

December 4, 2024

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: PD Statement of Benefits

Please accept this letter as the statement of benefits for the Pod 1 single-family residential neighborhood within the overall Selvitz Mixed Use area. This single-family pod is the first and largest phase for Symphony Lakes, providing 286 dwelling units, the primary access roadway for the single-family and multifamily areas, +/-14 acres of lakes, and +/-3 acres of preserve area within a conservation easement.

There are a number of benefits for this PD pod. Firstly, this is the largest infill development in Fort Pierce, allowing these 122 acres of unused lands previously used for mining to be developed while utilizing existing infrastructure. Providing additional homes and job opportunities in an already urbanized area enhances the existing neighborhood and businesses in the area.

Second, this is the initial phase of development for a mixed-use, transitional development that provides logical buffering and transition between the low-density residential to the south and east and the high-intensity industrial to the north and west. This ensures that the existing surrounding residences are protected and screened from the future light industrial and multifamily pods.

This PD pod also provides important environmental benefits to the community. The plan protects the existing sensitive habitat areas on the north portion of the site by placing it in a conservation easement. Additionally, the developer is committed to cleaning and enhancing the existing onsite lake on the southwest portion of the pod, a lake which was previously used in the mining operations that took place on the site. Therefore, the development will enhance the environmental quality of the site and overall area.

Sincerely,



Daniel T. Sorrow
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