

Surrounding Zoning:

North	East	South	West
PNRD (SLC)	PD/CP-1/C-3	C-3	R-1/AR-1 (SLC)

Site Area:

40.77 Acres

Utilities:

Located within the FPUA Service Area

Staff Analysis:

Request

Request for review of an application for a Site Plan (Development Review and Design Review) and Conditional Use (Innovative Residential Development) to construct a 488-unit multi-family innovative residential development with a Clubhouse, Pool, Garages, Recreational Courts, and associated site improvements.

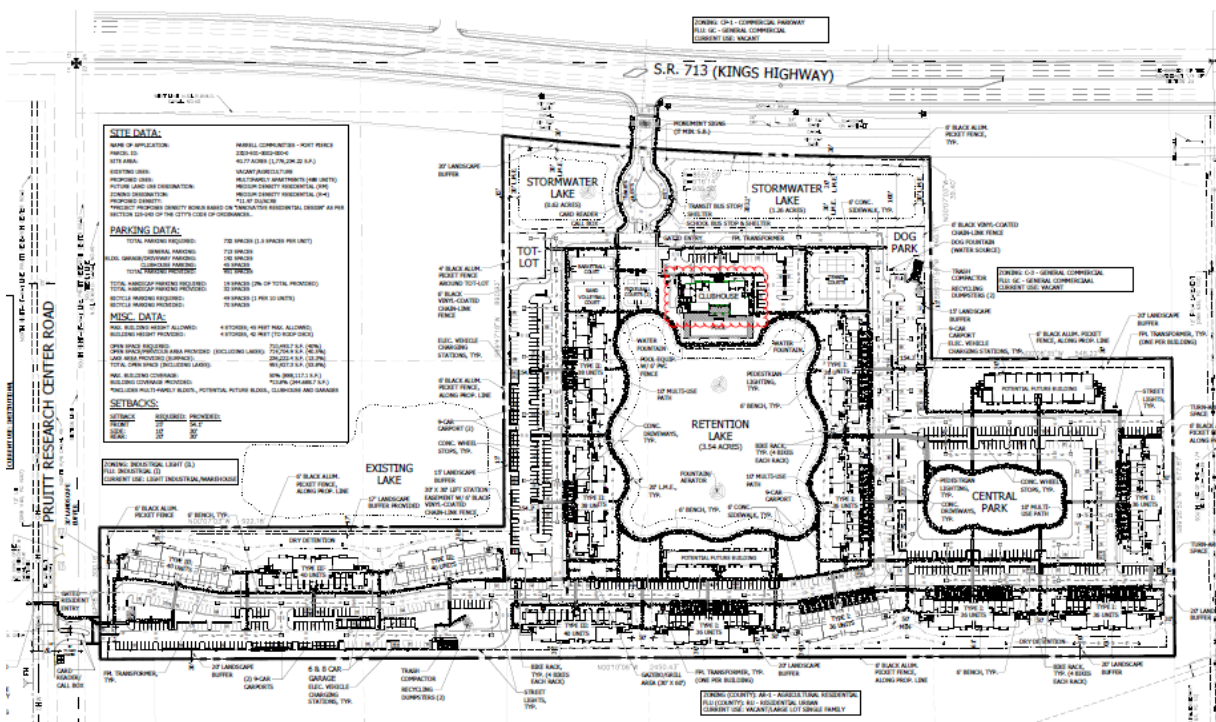
Project Summary

The proposed development will include 488 apartment units, the new Clubhouse, Pool, Garages, Recreational Courts, new landscaping, drainage improvements, lighting, parking for residents and employees (919 standard spaces + 32 ADA spaces + 70 Bicycle spaces). The applicant is requesting approval of a Conditional Use to be considered an "Innovative Residential Development" per City Code Section 125-243 for two (2) additional units per acre; a density of twelve (12) units per acre.

The development plans provided with this submittal reflect two (2) "Potential Future Buildings". There are no entitlements for those buildings being requested as part of the subject application. The Potential Future Buildings are set aside in case the above-referenced transit stop for the County's Area Transit System is put into place in the future, in which case the Applicant intends to make application to the City to add additional units to the Project based on the additional density afforded through Comprehensive Plan Policy 1.1.5 which allows for a density bonus for developments located within ¼ mile of a rail station, multimodal transit center or transit stop.

