

# Cotleur & Hearing

**Ballarena Multi Family  
Ballarena Group Corp  
Project #21-07000032**

City Council – December 19<sup>th</sup>, 2022  
City of Ft. Pierce, Florida



**Applicant – Treasure Townhomes, LLC**  
Jorge Ballarena  
Sabrina Escobar



**Landscape Architects and Planners – Cotleur & Hearing**  
- Daniel T. Sorrow, PLA, AICP, LEED AP BD+C  
- Anna Erickson  
- Mariana Arias Sanz



**Civil Engineer – MBV Engineering, Inc.**  
- Aaron Stanton, P.E.



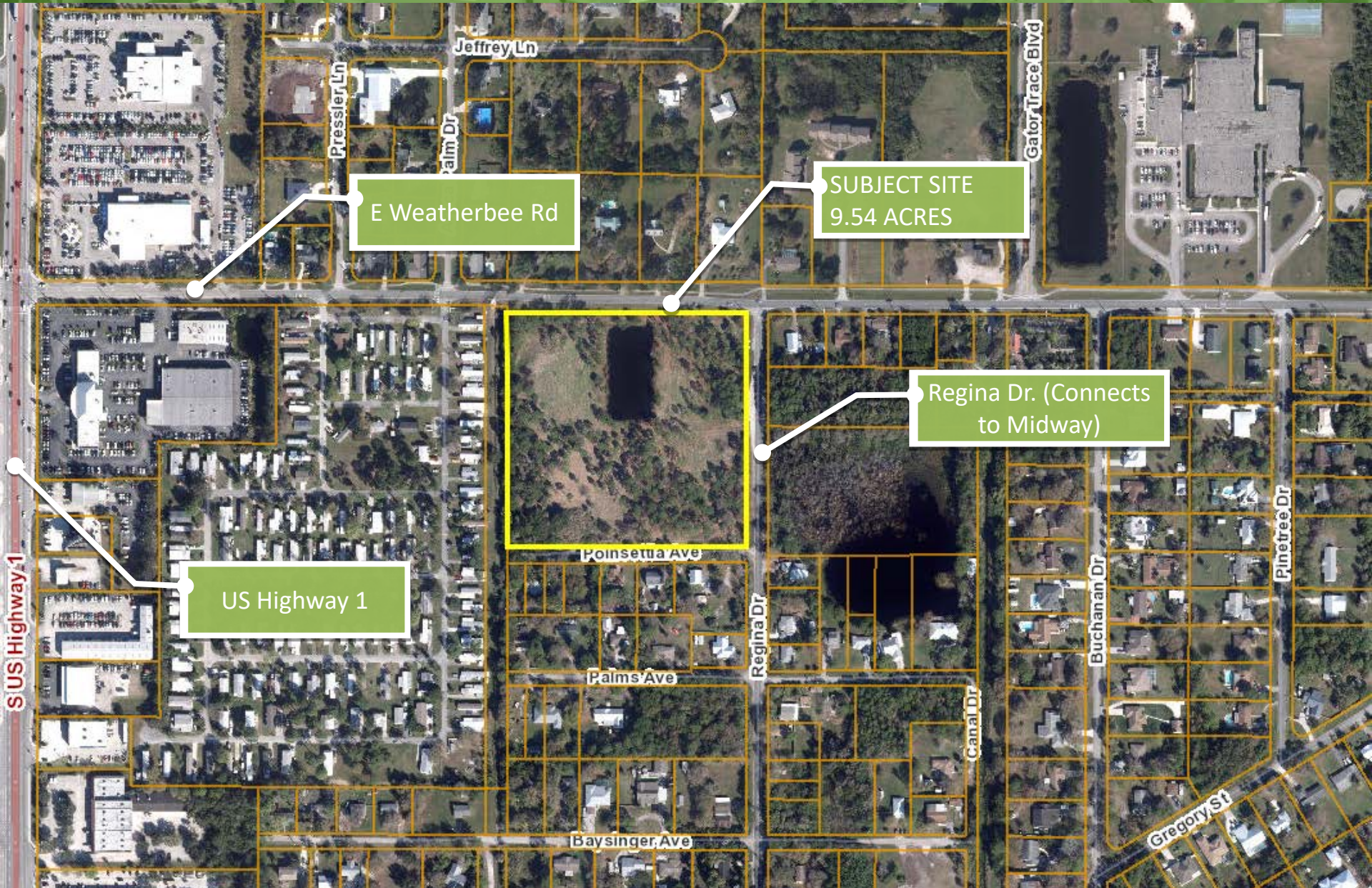
**Traffic Engineer- O'Rourke Engineering & Planning**  
- Susan E. O'Rourke, P.E.

