



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**Meeting Date:** 8/15/24  
**Property Address:** Site Plan - 4601 Regina Drive - Parcel ID: 3403-50-0025-000-5

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
- 4. Building Permit required.
- 5. Signed and sealed construction drawings required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - Shall include a signed and sealed Life Safety Plan
  - Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
- 11. Open permits, requiring attention exist.
- 12. Shall meet the Fire Prevention Code:
  - Sprinkler system is required.
  - Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_ Date: 8/2/24



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*

**TO : Kerry Driver, Planner**

**FROM : Venetia Barnes, Stormwater Engineer**

**THRU : Tracy Telle, Engineering Manager**

**RE : Site Plan & Design Review – Treasure Townhomes, LLC – 4601  
Regina Drive – PZSITE2024-00001**

**DATE : August 14, 2024**

This is to advise you that we have completed the review of the following documents as received by this office on August 2, 2024:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Site Plan Application                                    | <input type="checkbox"/> Building Construction Plans                                |
| <input type="checkbox"/> Test Reports & Related Documents                                    | <input type="checkbox"/> Certificate of Completion                                  |
| <input type="checkbox"/> Record Drawings   | <input type="checkbox"/> Permits from applicable Local,<br>State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,<br>State and Federal Agencies |   |

Based on our reviews and appropriate site final inspection, we

- Recommend       Do Not Recommend

- Site Plan Approval       Building Permit       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

**ENGINEERING COMMENTS:**

1. The submitted Boundary Survey was not signed and sealed. A signed and sealed survey shall be submitted in accordance with the City of Fort Pierce Code of Ordinance Section 119(2)(a)(7).
2. The site plan shall be revised to have dumpster locations in accordance with the City of Fort Pierce Code of Ordinance Section 125-313(a)(3)(c)(12).
3. Provide sidewalks on both sides of the development's interior roadways.
4. Is the development to be platted or remain under one ownership? If platting is proposed please update the site plan to reflect the proposed lot/tract boundaries.
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6. The site plan shall be updated with the size of the lake on the plan.
7. The site proposes a total of 36 visitor parking stalls (35 regular and 1 handicapped). Please revise the plan to indicate two (2) of the stalls as being ADA accessible in accordance with the Americans with Disabilities Act.
8. Indicate the proposed driveway widths servicing the townhome units.
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11. Parking stall shall include bumper rails in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).

**ADVISORY COMMENTS:**

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.
4. A South Florida Water Management District (SFWMD) permit shall be required.
5. An updated Environmental Assessment shall be required.
6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
7. The drainage plan was reviewed conceptually and will be reviewed in depth.

TST/VB/vb



THE SUNRISE CITY

**FORT PIERCE**

POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**August 15, 2024**

Case #: No Case # provided

Planner: City of Ft. Pierce Planning Department.

Site Plan

4601 Regina Dr., Ft. Pierce (Treasure Townhomes)

### **Comments:**

Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Thank you for your attention and consideration.



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		114
Average number of people per household	x	2.5
total proposed population increase		285
	/1000	0.285
	x	2.9
Additional Officers Necessary		0.83

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



**FORT PIERCE UTILITIES AUTHORITY  
“Community Proud”**

**Developer’s Responsibilities for Utility Connection**

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit [www.FPUA.com](http://www.FPUA.com) and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

(<http://www.fpu.com/Business/StartStopNewServices/DevelopmentServicesWWWDDownloads.aspx>)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.
3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

\$500 Flat charge per development  
plus \$20 per water equivalent residential connection (WERC) at 300 gallons per day  
plus \$20 per sewer equivalent residential connection (SERC) at 240 gallons per day

Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37<sup>th</sup> Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.
6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from \$50 - \$400.

**Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.**

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:
  - a. Bill of Sale/Cost and Quantities (utilize form on website)
  - b. FDEP Water/Wastewater Certification
  - c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
  - d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
  - e. Gravity Sewer Inspection DVD
  - f. Lift Station Start Up
  - g. Lift Station O & M Manuals (FPUA Owned Only)
  - h. Private Lift Station/Collection System Application (if applicable)
13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are \$250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

- a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
- b. Final Inspection/Walk-Through
- c. Punch List Complete
- d. Contractor's Affidavit and Release of Lien (utilize form on website)
- e. Executed Easement
- f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
- g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

## DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- ④ Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- ④ Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- ④ PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- ④ DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- ④ Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- ④ KA sets up account and creates service order which charges \$40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- ④ Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- ④ Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- ④ WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- ④ If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of \$200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- ④ After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- ④ WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- ④ EC will send Cost and Quantities to Finance to record the asset

**REQUEST FOR PREPARATION OF EASEMENT**

**1. CUSTOMER NAME AND ADDRESS**

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**2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER**

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**3. FPUA CONTACT PERSON AND CONTACT INFORMATION**

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**4. SITE ADDRESS AND PARCEL ID**

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**5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION**

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**6. EASEMENT TO BE PREPARED AT THE COST OF**

PROPERTY/BUSINESS OWNER  
 FPUA

**7. PROJECT SCHEDULED COMMENCEMENT DATE \_\_\_\_\_**

**8. ATTACH SKETCH OF EASEMENT**

## SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.
2. Forward completed Request form to FPUA Attorney.
3. FPUA Attorney will order title search.
4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.
5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.
6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.
7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.
8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.
9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.
10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.
11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3402

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: #

Site Plan - 4601 Regina Drive - Parcel ID: 3403-50-0025-000-5

### Comments

W/WW Engineering: Concept approved.

To connect water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander [sostrander@FPUA.com](mailto:sostrander@FPUA.com) or 772-466-1600 ext 3468

<https://fpu.com/water-and-wastewater-engineering-downloads/>



Developers\_Responsibilities (1).pdf

Electric Engineering: This submission is outside of the FPUA electric service area.

Gas: Approved. Natural gas is available.

FPUAnet Fiber: FPUAnet approves.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: 4601 Regina Drive – Site Plan Townhomes**

**REVIEW DATE: 8/13/2024**

**PLANNER: KERY DRIVER**

**REVIEWED BY: Captain Andres Elizondo**

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**Site Plan Approved with conditions: \_\_\_\_\_**

**Site Plan Requires Re-submittal:   X**

**Site Plan Rejected: \_\_\_\_\_**

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**The Following Conditions/Revisions Are Necessary:**

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic revised copy of the site plan (pdf format).**
- 4. Please provide written acknowledgement of the conditions/revisions provided.**
- 5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1**

*“Our Family Serving Yours”*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)



- 16.1.4). Surface.** Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)
- 7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23,** at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)
  - 8. The Fire District reserves the right for future comments at the site plan & building construction phase.**
  - 9. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.*)**
  - 10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)**
  - 11. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**
  - 12. Multiple Access Roads. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. (NFPA 1 18.2.3.3)**
  - 13. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**
  - 14. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction.**

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**The approved water supply shall be in accordance with NFPA 1:18.4. (NFPA 1.18.3.1)**

- 15. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**
- 16. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
- 17. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**

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Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfd.com](http://www.slcfd.com)



PUBLIC WORKS DEPARTMENT  
DEVELOPMENT REVIEW COMMITTEE

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August 13, 2024

**PROJECT:** 4601 Regina Drive  
**REF:** Parcel ID: 3403-50-0025-000-5  
**TO:** Kerry C. Driver  
**FROM:** Grant Chambers

Corrections:

1. A 5 FT sidewalk is required along Poinsettia Avenue.
2. A traffic analysis review by the County's third party consultant is required at the cost of the applicant. Please written acknowledgement to this comment and authorization to proceed.
3. Please confirm that gated access is not being requested.

Conditions:

4. A Site Development Permit is required prior to performing site improvement activities.



Daniel T. Sorrow, AICP, PLA, LEED AP BD+C  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

**Project#: PZSITE2024-00001 Treasure Townhomes – Major Site Plan**  
Parcel IDs: **3403-501-0025-000-5 (4601 Regina Dr.)**

**Technical Review Committee Comments for August 15, 2024 TRC Meeting**

**City of Fort Pierce Planning Department**

Resubmittal of Site Plan is required to reflect the following:

- a) The acreage should reflect correct size of 9. Updated legal description/certified survey should reflect the acreage
- b) The Capacity Analysis West has it listed as single-family when it should reflect Mobile Home Park
- c) Architecture design should reflect more innovative and building and elevation renderings with innovative design features. Landscape renderings should be included. Please refer to Innovative Design code Sec. 125-243
- d) Site Plan should reflect the following:
  - a. dumpster location with coverage,
  - b. amenities center,
  - c. mail kiosk,
  - d. water (lake) feature
  - e. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property,
  - f. Building height
- e) Clarify if site plan buffer is a ditch or actual landscape buffer
- f) Provide Design Review narrative
- g) Sidewalk required along the property line of Regina Dr.
- h) Environmental Survey is needed
- i) Please adhere to Sec. 127-37 General Landscaping requirements:



1. Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
  - a. The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger;
  - b. The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 125-308.