The Applicant has included a General Note on the Site Plan that states that no entitlements/units are assigned to the Potential Future Buildings as part of this approval but that allows City staff to review and approved/deny an application(s) to transfer units between buildings, including the Potential Future Buildings, and/or to phase the project so long as the design intent approved by the City Commission is maintained and overall density does not exceed 488 units.

It should be noted that the Potential Future Buildings are contemplated as all one-bedroom-unit buildings which Applicant feels will help serve the future housing needs of the area. The architecture for the Potential Future Buildings is being presented as part of the subject application to allow for a comprehensive review of the Project at this stage.



Existing Conditions

The site is currently vacant land. The subject parcel has a total of approximately 40.77 acres. The site is surrounded by vacant land to the north, south, and east and residential uses and vacant land to the west.

Design

Three (3) building types are proposed for the residential buildings:

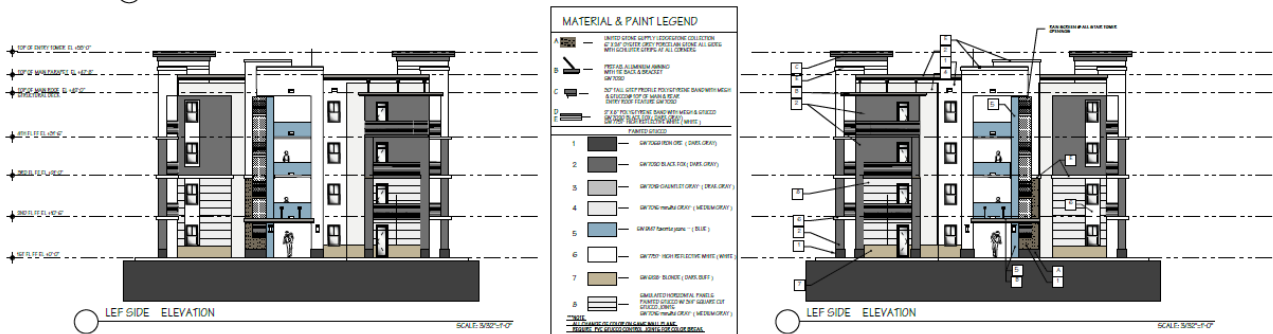
- Type I: 36 units; 12 garage spaces; 12 driveway spaces
- Type II: 38: six (6) garage spaces; six (6) driveway spaces
- Type III: 40 units; no garage or driveway spaces.

Unit sizes and mixes for the residential apartment units are noted below:

- 1-bedroom (790 SF): 104 units; 21.3%
- 2-bedroom (1,205-1,253 SF): 280 units; 57.4%
- 3-bedroom (1,573 SF): 104 units; 21.3%

The buildings are designed in a contemporary style that mirrors current trends in many residential projects. The building footprint designs provide horizontal articulation allowing the building mass to be broken up, reducing overall scale, and creating a more visually interesting facade. The fenestration utilizes contemporary features and materials including cantilevered balconies, horizontal railing, stone, banding, variations in roof types and heights, metal eyebrow shades, simulated horizontal panels, and smooth stucco broken into different wall panels by the building mass and stucco joints. The contemporary color/material palette varies between the different building types and brings good contrast for visual interest.

The proposed residential buildings will be four (4) stories in height with a roof deck height of 42'-0". The main parapets extend up to 47'-8" with the tallest feature being 53'-0". The maximum height allowed within the R-4 zoning district is 45'-0", and the Project complies with same given that the roof deck is at 42'-0", and vertical projections such as parapets are allowed to extend beyond the maximum height. The clubhouse was originally a two (2) story structure in height with the roof joist bearing at 25'-0" and the highest parapet being 34'-10". The clubhouse has since been reduced to a one (1) story structure in height with the roof truss bottom at 18'-6" and the highest parapet being continuing to be at 34'-10". Mechanical equipment will be located on the roof and screened from view. Conceptual floor plans, 2D colored elevations and roof plans of the residential buildings and clubhouse are provided with this submittal.