# Ballarena

Ft. Pierce's Newest  
Multifamily Community

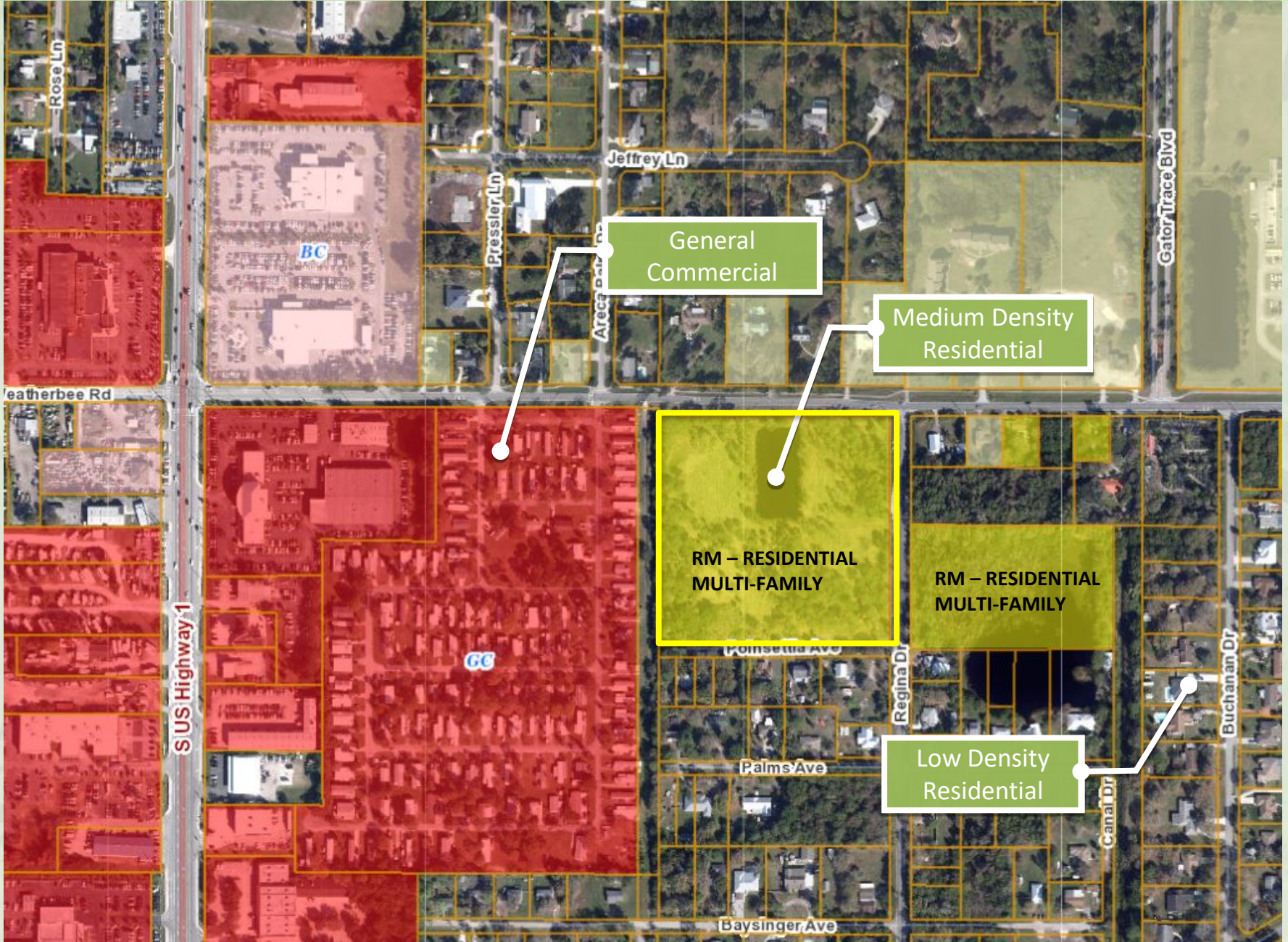


- Property: +/-9.578 AC
- Ex. Future Land Use: Residential Medium (RM)
- Ex. Zoning: R-4 (up to 12 DU/acre. Density Bonus +2 units)
- Site Ingress/egress off E. Weatherbee RD