### **Fort Pierce Engineering Department**

#### Do Not Recommend: Site Plan Approval

1. The submitted Boundary Survey was not signed and sealed. A signed and sealed survey shall be submitted in accordance with the City of Fort Pierce Code of Ordinance Section 119(2)(a)(7).
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4. Is the development to be platted or remain under one ownership? If platting is proposed, please update the site plan to reflect the proposed lot/tract boundaries.
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11. Parking stall shall include bumper rails in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).



**Advisory Comments:**

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1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
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**Fort Pierce Building Department**

1. Building Official or his representative has no comment at the time of this meeting but reserves the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 8<sup>th</sup> Edition.
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5. Signed and sealed construction drawings required.
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7. Final plat and approved parcel ID's required to submit of DPCR and building permit review.
8. Shall meet the Fire Prevention Code:
  - a. Sprinkler system is required
  - b. Smoke alarm system is required.



**Fort Pierce Police Department**

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Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		114
Average number of people per household	x	2.5
total proposed population increase		285
	/1000	0.285
	x	2.9
Additional Officers Necessary		0.83

**St. Lucie County Planning Department**

The prior Site Plan’s Traffic Impact Report was evaluated, but due to changes in adjacent traffic volumes and other project approvals (i.e. Preserve at the Savannahs, etc.), review for the current project is anticipated. The City should evaluate design transition from the project’s edges to adjacent homes, and roadways – further considering secondary access on Regina.

**St. Lucie County PW/Engineering**

Corrections:

1. A 5-ft sidewalk is required along Poinsettia Avenue
2. A traffic analysis review by the County’s third-party consultant is required at the cost of the applicant. Please provide written acknowledgment to this comment and authorization to proceed
3. Please confirm that gated access is not being requested

Conditions:

1. A Site Development Permit is required prior to performing site improvement activities



### **City Clerk Office**

No comments at this time.

### **Code Enforcement**

No comments at this time.

### **Fort Pierce Utilities Authority**

- W/WW Engineering: Concept Approved
  - To connect water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37<sup>th</sup> Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions, please contact Shane Ostrander [sostrander@FPUA.com](mailto:sostrander@FPUA.com) or 772-466-1600 ext 3468
- Electric Engineering: The submission is outside of the FPUA electric service area.
- Gas: Approved. Natural gas is available.
- FPUAnet Fiber: FPUAnet Approves.

### **St. Lucie County Fire District**

Site Plan Requires Re-submittal:   X  

The Following Conditions/Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic revised copy of the site plan (pdf format).
4. Please provide written acknowledgement of the conditions/revisions provided.
5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire



7. department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)
8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)
9. The Fire District reserves the right for future comments at the site plan & building construction phase.
10. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.*)
11. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
12. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
13. Multiple Access Roads. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. (NFPA 1 18.2.3.3)
14. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
15. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. (NFPA 1.18.3.1)
16. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
17. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
18. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of



hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

**Fort Pierce Solid Waste**

Approved

**Florida Department of Transportation**

Comments maybe forthcoming.

**St. Lucie County School Board**

Comments maybe forthcoming.



**To : Kerry Driver, Planner**

**FROM : Venetia Barnes, Stormwater Engineer** *VB*

**THRU : Tracy Telle, Engineering Manager** *TST*

**RE : Site Plan & Design Review – Treasure Townhomes, LLC – 4601  
Regina Drive – PZSITE2024-00001**

**DATE : December 31, 2024**

This is to advise you that we have completed the review of the following documents as received by this office on November 18, 2024:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application                                 | <input type="checkbox"/> Building Construction Plans                             |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- Recommend                       Do Not Recommend
- Site Plan Approval w. conditions    Building Permit                       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department’s review for approval.

