

Cotleur & Hearing

Treasure Townhomes
Treasure Townhomes LLC
Project #PZSITE2024-00001

City Commission— April 7th, 2025
Fort Pierce, Florida

Applicant – Treasure Townhomes, LLC
Martin Ugarte
Santiago Silva



Landscape Architects and Planners – Cotleur & Hearing
- George Missimer, AICP
- Leah Heinzelmann, PLA
- Anna Erickson, PLA



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



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

Treasure Townhomes

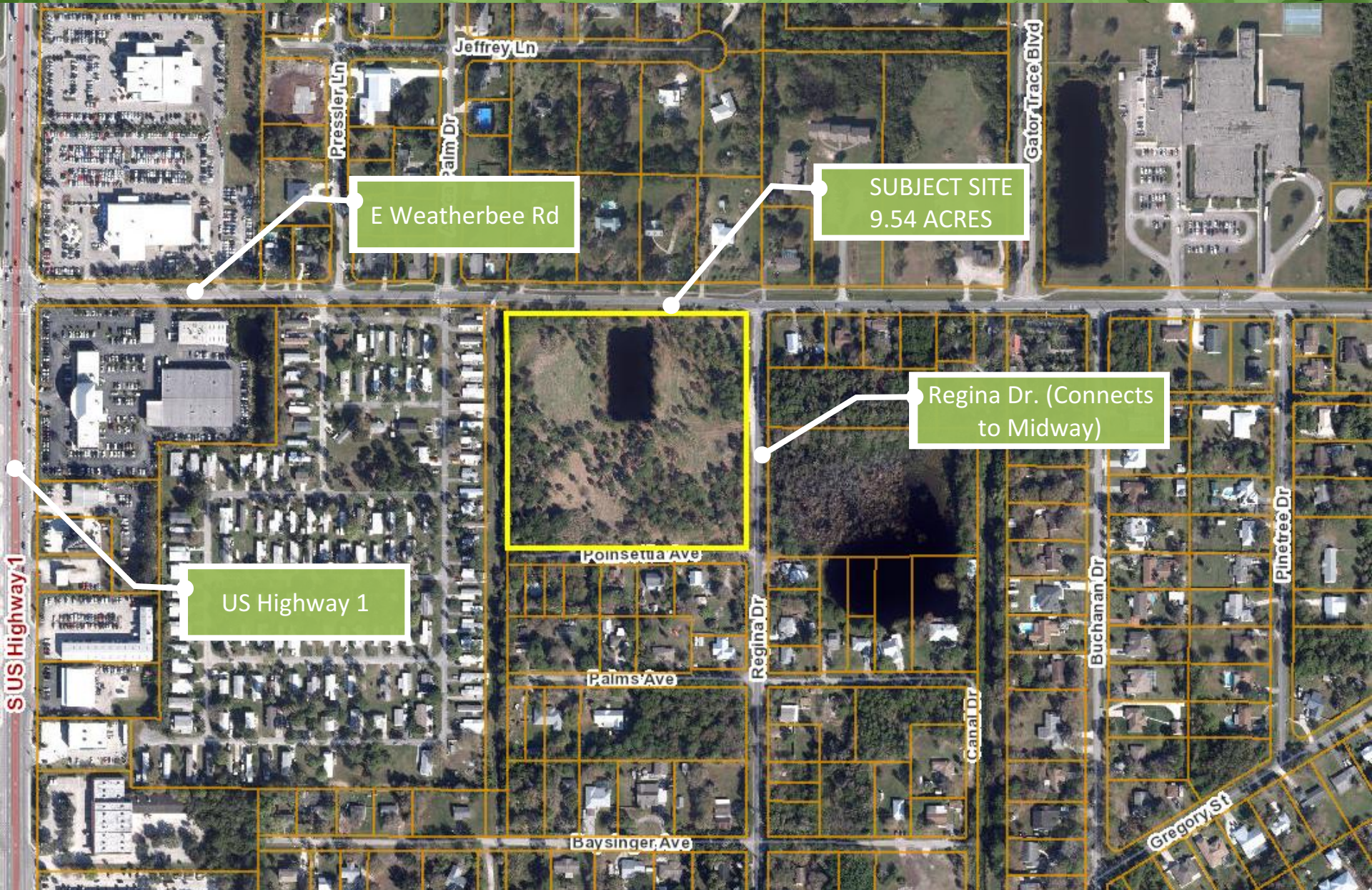
Ft. Pierce's Newest
Townhome Community

407 E. Weatherbee Road



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





Location | Surrounding Uses



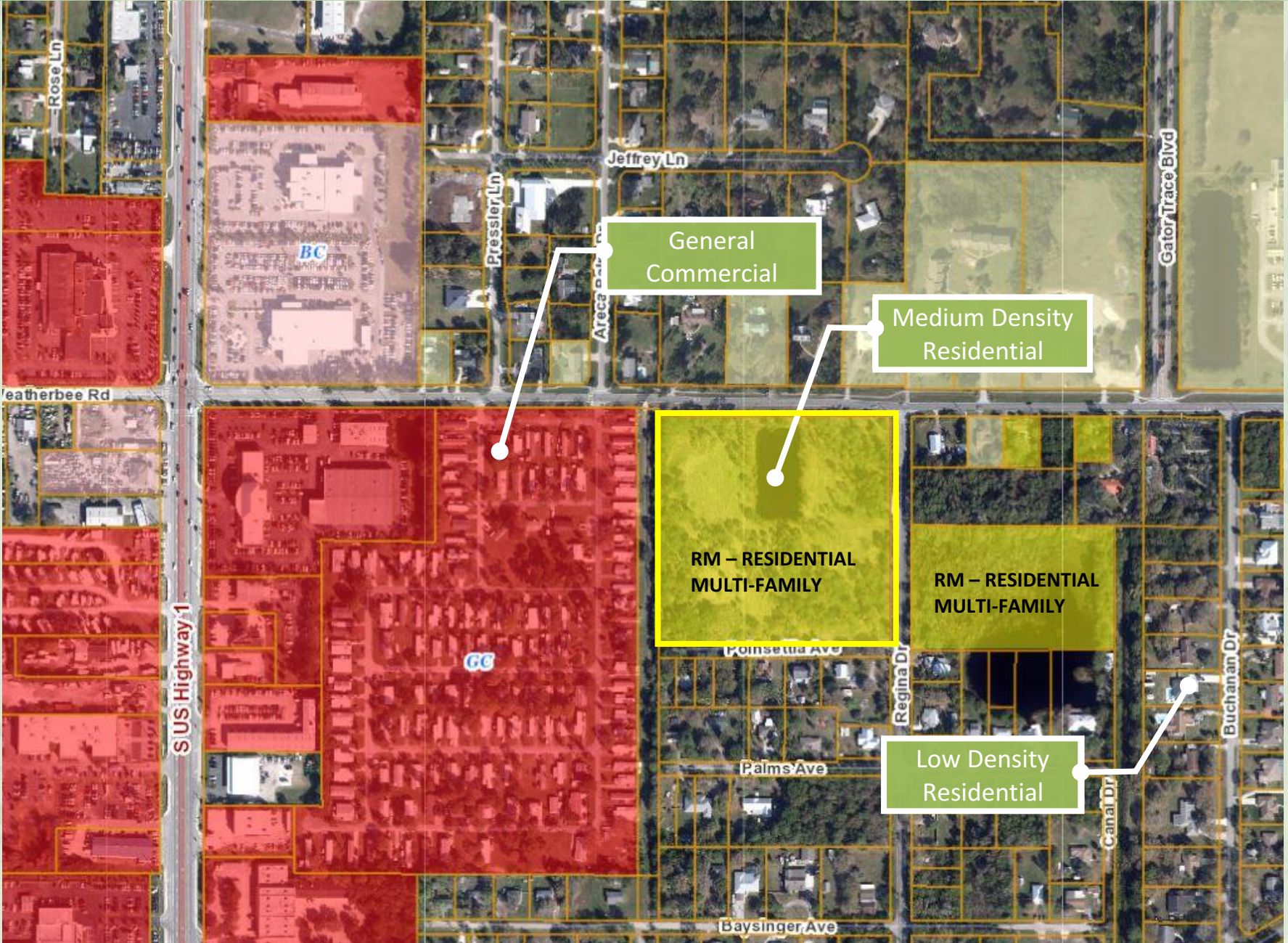
