

CITY OF FORT PIERCE

PLANNING DEPARTMENT

STAFF REPORT

PROJECT: SYMPHONY LAKES FINAL PD - PD2024 - 00009

TO: RICHARD CHESS, CITY MANAGER

REVIEWER: KEV FREEMAN, PLANNING DIRECTOR

MEETING: OCTOBER 6th, 2025

LOCATION: East of Selvitz Road and North of Devine Road.

Parcel #'s 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4

The subject parcel is generally located southeast of Glades Cut Off Road and west of Selvitz Road on the north and south of Energy Lane

REQUEST: Review Symphony Lakes Final Planned Development Plan for Phase 1 - PD2024-00009 (4300 SELVITZ RD Fort Pierce, FL 34981)

SUMMARY

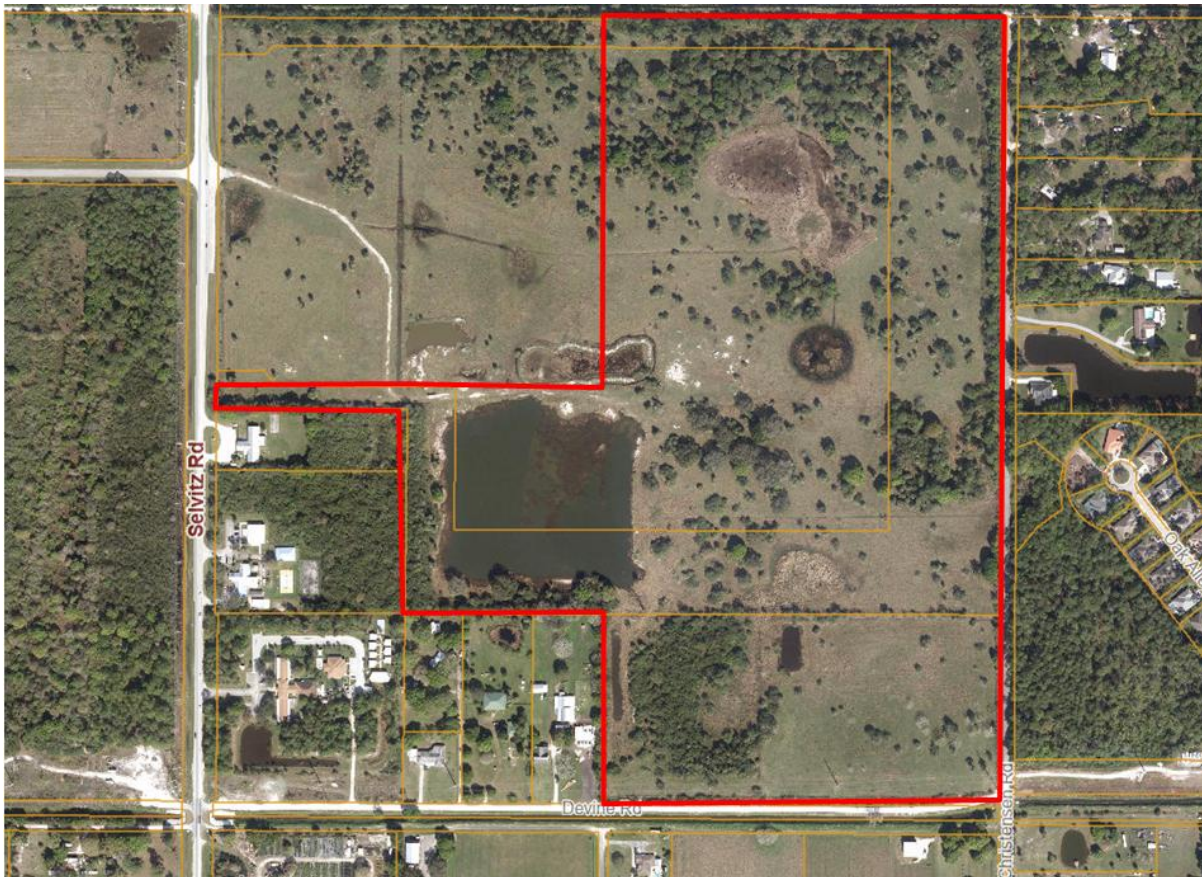
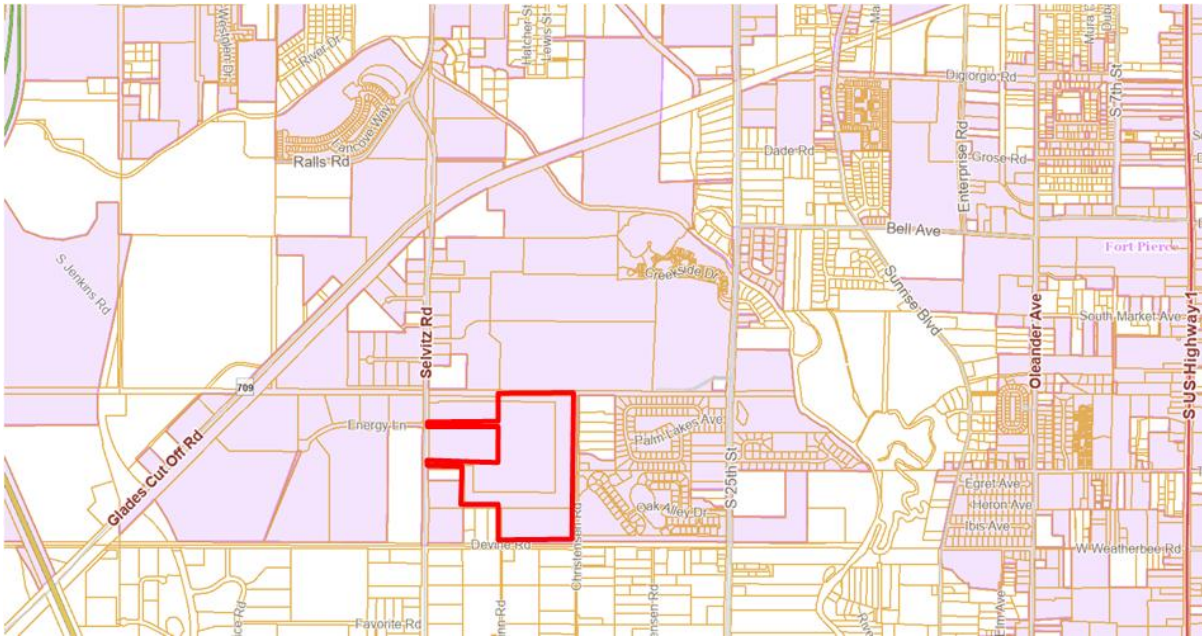
A proposed first phase of a mixed-use development on the NE corner of Devine Rd and Selvitz Rd. The overall 122.8-acre site was approved for MXD land use on April 1, 2024, under Ordinance number 23-057. Separately, the rezoning to PD was approved on June 3, 2024, under Ordinance 23-058.