- See attached for conditions of approval comments

**ENGINEERING CONDITIONS OF APPROVAL COMMENTS:**

1. The dual directional arrow markings on the site entrance shall be removed and replaced with single directional arrow markings. Dual arrows signify two lanes, which does not meet the 24-foot requirement.
2. Site plan shall remove "50' ROW". Right-of-way requirements are 60-feet. The plat shall denote the roadway width's as 50-feet in the roadway tract.

**ADVISORY COMMENTS:**

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.
4. A South Florida Water Management District (SFWMD) permit shall be required.
5. An updated Environmental Assessment shall be required.
6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
7. The drainage plan was reviewed conceptually and will be reviewed in depth.
8. Tree mitigation plan and associated costs shall be reviewed in depth.

TST/VB/vb



## BUREAU OF FIRE PREVENTION

### SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: 4601 Regina Drive – Site Plan Townhomes

REVIEW DATE: 8/13/2024

PLANNER: KERY DRIVER

REVIEWED BY: Captain Andres Elizondo

---

Site Plan Approved with conditions: \_\_\_\_\_

Site Plan Requires Re-submittal:   X  

Site Plan Rejected: \_\_\_\_\_

---

#### The Following Conditions/Revisions Are Necessary:

1. ~~Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.~~ **Received 10/28/2024**
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. ~~Please provide an electronic revised copy of the site plan (pdf format).~~ **Received 12/9/2024**
4. ~~Please provide written acknowledgement of the conditions/revisions provided.~~ **Received 10/28/2024**
5. ~~A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~ **Received 10/28/2024**



6. ~~Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1-16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)~~ **Received 10/28/2024**
7. ~~Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)~~ **Received 10/28/2024**
8. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Received 10/28/2024**
9. ~~Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1-18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)~~ **Received 10/28/2024**
10. ~~Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)~~ **Received 10/28/2024**
11. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~ **Received 10/28/2024**
12. ~~Multiple Access Roads. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. (NFPA 1-18.2.3.3)~~ **Received 10/28/2024**
13. ~~Fire hydrants (shall be) are provided for buildings other than detached one and two family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1-18.5.3. Please provide fire flow calculations for hydrants.~~ **Received 10/28/2024**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)



14. ~~An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. (NFPA 1.18.3.1)~~ **Received 10/28/2024**
15. ~~Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.~~ **Received 10/28/2024**
16. ~~The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.~~ **Received 10/28/2024**
17. ~~Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).~~ **Received 10/28/2024**

To: Kerry Driver

Cc: Kori Benton &lt;Kori.Benton@stlucieco.gov&gt;

**City of Fort Pierce**

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Good afternoon,

Thank you for forwarding the files. The only comment that has not been addressed is the sidewalk along the Poinsettia. The Site Development Permit shall be a condition.

Please note the County's email addresses have changed. My new email address is [Grant.M.Chambers@stlucieco.gov](mailto:Grant.M.Chambers@stlucieco.gov)

**Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW**

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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Daniel T. Sorrow, AICP, PLA, LEED AP BD+C  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

**Project#: PZSITE2024-00001 Treasure Townhomes – Major Site Plan**  
Parcel IDs: **3403-501-0025-000-5 (4601 Regina Dr.)**

Technical Review Committee Comments for August 15, 2024 TRC Meeting  
Resubmittal Date: November 18, 2024

**Comments Resubmittal Date: January 2, 2025**

**City of Fort Pierce Planning Department**

**Approval of Site Plan is with one (1) condition:**

1. Prior to issuance of CO, the Landscape Maintenance Agreement shall note that 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:
  - a. 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 dies shall be replaced by the same or greater number of living trees according to the standards established in this article.
  - b. 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

In case of violation:

Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan and landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to special magistrate for appropriate action.

**St. Lucie County Fire District**

**Site Plan Requires Re-submittal:   X**

The Following Conditions/Revisions Are Necessary:

1. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

### **Fort Pierce Engineering Department**

#### **Recommend: Site Plan Approval w. conditions**

1. The dual directional arrow markings on the site entrance shall be removed and replaced with single directional arrow markings. Dural arrows signify two lanes, which does not meet the 24-foot requirement.
2. Site Plan shall remove "50' ROW". Right-of-way requirements are 60-feet. The plat shall denote the roadway width's as 50-feet in the roadway tract.

