

May 16, 2025

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

**Project Name:** Symphony Lakes (AKA Selvitz Road MXD)

**Application Type:** Phase 1 Final Planned Development

**Project Number:** PD2024-00009

**Engineering – Selena Griffett**

1. Per City Code Section 121-12(e) Sidewalks shall be installed on both sides of all streets in the subdivision.

Response: Sidewalks are proposed on both sides of the street for roadways within all ROW sections of the development.

2. The 10' multi-purpose trail on the north side of the 80' RW disappears in the middle. Either the 10' trail or a 6' sidewalk should continue to and within the residential development.

Response: Comment acknowledged. The 10' multi-use trail and 6' sidewalk have been revised to continue through the full 80' ROW, ensuring connectivity with the single-family pedestrian system. Additionally, a 5' sidewalk will extend beyond the entrance to the apartment pod, consistent with the 50' typical ROW.

3. Typical sections show a minimum 6' width for multi-use trails, the standard minimum width of a multi-use trail is 10'.

Response: Sections where the multi-use trail is present, both a 6' and 10' width is proposed on altering sides of the roadway. 6' is proposed as is the minimum width for two wheelchairs to comfortably pass side by side.

4. The typical section shows 6'-10' multi-use trails on either side of the 80' RW roadway, however the plan view shows 5' sections in some areas, please coordinate.

Response: The typicals and plan have been made consistent to show 6'-10' multi-use trails on either side of the 80' RW roadway. A 5' sidewalk section continues after the multifamily apartment pod as is consistent with the 50' typical RW section. A label has been added at this transition, please see sheet SP2.

5. Sheet 2 of the Site Plan, Typical Lot Layout, 50' lot does not show side setback dimensions.

Response: Side setback has been added to the 50' lot typical.

6. Please show ADA ramps and crosswalks throughout the residential area.

Response: ADA ramps have been added at intersections.

7. The site plan and survey reflect an existing SFWMD Conservation Easement. The plans indicate a proposed drainage swale will encroach into the limits of this easement and according to the Typical Lot Layout accessory construction can have a 0' setback when abutting a lake or open space. This means that there will only be a 5' separation between the conservation easement and accessory construction. Please provide a copy of this recorded easement which describes and allowable activities within the easement and any required buffers.

Response: The recorded easement has been included and does not have a buffer requirement. The proposed drainage swale is located outside the limits of the existing conservation easement and is intended to support the preservation area by aiding in the management of land or water to maintain its natural, restored, enhanced, or created condition.

8. Recommendation the 0' rear accessory setback for lots abutting lakes and open space areas be eliminated and 3' be utilized.

Response: Comment acknowledged. However, a 0' rear accessory setback will be proposed for the lots abutting lakes and open space areas. We believe this setback is appropriate given the additional horizontal separation and the overall design of the development.

9. Update the site plan to include the overall property boundary dimensions and bearings.

Response: Boundary dimensions and bearings have been added to the site plan, please see all updated sheets.

10. Provide pedestrian sidewalks along Devine and Selvitz.

Response: Sidewalks have been added along Selvitz Road. Devine Road is not a proper right-of-way and is a canal access road, therefore sidewalks will not be provided in this section.

11. Environmental Impact Report:

- a. Multiple noted information has a generic response of "See Site Plan for details, and issued SFWMD permits." This information is not found on the Site Plan.

Response: The permit issuance is found within the civil plans.

12. Traffic Impact Report

- a. The Traffic Impact Report should be reviewed and approved by St. Lucie County.

Response: Comment acknowledged, an authorization letter was provided with the initial submittal for the St. Lucie County third-party reviewer to provide their comments and analysis.

- b. Review Figure 2 Traffic Assignment values with distribution summary on page 5 to ensure consistency.

Response: The traffic values have been reviewed for consistency.

- c. Coordinate the historic growth rate of 2% with St. Lucie County and TPO.

Response: The historic growth rate has been coordinated with St. Lucie County and TPO.

- d. Have any other proposed developments or recently completed projects in the area been included in the background traffic?

Response: The county is still coordinating on any recent projects/ developments in the area with traffic background.

13. The Landscape Plan only shows landscaping on one side of POD 1 roadways, but the typical sections included in the Site Plan show landscaping on both sides.

Response: Both the Site Plan and Landscape Plan include typical sections that note street trees are only required on one side of the roadway. The Landscape Plan has been revised for consistency with the Site Plan and typical ROW sections, and landscaping has been strategically placed where feasible to minimize potential conflicts.

#### Advisory Comments

1. The grading, paving, and drainage plans were reviewed conceptually and will be further reviewed at the time of DPCR submittal.

Response: Comment acknowledged.

#### **FPUA – Melody Nelson**

Approved

#### **Comments on Files**

1. Per Ordinance 24-015, The PD Zoning Development Agreement is required as part of the Final PD Submittal.

Response: Comment acknowledged, this is being provided in this resubmittal.