BUILDING TYPE II
38 UNIT BUILDING



FRONT ELEVATION

ALL WINDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT GLAZING WITH LOW E-COATING AND WHITE FRAMES
ALL BALCONY RAILINGS TO BE BLACK ALUMINUM

SCALE: 3/8"=1'-0"



LEFT SIDE ELEVATION

SCALE: 3/8"=1'-0"

MATERIAL & PAINT LEGEND

1. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
2. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
3. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
4. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
5. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
6. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
7. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
8. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)

PAINT COLORS

1. DARK CHARCOAL GREY (CHARCOAL GREY)
2. DARK GREY (DARK GREY)
3. DARK GREY (DARK GREY)
4. DARK GREY (DARK GREY)
5. DARK GREY (DARK GREY)
6. DARK GREY (DARK GREY)
7. DARK GREY (DARK GREY)
8. DARK GREY (DARK GREY)

FINISHES

1. DARK CHARCOAL GREY (CHARCOAL GREY)
2. DARK GREY (DARK GREY)
3. DARK GREY (DARK GREY)
4. DARK GREY (DARK GREY)
5. DARK GREY (DARK GREY)
6. DARK GREY (DARK GREY)
7. DARK GREY (DARK GREY)
8. DARK GREY (DARK GREY)



RIGHT SIDE ELEVATION

SCALE: 3/8"=1'-0"



REAR ELEVATION

SCALE: 3/8"=1'-0"

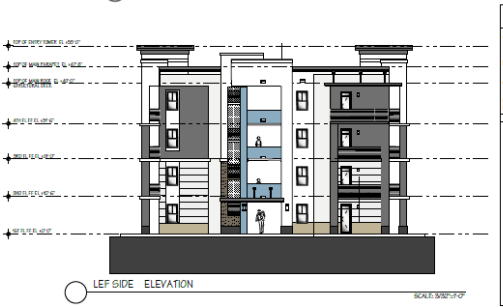
BUILDING TYPE I
36 UNIT BUILDING



FRONT ELEVATION

ALL WINDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT GLAZING WITH LOW E-COATING AND WHITE FRAMES
ALL BALCONY RAILINGS TO BE BLACK ALUMINUM

SCALE: 3/8"=1'-0"



LEFT SIDE ELEVATION

SCALE: 3/8"=1'-0"

MATERIAL & PAINT LEGEND

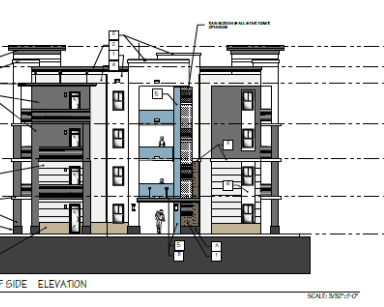
1. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
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6. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
7. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)
8. IMPACT GLAZING SYSTEM (LOW E-COATING AND WHITE FRAMES)

PAINT COLORS

1. DARK CHARCOAL GREY (CHARCOAL GREY)
2. DARK GREY (DARK GREY)
3. DARK GREY (DARK GREY)
4. DARK GREY (DARK GREY)
5. DARK GREY (DARK GREY)
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7. DARK GREY (DARK GREY)
8. DARK GREY (DARK GREY)

FINISHES

1. DARK CHARCOAL GREY (CHARCOAL GREY)
2. DARK GREY (DARK GREY)
3. DARK GREY (DARK GREY)
4. DARK GREY (DARK GREY)
5. DARK GREY (DARK GREY)
6. DARK GREY (DARK GREY)
7. DARK GREY (DARK GREY)
8. DARK GREY (DARK GREY)



RIGHT SIDE ELEVATION

SCALE: 3/8"=1'-0"



REAR ELEVATION

SCALE: 3/8"=1'-0"

BUILDING TYPE III
40 UNIT BUILDING

large lot single-family/agricultural uses to further justify the Project and provide additional buffering for adjacent properties.

The Project requires 288 interior trees, where 469 interior trees are being provided (181 additional trees or 62.8% additional). The project requires 284 buffer trees, where 329 buffer trees are being provided (45 additional trees or 15.8% additional). A total of 226 additional trees are proposed on the Project. Additionally, the height of most trees and palms proposed has been increased by at least 10% beyond the minimum size requirements at planting to provide additional justification for the Innovative Residential Development proposal.

The proposed landscape design provides native vegetation and careful placement of trees to provide extensive shade in open spaces areas and along walkways, significant foundation landscaping around buildings, screening of utilities, planting of the lake banks of the retention ponds for aesthetics, and enhanced aesthetics at the Project entrance. Trees along the buffers are clustered to provide for a more-innovative design, as opposed to trees spaced evenly in a more traditional, and frankly boring, design.

