

November 8, 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:** Narrative

On behalf of the applicant Selvitz I LLC, Selvits II LLC, and Selvitz III LLC, please accept this narrative as a part of the Site plan application for the proposed mixed-use development on the NE corner of Devine Rd and Selvitz Rd. This 122.8-acre site was approved for a 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. The Selvitz Road development is a gated community with two access points to this site, which are both proposed on Selvitz Road. There is an entrance provided for EMS use only along Christensen Road, this entrance is not to be used by residents or visitors at any time. Additionally, no entrance is present on Devine Road.

The proposed Pod 1 Site Plan is consistent with the Pod 1 conceptual plan that was carefully crafted and approved at the June 3<sup>rd</sup> City Commission hearing. This pod has approximately 88 acres and its primary use is residential. Pod 1 provides the site with 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved by the City of Ft. Pierce per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1. 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.

In addition, the Symphony Lakes development dedicated 3.8 acres of Pod 1 to an existing conservation easement. These 3.8 acres of preservation are located in the northeast area of the site. The north edge of the entire site borders a canal, separating the proposed development from the Industrial use area north of this site. There is already an existing 20-foot buffer on the Industrial side of the 45-foot canal. In addition to the existing buffer on the industrial parcel and the canal, 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. There is a total of 200 feet between the back of house and the edge of the northern edge of the buffer on the industrial site.

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The PD concept plan and subsequent Pod 1 site plan were carefully designed and curated to ensure that the gated community has minimal impacts on the surrounding neighbors. While the PD approval incorporates a significant portion of preservation, the 625 residential units comply with the PD's conservation requirements respectfully.

We look forward to working with staff to facilitate the development of this project. Should you have any questions or clarification about this project, please do not hesitate to contact me at dsorrow@coteleur-hearing.com or 561-747-6336.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D.T.S.', with a stylized flourish extending to the right.

Daniel T. Sorrow  
Project Manager, Coteleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458