# Location | Surrounding Uses







# Site | Proposed Site plan



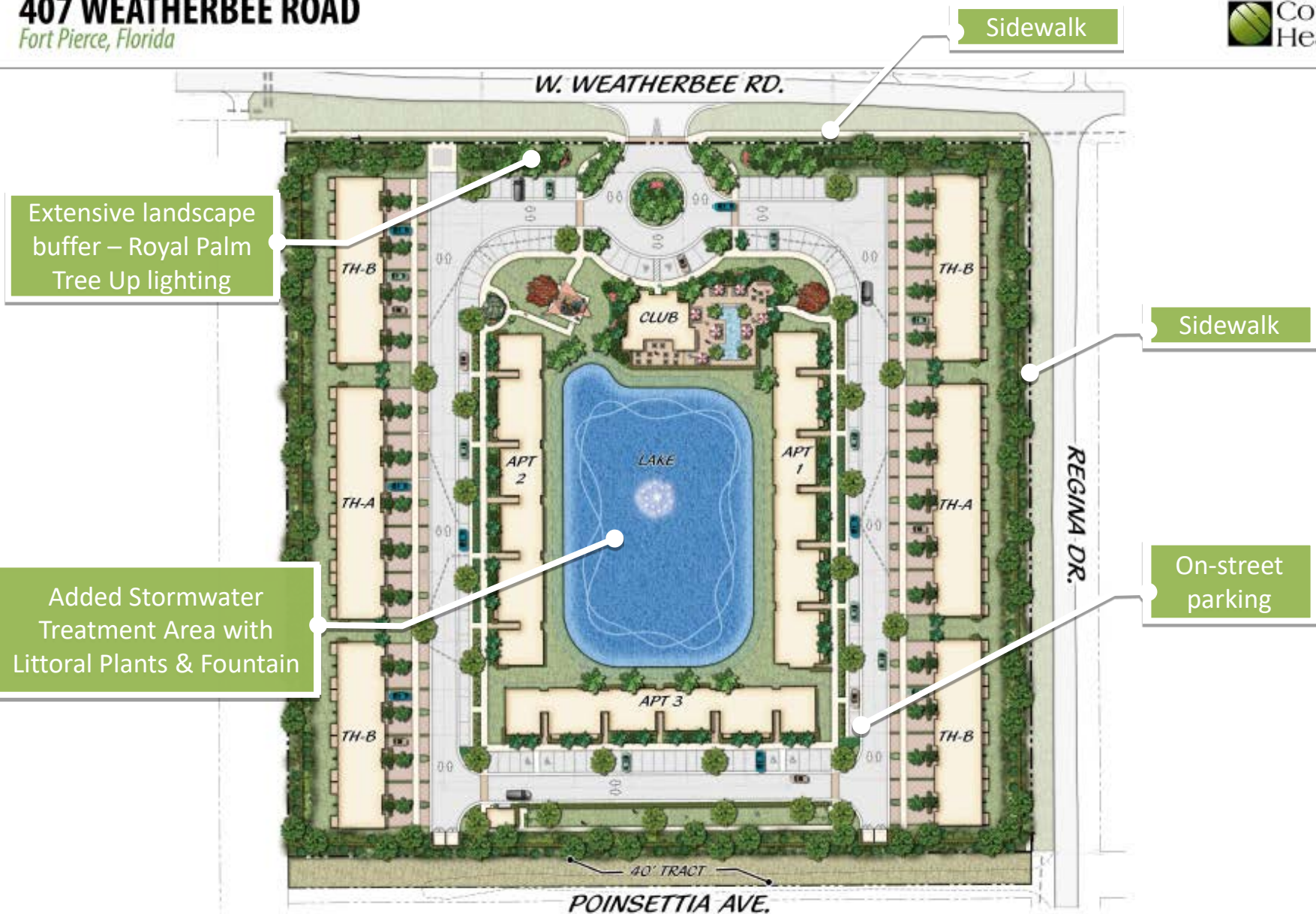
- 52 Townhome Lots
- 62 Apartment Units
- Tot Lot
- Picnic Area
- BBQ Area
- Pool
- Office/Gym
- Cultivating Garden
- Dog Park

SITE PLAN



North

## 407 WEATHERBEE ROAD Fort Pierce, Florida



SITE PLAN



North

## Density Bonus

### **Innovative Residential Development Initiative Sec. 125-243**

Allows for a Density Bonus for 2 residential units

- 1.) Landscaping: Exceed City Code by 13% in quantity and quality (168 Trees Required, 303 provided)
- 2.) Siting: Creative Placement of buildings (apartments on water, TH on edge)
- 3.) Design: Architecture Modern Design with Balconies

NOVEMBER 14, 2022

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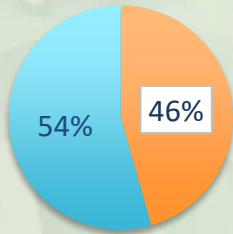
### **Staff Recommendation**