The overall tree plan (no shrubs) is provided on Sheet LP-1; detailed landscape plans are provided on Sheets LP-2 through LP-6, planting details for the residential buildings are provided on Sheets LP-7 through LP-9 and the Project plant list is provided on Sheet LP-10.



Plant List

Trees:

- 204 - S. FL Slash Pine
- 343 - Cabbage Palm
- 31 - Jacaranda
- 109 - Bald Cypress
- 62 - Washington Palm
- 396 - Live Oak
- 3 - Ranch Live Oak
- 4 - Sylvester Palm

- 13 - Japanese Blueberry
- 187- Crape Myrtle (Lavender)
- 3 - Ligustrum Tree
- 77 - Southern Magnolia
- 29 - Sycamore
- 19 Red Maple

Shrubs:

11,837 Shrub Varieties

Ground Covers:

St. Augustine + 3" Shredded Mulch

Right-of-way, Sidewalks, & Lighting

Per City Code Section 125-316. – Access Control, the applicant has complied with the provisions of this section by promoting the safety of the motorist, pedestrian, and minimizing traffic congestion.

Per City Code Section 125-317. – Sidewalks, the applicant has provided continual access for pedestrians, safe and efficient sidewalks and sidewalk linkages, and sidewalks with a minimum width of five (5) feet in width.

Per City Code Section 125-315. – Off-Street Parking and Loading (j)(1), the applicant has provided a minimum average of one footcandle for all parking areas.

Vehicular circulation has been carefully designed to allow sufficient area for maneuvering by emergency and service vehicles. A substantial pedestrian sidewalk system is provided throughout the Project with a minimum of 6' sidewalks, connections to all parking areas and buildings and trees placed adjacent to walkways wherever possible. The above-referenced 10-foot multi-use path creates a wonderful opportunity for pedestrian and bike activity.

A photometric plan has been provided with this submittal which depicts the proposed exterior lighting within the Project. Pole mounted lights are proposed to provide lighting within the parking areas. Pedestrian scale pole-mounted lights are proposed along the walks around the central lake and Central Park pedestrian walks. Lighting is also provided at the sport courts, tot lot and dog park. All lighting will be high efficiency LED lighting.

Traffic Impacts

Kimley-Horn (Traffic Consultant for St. Lucie County Planning & Development Services) has reviewed the traffic impact statement (dated February 22, 2023) prepared by Simmons & White related to the above-mentioned project. The proposed project consists of 488 multifamily dwelling units and is generally located southwest of the intersection of SR 713 (Kings Highway) & Pruitt Research Center Road in the City of Fort Pierce, Florida. The project has an estimated buildout year of 2025. The total trip generation potential for the proposed development is 2,281 daily trips, 203 AM peak hour trips (47 entering / 156 exiting) and 191 PM peak hour trips (117 entering / 74 exiting). Access to the site will be provided via two (2) connections: one (1) directional driveway on Kings Highway and one (1) full access driveway on Pruitt Research Center Road. Based upon project volumes, an ingress northbound left turn lane at the intersection of Kings Highway and the project directional driveway is warranted. The analysis demonstrates that the study area roadways and intersections will operate acceptably upon buildout.

A traffic impact statement is provided with this submittal which concludes that the surrounding roadway network will continue to function at an acceptable level of service in compliance with City Code Section 105-5.

Rezoning Analysis

Section 125-243 of the City's Land Development Code, entitled "Innovative Residential Developments," contains the following standards applicable to a multifamily residential development that shall be satisfied in order to qualify for the two (2) additional dwelling units per acre and the related Conditional Use approval by the City. The Applicant's demonstration of compliance with those criteria applicable to the additional density is contained below in italics typeface:

(a) Purpose. Innovative residential developments are developments which achieve a more creative and imaginative housing environment than normally occurs by use of the clustering technique, by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments.

