



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

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**TO:** DeVonshay Johnson, Co-Deputy City Manager

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Site Plan (Development Review)**  
**4601 Regina Dr.**

**BOARD DATE:** April 7, 2025

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**STAFF REPORT**

**Owner:** Martin Ugarte  
Ivy Development Group,  
LLC; Treasure Townhomes,  
LLC

**Applicant:** Coteleur & Hearing  
1934 Commerce Ln. Suite 1  
Jupiter, FL 33458

**Applicant's Request:** Approval of Site Plan Development Review

**Location(s):** 4601 Regina Dr.

**Parcel ID:** 3403-501-0025-000-5

**Future Land Use:** Medium Density Residential (RM)

**Current Zoning:** Medium Density Residential (R-4)

**Surrounding FLU:**

North	East	South	West
RL	RM	RM (county)	GC

**Surrounding Zoning:**

North	East	South	West
R-1	R-4	RS-3 (county)	C-3

Utilities: FPUA

Site Location:



9.5 +/- acres

Staff Analysis:

**Request**

In accordance with Article V Sections 125-194 and 125-313 of the City Code, the applicant is requesting the review and approval of a site plan to develop 94-units of townhomes, to be named Treasure Townhomes.

**Future Land Use & Zoning**

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo).

The subject site has a zoning district classification of the Medium Density Residential (R-4) district which is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service, and which have adequate access to arterial or collector streets. Certain non-residential uses are permitted under the parameters and safeguards set forth in this section.

***Design Review***

The applicant is proposing to develop 94-unit townhomes. The townhomes will be fee simple, and residents will have an option to choose from 7 design and color schemes to choose from. The variety color options will add depth to the community feel and look. The community will have four (4) 7-unit buildings and eleven (11) 6-unit buildings. There are no amenities provided for the community. The existing lake will be preserved and converted into a fountain lake at which residents and their visitors will be greeted by upon entrance into the ungated community.

***Parking***

The 9.574 acre property, per city code requires 188 parking spaces for the townhome community. The community will provide 94 garage spaces and 94 driveway spaces. There will be an additional 34 of-street standard parking spaces and 2 off-street ADA parking spaces; totaling 224 parking spaces. The applicant parking exceeds the minimum requirements.

***Landscaping***

The development requires 37 trees; 1 tree per 100 sq of required landscape area. The applicant will provide 61 trees, to include a variety of live oaks, Japanese blueberries, sabal palm cluster, green buttonwoods, and ligustrums. There will be a 10' wide landscape strip around perimeter with fencing.

***Traffic Impact Statement***

The traffic analysis submitted by O'Rourke Engineering & Planning assessed that neither right nor left turning lanes are required due to anticipated traffic volume and traffic speed. It is determined that the project meets the requirements for concurrency.

***Lighting***

The applicant provided a photometry listing where the proposed foot-candles will be placed throughout the community, providing ample lighting.

***Technical Review Committee***

All affected departments have reviewed the proposed site plan application with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

***Planning Board Recommendation***

The Planning Board, at their March 10, 2025, meeting, voted 6-0 to recommend approval of the request with six (6) conditions (revised):

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
  - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in

accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

- i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
  - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
2. An updated Environmental Assessment shall be required prior to issuance of site building permit approval.
3. A 5-ft sidewalk shall be installed along Poinsettia Ave and approved prior to the issuance of Final Certificate of Occupancy.
4. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity.
5. Addresses will need to be submitted to the Planning Department for all units prior to building permit application.
6. Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

***Staff Recommendation:***

The proposed application meets the standards of the City's Code Section 125-194 and 125-313.

Therefore, Staff recommends that the City Commission **APPROVE** the subject site plan subject to the noted (revised) six Conditions.