Honda Auto Dealer

Weatherbee Elementary School

Southside Baptist

Mercedes Benz Auto Dealer

Tanglewood Mobil Home Park





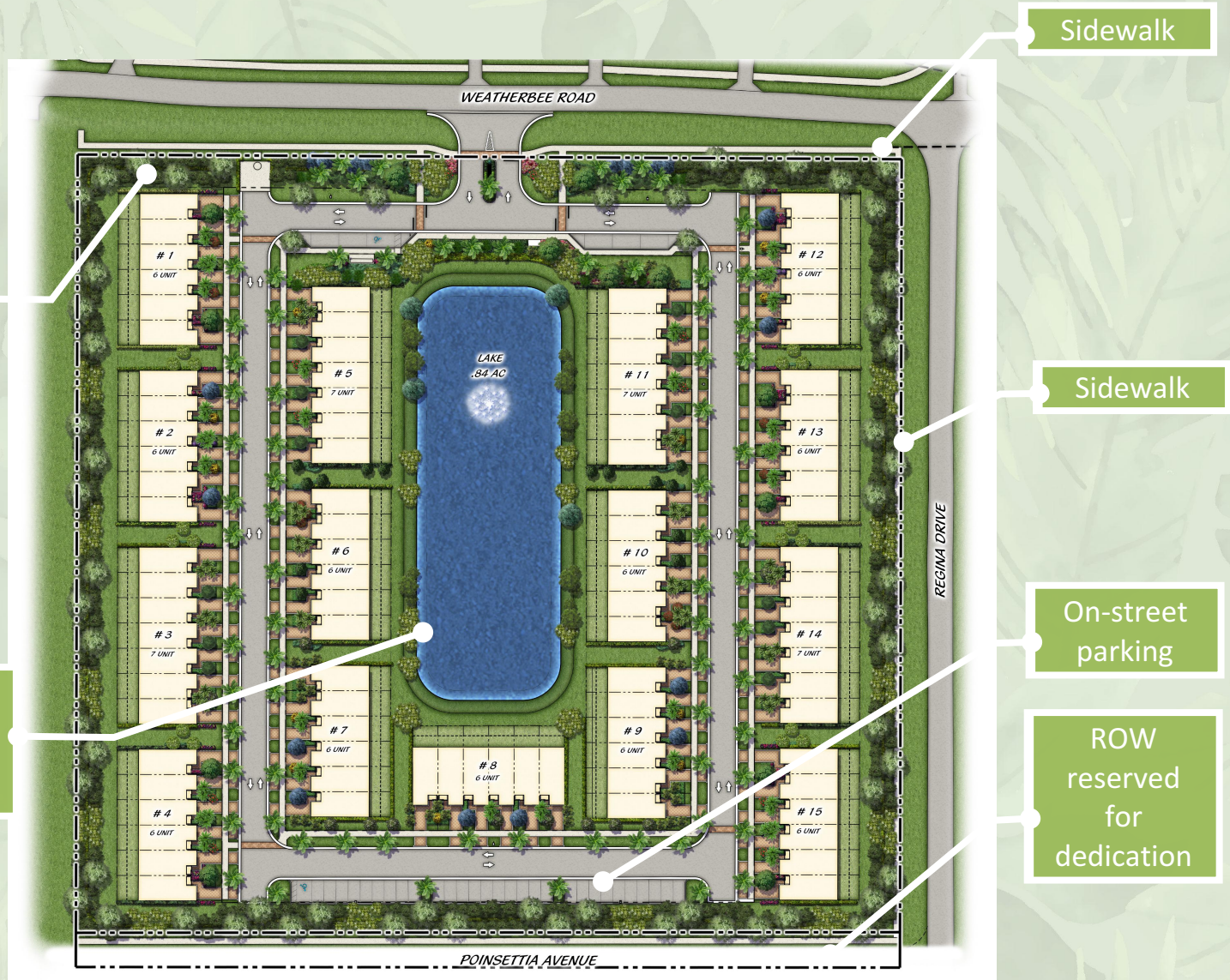
TREASURE TOWNHOMES

Fort Pierce, Florida



9.574 AC
94 Townhome Units
9.82 DU/AC





Extensive landscape buffer – Native Oaks, Pines, and Sabals

Added Stormwater Treatment Area with Littoral Plants & Fountain

Sidewalk

Sidewalk

On-street parking

ROW reserved for dedication

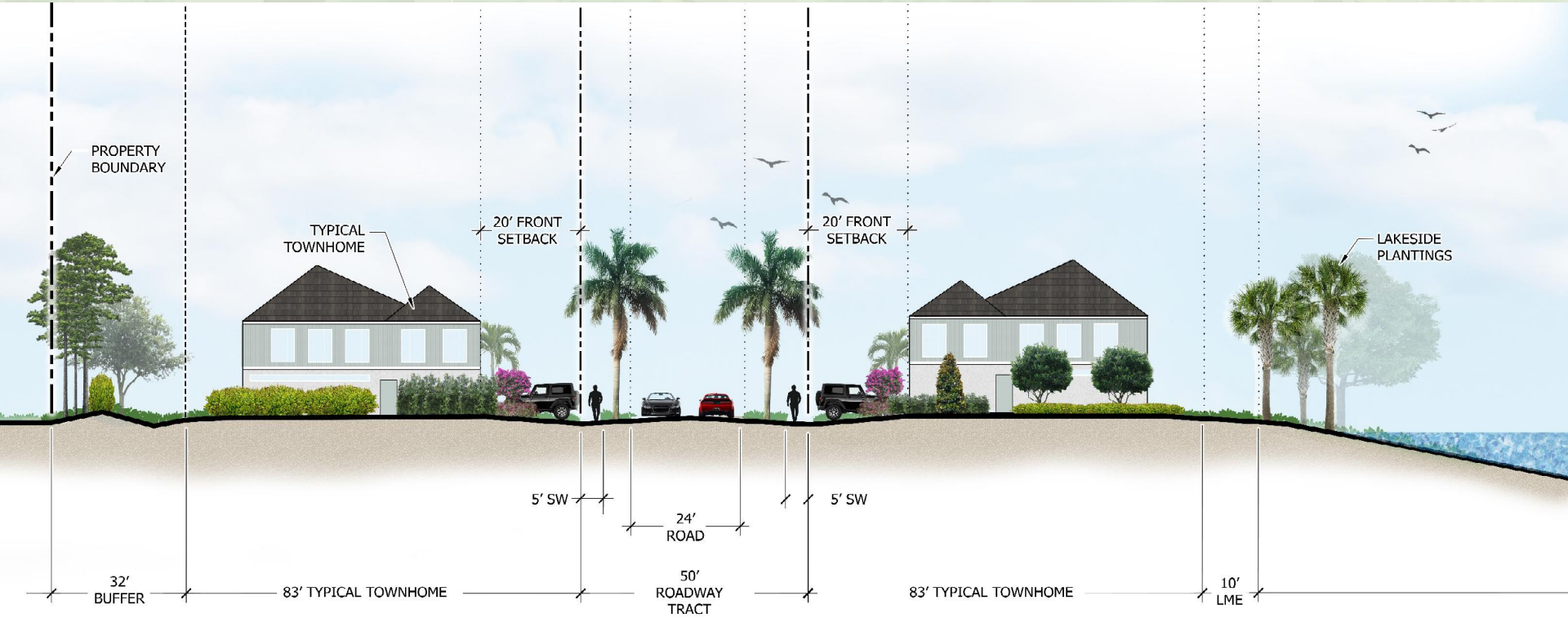
94 Townhome Units (3 Bedroom)

(4) Buildings Containing 7 units

(11) Buildings Containing 6 Units

9.82 DU/AC

Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Lake TH 01 ETP2001	Tradewind (SW6218)	Nebulous White (SW7063)	Extra White (SW7006)	Dovetail (SW7018)	Dovetail (SW7018)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 02 ETP2002	Meditative (SW6227)	Meditative (SW6227)	Extra White (SW7006)	Extra White (SW7006)	Convival Yellow (SW6393)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 03 ETP2003	Uncertain Gray (SW6234)	Misty (SW6232)	Extra White (SW7006)	Marea Baja (SW9185)	Marea Baja (SW9185)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 04 ETP2004	Light French Gray (SW0055)	Light French Gray (SW0055)	Extra White (SW7006)	Westchester Gray (SW2849)	Meditative (SW6227)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 05 ETP2005	Rare Gray (SW6199)	Aloof Gray (SW6197)	Extra White (SW7006)	Mount Etna (SW7625)	Mount Etna (SW7625)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 06 ETP2006	Oyster Bay (SW6206)	Oyster Bay (SW6206)	Extra White (SW7006)	Salty Dog (SW9177)	Salty Dog (SW9177)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 07 ETP2007	Dorian Gray (SW7017)	Repose Gray (SW7015)	Extra White (SW7006)	Extra White (SW7006)	Tradewind (SW6218)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black





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

Requested Site Plan and density 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.

Unanimous Approval by Planning and Zoning Commission.

Request favorable support of Project #PZSITE2024-00001

Thank You

Questions?