The proposed Site Plan (Development and Design Review) and Conditional Use applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

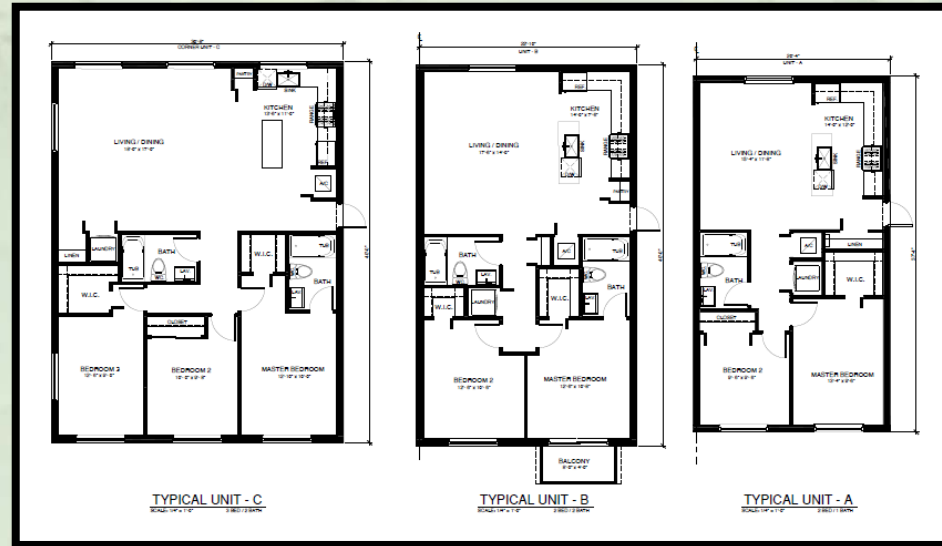
## 62 Multifamily Apartment Units (3bd/ 2bd)

- (2) 20-Unit Buildings
- (1) 22-Unit Building

## Unit Distribution

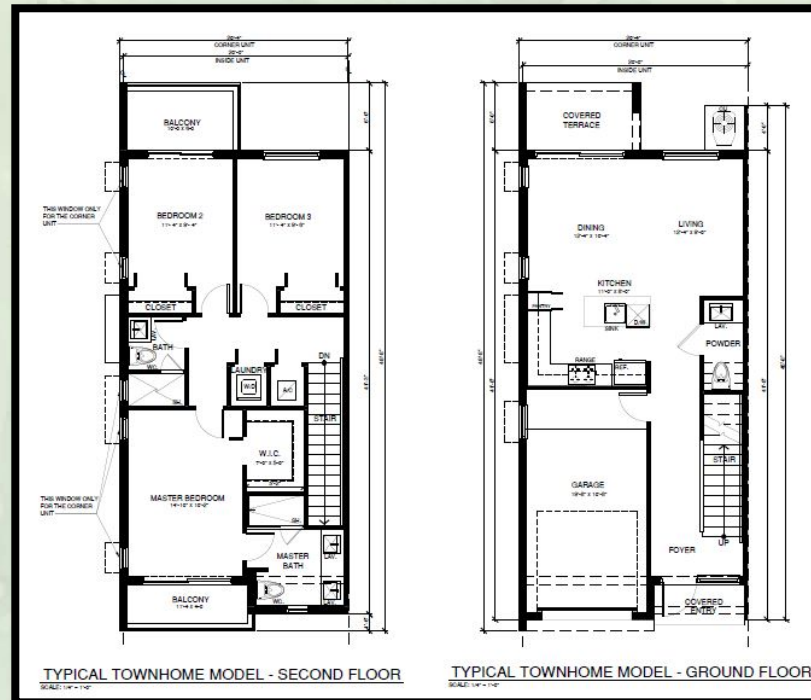


■ Townhomes 
 ■ Apartments



## 52 Townhome Units (3bd's)

- (4) Buildings Containing 9 units
- (2) Buildings Containing 8 Units



## Townhouse



Flat Roof allows for HVAC screening with Parapet wall

## Apartments

Impact Glass Windows  
CMU Block Construction



## Clubhouse



## Pool



Medium-density residential townhome project provides good use of an existing undeveloped infill site.

Requested Site Plan and Density Bonus of 2 additional residential units is consistent with the provisions in the Land Development Code and the Comprehensive Plan and is compatible with the surrounding area.

Technical Review Committee recommends approval.

Request favorable support of Project #21-07000032

# Thank You

Questions?