2. Per Ordinance 24-015, A Tree Mitigation Plan is required as part of the Final PD Submittal.

Response: Comment acknowledged, a tree mitigation plan is being provided with this resubmittal.

3. Per Ordinance 24-015, Architectural Drawings with a digital Color Board are required as part of the Final PD Submittal. As mentioned in your response, 12A is the former Design Review Application, I do not see a document listed as 12E. Please submit the documents which you intend to represent this section under this file category. Thank you.

Response: Comment acknowledged, architectural drawings and a color board are being provided with this resubmittal.

4. Per Ordinance 24-015, Phasing Plans are required as part of the Final PD Submittal. Please resubmit.

Response: A phasing plan showing this Phase 1 within the overall PD is being included in this resubmittal.

5. Per Ordinance 24-015, Architectural Drawings with a digital Color Board are required as part of the Final PD Submittal.

Response: Comment acknowledged, architectural drawings and a color board are being provided with this resubmittal.

6. Per Ordinance 24-015, Floor Plans are required as part of the Final PD Submittal.

Response: Comment acknowledged, floorplans are being provided with this resubmittal.

#### **Site Plan – Kevin Freeman**

1. Please provide landscaping details, and maximum heights for the typical lot conditions on the site plan.

Response: The typical lot conditions are provided with the site plan. Additional landscape plans for the lots will be provided during the construction of the homes.

2. Although staff will not be applying regulations of building design elements. Including; external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms, as per F.S.163.3202. (5)(a) but will be considering the height, bulk, orientation, or location of a dwelling on a lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors, as defined in the same section.

Response: Acknowledged, a design packet has been included for review showing the typical buildings/colors/elevations, however the final architecture will be provided at the time of building permit.

#### **Phasing Plan – Kevin Freeman**

1. Tabulate all construction timelines of all phasing elements, Pods, infrastructure completion, etc. including anticipated CO timelines, and whether the north access road will be constructed as part of Phase 1. (Development Agreement Section 2.) – refer to applicable development conditions attached below

Response: A detailed construction timeline has been provided on Sheet 1 of the Phasing Plan. This includes the projected 5-year interval buildouts for each phase, consistent with the Development Agreement

2. Detail all the Roadway Improvements and anticipated contributions/timelines worked into phasing. (Development Agreement Section 4.)- refer to applicable development conditions attached below

Response: The traffic timeline has been included within the development order in exhibit "c".

#### **Landscaping/buffer – Kevin Freeman**

1. Provide a detail of the wall adjacent to Christensen Road, staff recommend a solid decorative concrete panel wall of a minimum of 6 ft high.

Response: There is no wall proposed within Christensen Road, however there will be a vegetated buffer to screen from the adjacent road.

2. Provide a detail of the emergency access gate at Christensen Road.

Response: An emergency access gate detail is provided on sheet SP12.

**Stormwater Retention & Landscaping – Kevin Freeman**

1. A stormwater report is required in association with the submitted construction plans.

Response: Acknowledged, the stormwater report has been included with the construction plan.

**PD Conditions attached to the 'Conceptual PD' Approval (ORD 23-058) – Kevin Freeman**

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:
  - I. The approximate date when construction of the project can be expected to begin.
  - II. 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.
  - III. 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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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).

Response: Comment acknowledged.

4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

7. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

### **General Comments - Kori Benton**

a) Please include signal timings used as an appendix of the TIA.

Response: Acknowledged. Please see Appendix M

b) Please include relevant information pertaining to improvements along Selvitz Road within the appendix.

Response: Please see the Appendix J – St. Lucie County Capital Improvement Plan.

c) Please contact County staff regarding vested development information within the study area.

Response: Acknowledged. Fort Pierce Commerce Center (Energy Lane) is included as committed traffic.

d) Please note that development of additional pods will require separate traffic impact studies.

Response: Acknowledged.

### **Study Area - Kori Benton**

a) Please update the significance table to utilize two-way peak hour capacities and project trips per St. Lucie Transportation Planning Organization (TPO) Standardized Traffic Impact Studies (TIS) Methodology and Procedures.

Response: Acknowledged. Please see the revised Table 3.

### **Existing & Background Intersection Conditions - Kori Benton**

a) Please include existing and background traffic conditions within the HCS analysis. Results for these scenarios should be included in the intersection result tables.

Response: Acknowledged

### **Project Access - Kori Benton**

- a) It is understood that an ingress right-turn lane will be constructed; however, please update the analysis for the ingress right-turn lane at the project driveway using the methodology outlined in NCHRP Report 457.

Response: Acknowledged. Please see the updated driveway analysis

**Signal Warrant Analysis - Kori Benton**

- a) Please update the signal warrant analysis to use guidelines published within the latest Manual on Uniform Traffic Control Devices (MUTCD) 11th Edition (dated December 2023).

Response: Acknowledged.