The overall concept plan proposed 625 units which would generate a gross density of 5.1 du/ac. Pod 1 is the largest Pod on the site, providing the development with a conservation area as well as multiple lakes.

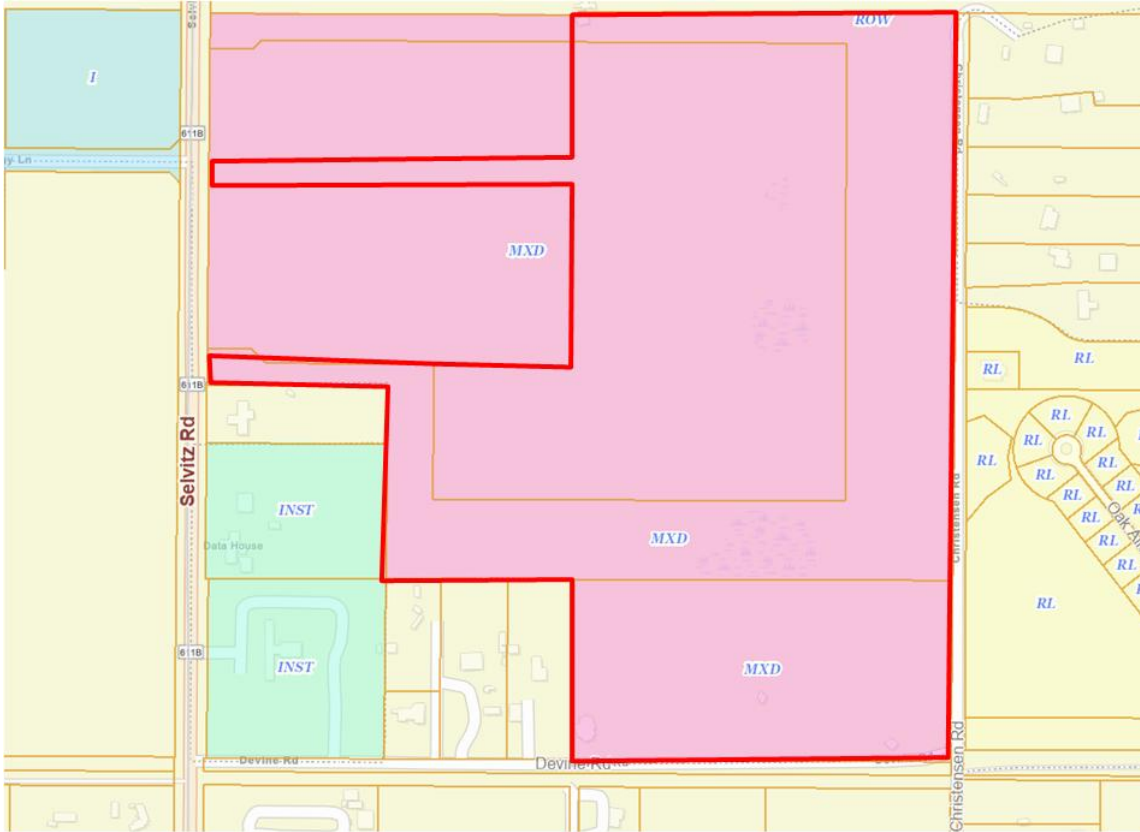
Pod 1 comprises +/- 88.05 acres and proposes 286 single-family residential units, at approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved per the conceptual PD plan. This Pod also provides its residents with an amenity center, located just east of the primary entrance to the community. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood.

The northern edge of the entire site borders a canal, separating the proposed development from the industrial use area north of this site. An existing 20-foot buffer exists on the industrial side of the 45-foot canal. In addition, there is a 40-foot landscaped berm on the northernmost edge of the site to aid in the separation and buffering of these two uses. This provides 200 feet between the proposed residential properties and the buffer on the industrial site.

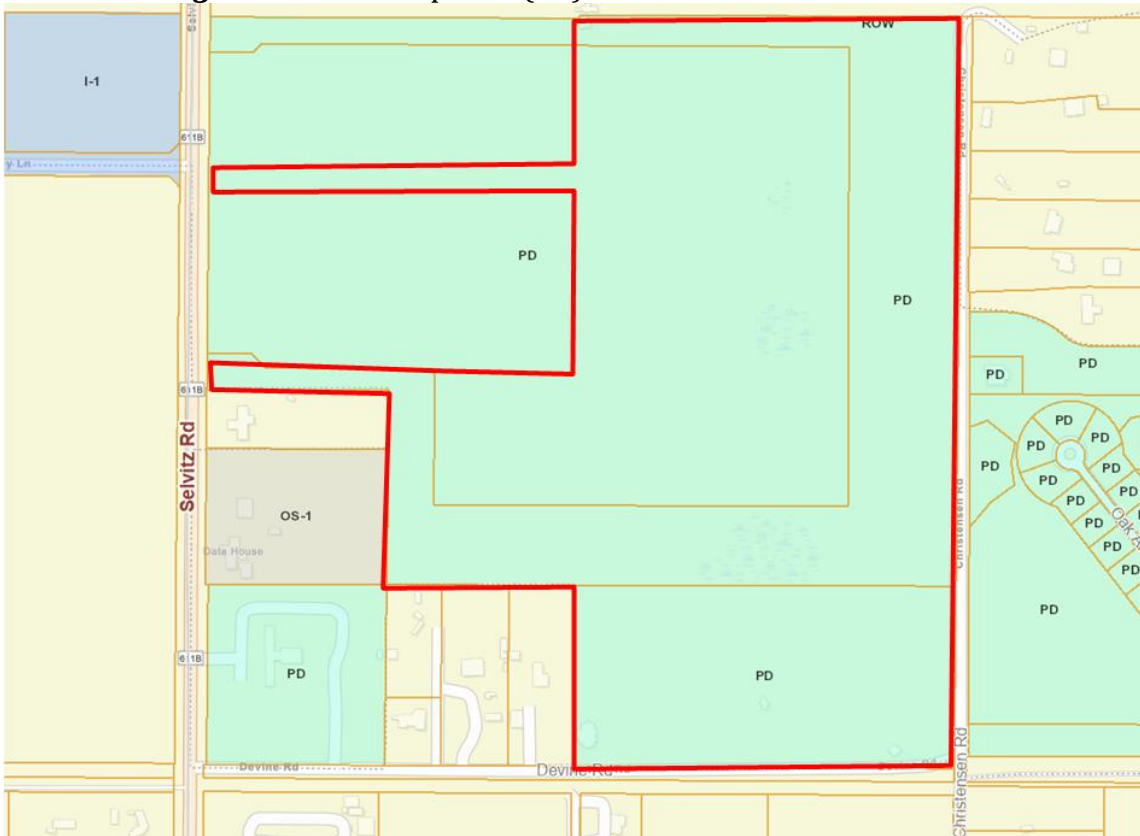
Location & City Limits:



Future Land Use: Mixed-Use Development (MXD)

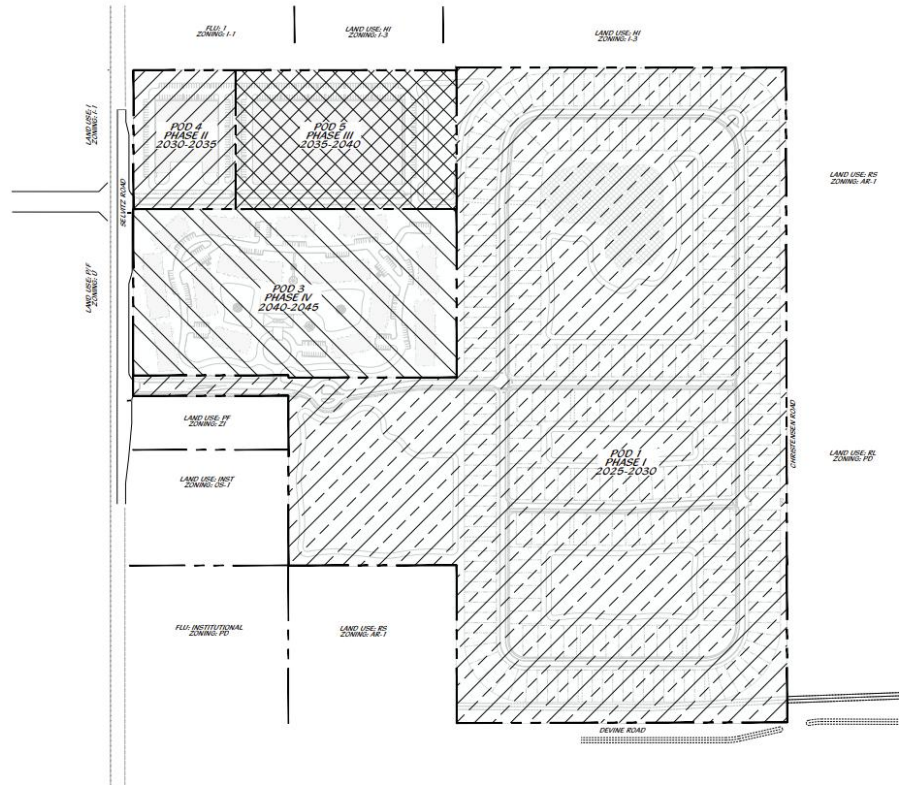


Current Zoning: Planned Development (PD)



PHASING

Pod 1 is the first of 4 Pods which comprise this development.



- Pod 1: to be substantially completed within five (5) years of the Effective Date of this Agreement, as same may be modified per the terms of the Agreement;
- Second Pod: to be substantially completed within five (5) years of the First Pod Completion Date, as same may be modified per the terms of the Agreement;
- Third Pod: to be substantially completed within five (5) years of the Second Pod Completion Date, as same may be modified per the terms of the Agreement; and
- Final Pod: to be substantially completed within five (5) years of the Third Pod Completion Date, as same may be modified per the terms of the Agreement.