Demonstration of Compliance: The Project has been thoughtfully and carefully designed to create a more innovative multifamily residential apartment project than normally occurs. Factors that, in the opinion of the Applicant, qualify the Project as an innovative residential development that are above-and-beyond a "normal" apartment building project and the minimum requirements of the City are listed below:

- ❖ *Four (4) residential buildings have been clustered around a large central lake comprising 3.54 acres which is proposed as an amenity (as opposed to a depressed grassed stormwater detention area).*
- ❖ *A small green with benches and shade trees is provided immediately inside the gates at the main Project entrance to provide an enhanced vista into the Project as one enters.*
- ❖ *Extensive amenities centrally located are being offered including:*
 - *A substantial two (2) story clubhouse containing approximately 14,793 square feet includes a cyber-café/events room, media room, 2-story fitness center, kids lounge, spin room, game/party room, business center/co-work room, conference space, yoga/aerobics room, dog washroom, leasing space, package hub and indoor/outdoor sitting areas.*
 - *A large pool.*
 - *Basketball, volleyball, pickleball (2) and tennis courts (2) all of which are lit at night.*
 - *An approximately 0.52-acre Central Park which is larger than a football field and contains a 10-foot-wide multi-use path, shade trees, benches and large open central green.*
 - *A gazebo/grill area.*
 - *A tot lot.*
 - *A dog park.*
 - *A meandering ten (10) foot wide multi-use path lined with shade trees that surrounds the central lake, the Central Park and provides a convenient connection between the two for pedestrian and biking activity. Other sidewalks have been increased to six (6) feet.*
 - *Approximately 5.72 acres of lakes including a 3.54-acre central lake.*
 - *Numerous opportunities for seating on benches strategically located throughout the site (approximately 39 benches).*
- ❖ *An extensive network of pedestrian paths increased to six (6) feet wide are provided throughout the Project, most of which have been lined with shade trees.*
- ❖ *A high quality of architecture is proposed as discussed in the "Architecture" section of this narrative.*
- ❖ *Landscape buffers have been increased to between five (5) to ten (10) feet beyond the minimum ten (10) feet required.*
- ❖ *The building setbacks along the sides have been increased beyond the minimum required.*
- ❖ *Significant enhancements to landscaping beyond the minimum requirements are provided as further discussed in the "Landscaping" section below.*

(e)(1) Landscaping. Landscaping. The gross density may be increased up to one unit per acre for landscaping plans which provide for effective use of existing vegetation and/or for approved landscape plans for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and/or recreation areas. This increased density may only be awarded if the landscaping of the innovative residential development will exceed the requirements in section for landscaped area by ten (10) percent, for amount of trees by ten (10) percent and/or in terms of qualitative characteristics of the landscaping.

Demonstration of Compliance: As depicted on the landscape plans provided with this submittal, the Applicant is proposing a carefully designed, very dense landscape design and substantial additional landscaping to create an aesthetically pleasing project and to satisfy the innovative residential development criteria. Details regarding the “extra” landscaping proposed are noted below:

- ❖ The City Code requires 10-foot buffers on all sides. The Applicant has increased the buffers to 20’ along Kings Highway and Pruitt Research Center Drive, 15-20 feet along the sides and 20’ feet along the rear adjacent to the large lot single-family/agricultural uses to further justify the Project and provide additional buffering for adjacent properties.
- ❖ The Central Park has been densely landscaped with large shade trees to create an inviting and shaded sitting area for enjoyment of the tenants.
- ❖ A densely landscaped entry into the Project from Kings Highway is typical of a luxury development.
- ❖ The residential buildings, clubhouse and pool are densely landscaped typical of a luxury development.
- ❖ Shade trees are provided throughout the development including along the walkways and multi-purpose path.
- ❖ Forty percent (40%) open space (not counting the lakes) and 53.3% open space when counting the lakes is provided. Forty percent (40%) open space is required for Innovative Residential Developments.
- ❖ The Project requires 288 interior trees, where 469 interior trees are being provided (181 additional trees or 62.8% additional). The project requires 284 buffer trees, where 329 buffer trees are being provided (45 additional trees or 15.8% additional). A total of 226 additional trees are proposed on the Project. Additionally, the height of most trees and palms proposed have been increased by at least 10% beyond the minimum size requirements at planting to provide additional justification for the Innovative Residential Development proposal.
- ❖ Trees are proposed around the lake banks as an added aesthetic enhancement for the Project.
- ❖ A six (6) foot “tree lawn” is provided between the sidewalks and the driveways to allow trees to be planted on both sides of sidewalks and to separate pedestrian traffic from vehicular traffic, both of which will enhance the pedestrian experience.