#### **Advisory Comments:**

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.
4. A South Florida Water Management District (SFWMD) permit shall be required.
5. An updated Environmental Assessment shall be required.
6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
7. The drainage plan was reviewed conceptually and will be reviewed in depth.
8. Tree mitigation plan and associated costs shall be reviewed in depth.

### **St. Lucie County PW/Engineering**

#### **Corrections:**

1. A 5-ft sidewalk is required along Poinsettia Avenue

#### **Conditions:**

1. A Site Development Permit is required prior to performing site improvement activities



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

---

**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

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

**RE:** **Major Site Plan - PZSITE2024-00001**  
**3403-501-0025-000-5 (4601 Regina Dr.)**

**BOARD DATE:** August 15, 2024  
**Resubmit Date:** February 14, 2025

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**Resubmittal of Site Plan at Parcel ID: 3403-5001-0025-000-5**

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Development Review for a Site Plan at Parcel ID: 3403-501-0025-000-5, 4601 Regina Dr.

Please send all comments to [kdriver@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com), [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and/or through interoffice mail to the Planning Department

Thank you,

Kerry



**To : Kerry Driver, Planner**

**FROM : Venetia Barnes, Stormwater Engineer** *VB*

**THRU : Tracy Telle, Engineering Manager** *TT*

**RE : Site Plan & Design Review – Treasure Townhomes, LLC – 4601  
Regina Drive – PZSITE2024-00001**

**DATE : February 19, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on February 14, 2025:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application                                 | <input type="checkbox"/> Building Construction Plans                             |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- Recommend                       Do Not Recommend

- Site Plan Approval                       Building Permit                       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for advisory comments

**ADVISORY COMMENTS:**

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.
4. A South Florida Water Management District (SFWMD) permit shall be required.
5. An updated Environmental Assessment shall be required.
6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
7. The drainage plan was reviewed conceptually and will be reviewed in depth.
8. Tree mitigation plan and associated costs shall be reviewed in depth.

TST/VB/vb



Applicant File.pdf



Resubmi...Memo.docx

GC

Grant M. Chambers &lt;Grant.M.Chambers@stlucieco.gov&gt;

To: Kerry Driver



Reply



Reply all



Forward



Tue 2/18/2025 10:10 AM

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Good morning,

The revised plan addresses the County's comment. The Site Development Permit shall remain as a condition and will be require prior to commencement of construction.

Thank you,

**Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW**

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, MARCH 10, 2025, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Justine Carter; Clayton Johnson; Alexander Edwards; Christopher Widing; Nichelle Clemons; Anton Kreisl, Chairman

Staff Present: Kev Freeman, Planning Director  
Kerry Driver, Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

**4. CONSIDERATION OF ABSENCES**

All members were in attendance.

**5. APPROVAL OF MINUTES**

- a. Minutes from the February 10, 2025 meeting

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to approve the minutes from the February 10, 2025 meeting.

AYE: Alexander Edwards, Christopher Widing, Nichelle Clemons, Justine Carter, Clayton Johnson, Chairman Anton Kreisl

Passed

**6. NEW BUSINESS**

a. **Final Planned Development - Gordy Creek**  
**Parcel ID(s): 2326-130-0000-000-7, 2326-130-0000-010-0**

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the Gordy Creek Final Planned Development (PD), is a PD rezoning application and a Final PD site plan for a proposed residential development of a total of 317 residential units (179 single-family homes and 138 townhome units). The property is located on Gordy Road, south of Okeechobee Road. The site is approximately 76.97 acres and is currently zoned agricultural and the Future Land Use is Mixed Use. The application sets out to provide integration of the proposed development with the natural environment. 10-mile creek is on the west side of the site, within a large, preserved wetland. A 1.36-acre lake situated in the northwest area of this site is surrounded by a trail open to both the public and residents of the development and provides a unique opportunity for outdoor enjoyment and environmental education. Mr. Freeman reviewed the site plan, phasing and architectural drawings with the Board.

Staff recommend the Planning Board move the proposed rezoning of the Gordy Creek Final PD and the site plan to the City Commission with a recommendation of approval subject to the Gordy Creek Residential Planned Development Agreement, including the special conditions of development and the timetable of development.