COMPREHENSIVE PLAN

1.1.6 Policy:

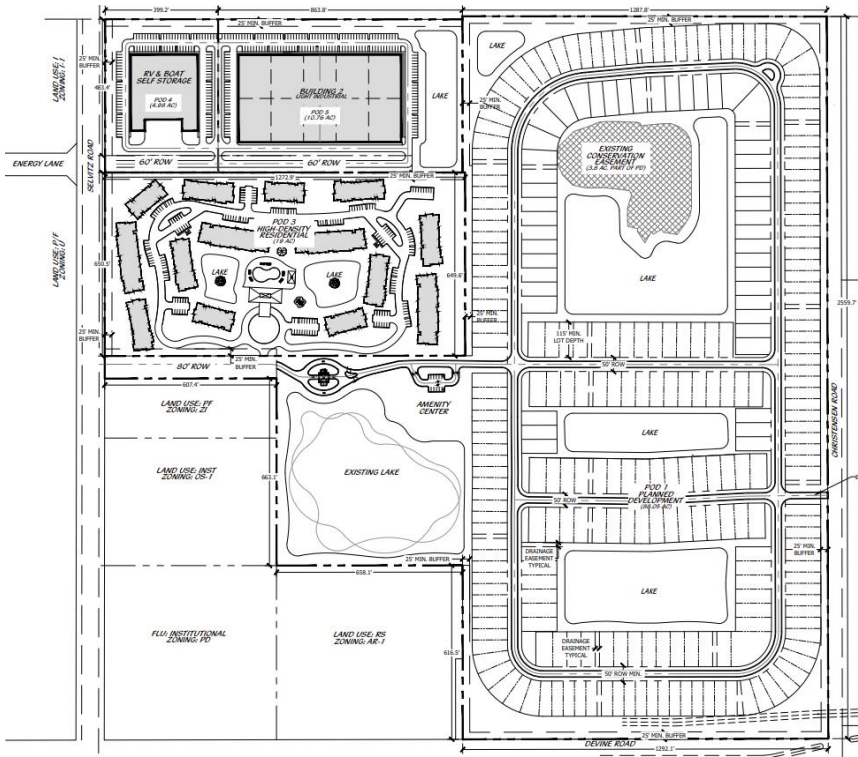
B. Mixed-Use Development (MXD): Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

- Residential (single-family and/or multifamily);
- Commercial—General and/or Neighborhood;
- Commercial—Town Center;

Hotel (minimum 100 units);
Office Uses—Professional and/or medical;
Industrial;
Institutional.

- The proposed final PD complies with the MXD FLU designation by virtue of the Master PD approval.

Previously Approved Site Plan (Conceptual):



PLANNING BOARD - JUNE 9th, 2025.

The Planning Board recommended, by vote of 6 to 1, to move the application to the City Commission with a recommendation of APPROVAL.

The following conditions should be attached.

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. All conditions of the 'Conceptual' Symphony Lakes PD have been met.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

ENVIRONMENTAL

The Environmental consultants for the project conducted a listed species survey on July 29th, 2024. These surveys were conducted using pedestrian surveys throughout the project site to look for the evidence of tortoises and other state/federally listed species or evidence of their site use. The survey covered the entire site and there was suitable gopher tortoise habitat onsite. Multiple transects covered the entire site. A total of 122.8 ± acres were surveyed during this 100% survey of the site. Activity and burrows or evidence of tortoise site use was found in the survey area. Based on the results of the survey, we do feel there are gopher tortoise on site. No other listed species were found during the 100% survey of the site, nor is there any viable habitat for these species to use. The applicant will be required to meet State requirements in respect of relocation of gopher tortoise prior to site development activity.

The native large wetland on site will not be impacted. The other wetlands proposed to be impacted have been offset with the expansion and enhancement of this large onsite wetland.