(e)(2) Siting. The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for creative placement of buildings and/or other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.

Demonstration of Compliance: As demonstrated below, the site design and placement of buildings have been creatively designed to establish an innovative residential development by use of visual focal points and physical.

- ❖ Four (4) residential buildings have been clustered around a large central lake comprising 3.54 acres which is proposed as an amenity (as opposed to a depressed grassed stormwater detention area).
- ❖ A small green with benches and shade trees is provided immediately inside the gates at the Project entrance to provide an enhanced vista into the Project as one enters.
- ❖ An approximately 0.52-acre Central Park is provided and has been densely landscaped with large shade trees to create an inviting and shaded sitting area for enjoyment of the tenants.
- ❖ A densely landscaped entry into the Project from Kings Highway is typical of a luxury development which creates a nice vista into the Project.
- ❖ The expansive clubhouse and large pool are centrally located on the central lake to provide vistas and focal points.
- ❖ Pedestrian pathways increased to six (6) feet wide lined with shade trees are provided throughout the development to create a walkable community. A six (6) foot “tree lawn” is provided between the sidewalks and the driveways to allow trees to be planted on both sides of sidewalks and to separate pedestrian traffic from vehicular traffic, both of which will enhance the pedestrian experience.
- ❖ The roadway and building placement along the west property line meander to avoid a long, linear row of buildings.
- ❖ A meandering ten (10) foot wide multi-use path is provided around the central lake and Central Park.

❖ *Building setbacks along the sides and rear have been increased beyond the minimum requirements.*

(e)(3) Design. The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-S zone) for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and/or other design elements of the innovative residential development.

Demonstration of Compliance: The Applicant is proposing enhanced architectural features beyond a standard multi-family housing project as demonstrated in the "Architecture" section of this narrative and on the plans provided with this submittal.

(g) Open Spaces. Innovative residential developments which receive density bonuses in accordance with subsection (e) of this section shall comply with the following provisions: (1) In all such innovative residential developments, at least forty (40) percent of the site, exclusive of aquatic areas, shall be devoted to open space. Of this required open space area, no more than twenty-five (25) percent may be utilized privately by individuals or users of the innovated residential development. At least seventy-five (75) per cent of the required open space area must be common open space.

Demonstration of Compliance: Open space is provided at 40.0% of the site as required for innovative residential developments. It should be noted that the 40% open space provided does not include the lake areas which would typically be included in an open space calculation. When the lake areas are included in the open space calculation, approximately 53.3% of the site (21.7 acres) is provided at open space. all open space on site will be for the enjoyment of all residents of the community.

Comprehensive Plan

The subject property is designated with an RM, Medium Density Residential future land use. The designation is intended for parcels suitable for multifamily residential uses ranging in density from six 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. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code.

Fort Pierce Engineering Department

See attached document.

Fort Pierce Building Department

See attached document.

St. Lucie County Planning Department

See Kimbley-Horn Traffic Impact Review

St. Lucie County PW/Engineering

See Kimbley-Horn Traffic Impact Review

Fort Pierce Police Department

No Comments

City Clerk Office

No comments received.

Code Enforcement

No comments received.

Fort Pierce Utilities Authority

See attached document.

St. Lucie County Fire District

See attached document.

Florida Department of Transportation

The applicant should contact FDOT to request an access Pre-Application meeting to coordinate the proposed connections.

St. Lucie County School Board

The St. Lucie County School District has reviewed the above reference project. Thank you for incorporating a turnaround before the gate and bus stop. To assure it will work for us:

- a. Verify that a school bus can make the turnaround before the gate with auto turn analysis or similar.
- b. We expect about 100 students to be generated from the development. As such we may have 20-30 students waiting for the bus at any given time. Can a shelter and appropriate waiting area be incorporated into the plan at the stop location?

Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the City Commission.

The Planning Board unanimously recommended Approval with an additional 5th condition to allow potential phasing at Staff Level.

Staff Recommendation:

The proposed Site Plan (Development and Design Review) and Conditional Use applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

1. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review.
2. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
4. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.
5. No entitlements/units are assigned to the Potential Future Buildings as part of this approval, but it allows City staff to review and approve or deny any application(s) to transfer units between buildings, including the Potential Future Buildings, and/or to phase the project so long as the design intent approved by the City Commission is maintained and the overall density does not exceed 488 units.