George Missimer, from Cotleur and Hearing, stated the property was annexed into the City of Fort Pierce in 2006 with agricultural zoning and the proposed zoning is PD with up to 6 dwelling units per acre. He said the site has a 17-acre wetland preserve. Mr. Missimer said a fence around the perimeter, an extensive landscape buffer and a perimeter sidewalk on the frontage of the property are proposed. He highlighted the boardwalk around the 1.63-acre lake is open to the public and will have a small parking area. Mr. Missimer said there will be 170 units built in Phase 1 and 140 units in Phase 2.

Board discussion ensued regarding the location of the school bus stop, the bus stop location being covered, and how the school bus would turn around.

Lara Swanson, applicant representative from Swanson Land Company, explained that Gordy Road terminates to the south and the school bus stop is on the outside of the development. She said they will need to coordinate the bus stop details with the St. Lucie County School Board. Ms. Swanson noted the St. Lucie County cross-section will be improved as well as the access concerns on Okeechobee Road. She said they have addressed the DOT concerns, and they have Access Management Control conditional approval.

Wesley Mills, Civil Engineer, from Mills Short Associates, stated they have designed an entrance with a larger vehicle turn around before the gate with provisions for the school bus turn around.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission subject to the Gordy Creek Residential Planned Development Agreement, including the 12 special conditions of development, shown below and the timetable of development.

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. 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.
2. The minimum Open Space shall be 50.62% of the Final PD site area.

3. The maximum density shall be 6 dwelling units per acre of the Final PD site area.
4. Prior to Building Permit, a Gopher Tortoise Survey shall be carried out on site.
5. Prior to Building Permit, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
6. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit. The reports will be reviewed for compliance with City Code Chapter 119. Stormwater Management and Site Development Technical Regulations.
7. 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.
8. 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.
9. 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.
10. At the time of Development Permit Review Compliance (DPCR) a full review of the appropriate tree survey and tree mitigation calculations will be performed.
11. Gordy Road is a St. Lucie County owned and maintained facility, the applicant/developer shall coordinate with St. Lucie County pertaining to required roadway improvements.
12. Readdress and look at the school bus turn around.

AYE: Christopher Widing, Nichelle Clemons, Justine Carter, Clayton Johnson, Alexander Edwards, Chairman Anton Kreisl

Passed

b. **Final Planned Development and (Phase 1) Site Plan - Millcreek  
2407-124-0001-000-3**

Mr. Freeman gave an overview of the application and answered questions from the Board. Mr. Freeman stated the Millcreek Final Planned Development is an application amending the Millcreek Planned Development (PD) zoning in respect of one parcel of approximately 62.51 acres of land, generally located north of Orange Avenue and west of 41st Street, to include the Millcreek PD Phase 1 Final Site Plan. The site is approximately 62.51 acres and was annexed into the City of Fort Pierce through an FPUA utility agreement along with properties to the north and west, which retained a light industrial St. Lucie County zoning. Mr. Freeman said the development includes a total of 439 dwelling units, distributed in 309 townhomes and 130 detached single-family homes. The main access to the property is located on Orange Avenue to the south. The primary connection to the major road network is from Orange Avenue between Jenkins Road and Hartman Road at the existing intersection of Orange Avenue and Bent Creek Drive. The project proposes a clubhouse with amenities (to be constructed in phase 2), a dog park and a pocket park. Mr. Freeman said the annexed properties to the north and west would need a Future Land Use change when redeveloped and the property could be rezoned as well. Mr. Freeman reviewed the roadway improvements, phasing plan and architectural drawings. Mr. Freeman said staff recommended approval subject to the Millcreek Residential Planned Development and Traffic Contribution Agreement, including the special conditions of development and the timetable of development.

Tod Mowery, applicant representative, Redtail Design Group, stated it has been two (2) years since the preliminary Master PD. He stated the site used to be citrus groves before being annexed into the city. Mr. Mowery said the main access to the property will be on Orange Avenue, and they are working with the DOT for a traffic deceleration lane. He stated

the community is gated and there will be emergency access on 43rd Street. Mr. Mowery noted the adjoining 5-acre St. Lucie County parcel which they tried to purchase would be given access to the roadway since the access to their property would be taken away. Mr. Mowery said there will be 150 single-family homes and 309 townhomes with a clubhouse, playground, event lawn, dog park, pool and three (3) pocket parks. He said there will be an extensive landscape buffer along with a fence around the property. Mr. Mowery was excited to announce the national home builder, Dreamfinders, for the Millcreek PD.

