

November 8, 2024

Planning Department
City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Design Review Narrative

Consistent with the developments created by the applicant, the Symphony Lakes development aims at creating a quality and attainable residential community with some light industrial transitional elements on the northwest corner of the property. As expressed and emphasized throughout the Future Land Use Map Amendment and PD Rezoning applications, this property is surrounded by a variety of uses, ranging from low-density residential to the south and east and high-intensity heavy industrial to the north and west. Therefore, the overall PD site was designed to provide proper transition between these highly differing uses.

As approved in the PD Rezoning conceptual plan, the Pod proposed for Site Plan approval at this time is the single-family development, consisting of 286 single-family lots. The entry to this community is an 80' shared right-of-way, which will also provide access to the high-density multifamily Pod 3 to the north. The gated entry to Pod 1 will feature a landscaped entry sign to promote the feeling of community and a sense of place, in addition to the feeling of safety created by the security feature.

Within the community, residents and guests will first see the lake and amenity center on the right side as they drive into the neighborhood. Once at the residential portion of the community, various architectural elevations will line the streets, providing a dynamic architectural environment showcasing different roof types, window details, arches, and projections. Each building will have their own landscaping at the front lawn, further enhancing the streetscape and character of each home, in addition to the provided street trees. Furthermore, street lights are being provided at an interval that will ensure safety and visibility during the late hours of the day.

In order to ensure adequate buffering from surrounding properties and to maintain the privacy of existing neighbors to the east, the site is bordered by a landscaped 25' buffer, which includes a berm and fence. The landscape within this berm is designed to be native and diverse, providing a natural-looking vegetated wall. Some of the landscape used in these buffers include Live Oaks Roal Palm, Curved Cabbage Palm, Clusia, Cocoplum, and others. This variety will ensure visibility through this buffer is minimal at every level.