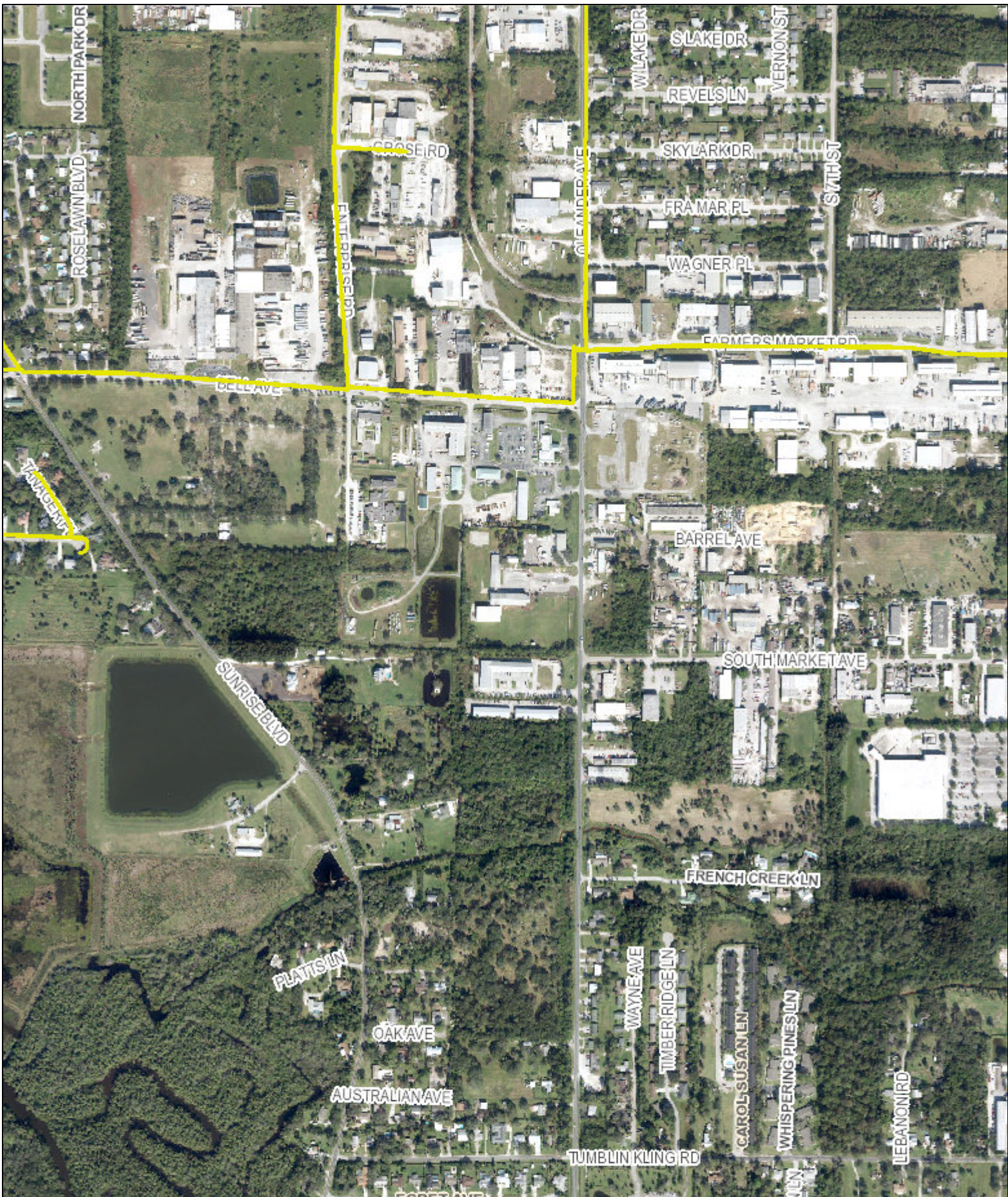
FPUA will require a utility easement for all propose FPUA facilities. Please find attached a copy of the FPUA GIS map (Gas).

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 | Lift Station | Waste Water |
| Raw Water Main | | |
| Wastewater Force Main | | |
| WW Gravity Main | | |
| Transformers | | |
| Overhead | | |
| Pad Mount | | |

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 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.fpu.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. 37th 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

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

4. SITE ADDRESS AND PARCEL ID

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

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 or Grant Chambers at 772-462-2741, 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

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <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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Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



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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www.slcfd.com



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

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 or Grant Chambers at 772-462-2741, 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, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | |
|---|---|
| <input checked="" type="checkbox"/> Recommend 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