Dr. Juan Ortega, Engineer from JFO Group, said an analysis was done to get FDOT conceptual approval for using the Orange Avenue intersection as the main access. He said more detailed traffic analysis will be needed by FDOT at a later date.

Mr. Mowery answered questions from the Board about the left turn lane, elevation changes, school bus stop location, emergency access road completion, and if Orange Avenue access is sufficient for the development.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval of the Millcreek PD Final Site Plan to the City Commission subject to the Millcreek Residential planned development and traffic contribution agreement, including the special conditions of development and the timetable of development.

The special conditions include (not limited to):

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. 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.
2. 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 at section 125-212 – Planned Development Zone (PD).
3. 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.
4. Reach out to the St. Lucie County School District for final determination of school bus stop location.
5. Emergency access details are to be spelled out in the development agreement.

AYE: Nichelle Clemons, Justine Carter, Clayton Johnson, Alexander Edwards, Christopher Widing, Chairman Anton Kreisl

Passed

**c. Site Plan - Treasure Townhomes - 4601 Regina Drive**

Ms. Driver gave an overview of the application. She said the applicant is requesting site plan review and approval for the development of ninety-four (94) fee simple townhome units which will be divided into 15 six-and-seven-unit buildings on an approximately 9-acre parcel. The future land use of the parcel is Medium Density Residential, RM, and the zoning is Medium Density Residential, R-4. Ms. Driver showed the site plan, landscape plan, lighting plan, elevations, rendering and color board. She said staff recommend approval with six conditions.

Ms. Driver answered questions from the Board about sidewalk improvements and originally being submitted as an innovative residential development.

George Missimer, applicant representative, Coutleur and Hearing, showed a presentation and explained the site allowed 12 dwelling units per acre, but they went with 10 dwelling units per acre to allow for additional parking. He showed the surrounding uses and site plan and said the access would be on Weatherbee Road. Mr. Missimer said there would be four (4) seven (7) unit buildings and 11 six (6) unit buildings with a one-car garage. He said all the units are three (3) bedrooms and 1,800 square feet with lots of color options. Mr. Missimer stated there would be a sidewalk on the north, east and south sides with substantial landscape buffers and an internal 50-foot-wide roadway within the development. He said they are using larger palm tree species because they don't cause long-term issues with tree roots, causing a tripping hazard on sidewalks. Mr. Missimer highlighted that there is substantially more parking than what is required. He said the community is not gated, and a school bus can circulate completely around the community without any barriers.

Mr. Missimer answered questions from the Board about the location of the overflow parking, number of cars that can fit in a driveway, on-street parking, dumpster location, and why a dog park and playgrounds were not included in the site plan.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commison for the site plan with the following six (6) conditions:

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
3. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site
4. A 5-ft sidewalk is required along Poinsetta Ave.
5. 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.
6. Addresses will need to be submitted to the Planning Department for all units prior to the building permit application.

AYE: Justine Carter, Clayton Johnson, Alexander Edwards, Christopher Widing, Nichelle Clemons, Chairman Anton Kreisl

Passed

- d. **Final Plat – Savannah Preserve (Phase 1)**  
**Parcel ID(s): 2427-433-0002-000-1, 2426-333-0015-000-5, 2427-433-0001-000-4, 2434-121-0001-000-8**

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the Final Plat is for Phase 1 of the Savannah Preserve PD. He said Phase 1 includes 203 townhome lots; 98 2-family lots; community recreation tract, and areas reserved for future development - phase 2 plat area. Mr. Freeman said the final plat will allow the developer to get precise lot layouts to make obtaining building permits easier. He said the Final Plat was reviewed by the Engineering department and the Engineering consultant. Mr. Freeman stated staff recommended approval with two conditions.

Dennis Murphy, applicant from Culpepper and Terpening, said the first phase is 2/3 townhomes and 1/2 villa units. He said the cul-de-sac was changed in the preliminary site plan to a 'T' configuration to make it fit better. He said Savannah Preserve is a non-gated community with a Community Development District (CDD) and the streets will be maintained by the CDD. He noted the two school bus pickups are by the mail kiosk and the clubhouse.