TRAFFIC

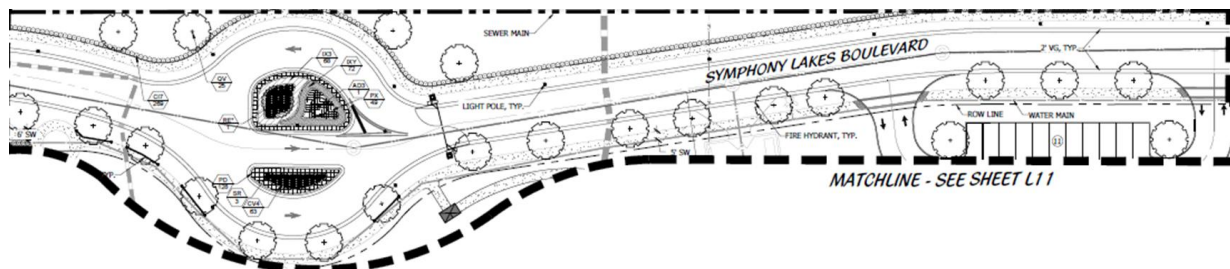
The project proposes traffic/roadway improvements, which have been agreed with St. Lucie County and consist of 60-foot and 80-foot / 50-foot access roads off Selvitz Road as shown on the Master Site Plan that will provide access to the Pods and shall be constructed as part of the development of Pod 1 and shall be constructed consistent with the City’s approved plans.

The proposed improvements satisfy the City of Fort Pierce transportation concurrency requirements.

The development of future pods within the Symphony Lakes Master Planned Development will require additional traffic impact studies.

SCHOOL DISTRICT

The Site Plan includes the provision of a School Bus stop and turn around.



HEALTH, SAFETY and WELFARE

The Project shall perform in accordance with the requirements of the proposed Development Agreement in relation to public health, safety and welfare. Project provides the following:

- A. Roadway Access: Two primary access roads off Selvitz Road and an emergency-only access point off Christensen Road.
- B. Bus Stop: A school bus stop, a bus turnaround area and sidewalks within the Project.
- C. Utilities: A looped water main and private lift station to serve the needs of the Project. Utility lines and infrastructure within the Project.
- D. Open Space and Lakes for the benefit of residents of the Project, and stormwater management.
- E. Sidewalks: Pedestrian sidewalks and Streetlights are located on both sides of the internal roads.
- F Landscaping: Large landscape buffers are provided around the perimeter.

RECOMMENDATION

Based on the review of the project, Compliance with the Comprehensive Plan and consideration of the impact upon the Health, Safety and Welfare of the public. Staff recommend that City Commission APPROVE the application for Final PD Site Plan subject to the eight (8) conditions of development listed below.

(The conditions incorporate the recommendations made by the Planning Board).

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
 2. The development of Pod 1 shall satisfy all applicable conditions of the ‘Conceptual’ Symphony Lakes PD.
 3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
 4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
 5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
 6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
 7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.
 8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.
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ALTERNATIVE RECOMMENDATIONS

Approve with Additional/Alternative Conditions.

Or

Disapprove.

Appendix A

PD Conditions attached to the ‘Conceptual PD’ Approval (ORD 23-058):

- Indicate compliance with the following conditions attached to the Approval Ord 23-058 (attached below):
 1. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, The Planned Development Final Site Plans must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c): Phasing. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases. A development phasing schedule indicating:
 1. The approximate date when construction of the project can be expected to begin.
 2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
 3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
 2. Per City Code Section 125-212(c)(1)(e), Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.
 3. Per City Code Section 125-212(b)(3), In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).
 4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.
 5. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
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6. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.
 7. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
 8. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
 9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.
 10. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
 11. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
 12. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of non-residential acreage.
 13. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
 14. The Final PD site plan shall contain the following information, at minimum:
 - a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - c. The location, size and height of present and proposed buildings and structures.
 - d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
 - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
 - f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
 - h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
 15. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
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16. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

17. Additional mitigation/Improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

18. ROW dedication in respect of Selvitz RD will be identified through the site plan process.

19. Improvements to the sidewalk along Selvitz RD will be identified through the site plan process.

20. An evaluation of the potential signalization at Energy Lane and further evaluation of allowable movements at the southern proposed access shall be undertaken during the site plan process.

21. The maximum use of the site shall maintain compliance with the 2045 Long Range Transportation Plan.

22. The analysis of which roadway segments will require widening as a result of background traffic and FLU traffic. To support FLU traffic, roadway widening will be required for Selvitz Road from Favorite Road to the property based upon the 20% non-residential FLU FAR.