The chair noted the significant portion of wetland area that is being preserved in the site plan design.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission with two (2) conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a bond in the amount of the agreed opinion of probable cost be submitted to the City Engineer for final approval.

AYE: Clayton Johnson, Alexander Edwards, Christopher Widing, Nichelle Clemons, Justine Carter, Chairman Anton Kreisl

Passed

- e. **Final Plat - Mohawk**  
**Parcel ID(s): 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7**

Mr. Freeman gave an overview of the application and answered questions from the Board. This application requests approval for a Final Plat in respect of the Mohawk Subdivision. The applicant is proposing a Final Plat on approximately 4.109 acres of land lying immediately at the northwest corner of Mohawk Avenue and Bryant Road, within the City of Fort Pierce. The properties consist of three (3) parcels and will be subdivided into 14 residential lots. Mr. Freeman said the R-1 zoned parcels are surrounded mostly by St. Lucie County single-family residences. He concluded that staff recommends approval with two conditions.

Jerardo Ayala, Builder, Mohawk/The Outdoors Quality, said they are turning three (3) lots into 14 homes, and they recently built one on the south side in just over six months. He said they will have to provide drainage plans for each individual home at the time of building permit.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to forward a recommendation of approval of the Mohawk Final Plat to the City Commission with the following conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.

AYE: Alexander Edwards, Christopher Widing, Nichelle Clemons, Justine Carter, Clayton Johnson, Chairman Anton Kreisl

Passed

## 7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## 8. **DIRECTOR'S REPORT**

### a. **Directors Update: Strategic Plan**

Mr. Freeman gave an update on the strategic plan and stated the goals for 2030 all affect Planning: Beautify the Community, Develop the Community, Engage the Community, Serve the Community and Enjoy the Community. He said with the goals there are objectives and challenges. Mr. Freeman asked the Board to review the strategic plan summary and bring back any specific plan or ideas to the Planning Board meeting for discussion. He mentioned several planning actions for 2025, including Affordable Housing, Port Overlay District, Comprehensive Plan Update, Kings Landing Site Plan Amendment, Downtown Development Master Plan, Economic Policies in the Comprehensive Plan, Annexations, Agricultural Zoning in the Comprehensive Plan, Code Changes to Advertising and Mailing Notices, Development Economic Impact, Promoting Natural Environment, Interlinking the City, and Looking at Crime through Community Design. Mr. Freeman mentioned some of the top priorities being code regulations, jobs corridor development, annexations, city-owned properties, beautification, street conditions, community brand and a residential design catalog.

Mr. Freeman explained that the Law Enforcement Impact Fee was presented to the City Commission at the March 10, 2025, meeting. Mr. Freeman noted the state is looking at a couple of bills regarding more leadway on affordable housing and amending the existing property tax exemptions for affordable housing.

## 9. **BOARD COMMENTS**

Mr. Widing noted that over 1,000 residents will be added to the city based on the five (5) agenda items discussed at the Planning Board meeting,

Ms. Carter asked Mr. Freeman if the legislative bills are likely to pass.

## 10. **ADJOURNMENT**



March 18, 2025

Treasure Townhomes LLC  
mugarte@ivydevelopmentgroup.com

Cotleur & Hearing  
Dan Sorrow  
dsorrow@cotleur-hearing.com

Dear Applicant and Owner:

There will be a Quasi-Judicial Hearing before the City Commission of the City of Fort Pierce, Florida on Monday, April 7, 2025 at their meeting which begins at 5:05 p.m., in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, on an application for Site Plan (Development Review) submitted by applicant Cotleur & Hearing on behalf of Treasure Townhomes, LLC to develop 94-units of fee simple townhomes, located at 4601 Regina Dr., more specifically located at Parcel Control Number: 3403-501-0025-000-5.

It is important that you review the Quasi-Judicial procedures that can be found on the City's website using this link: <https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures>.

Other than the project application on file with the Planning Department, any additional documentation that is to be used during the hearing, including power point presentations, must be submitted no later than 3:00 p.m. on April 1, 2025 in order to be included in the published agenda. Please submit documents to [lcx@cityoffortpierce.com](mailto:lcx@cityoffortpierce.com).

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox  
City Clerk

cc: Kev Freeman, Planning Director