



# CITY OF FORT PIERCE

## City Commission

May 19<sup>th</sup>, 2025

Margareta Villa Apartments –Innovative: Site Plan  
4101 Oleander Ave.

## **APPLICANT**

Geza Szini-Sebo

Abandel Group, LTD

## **PROPERTY OWNER(S)**

4101 Oleander Group, LLC

## **PARCEL ID #(S):**

**2433-414-0001-000-4**

(4101 Oleander Avenue)

## **SUMMARY**

The applicant is requesting the review and approval of an innovative development Site Plan, allowing bonus density. The proposed 4-story 30-unit apartment villas proposes to offer several community amenities.

The proposed development is located on a parcel with approximately 2.58 acres. The future land use of the parcel is Medium Density Residential, RM, and the zoning is Medium Density Residential, R-4.



# INNOVATIVE COMMUNITY DEVELOPMENT

## Article V – Conditional Uses

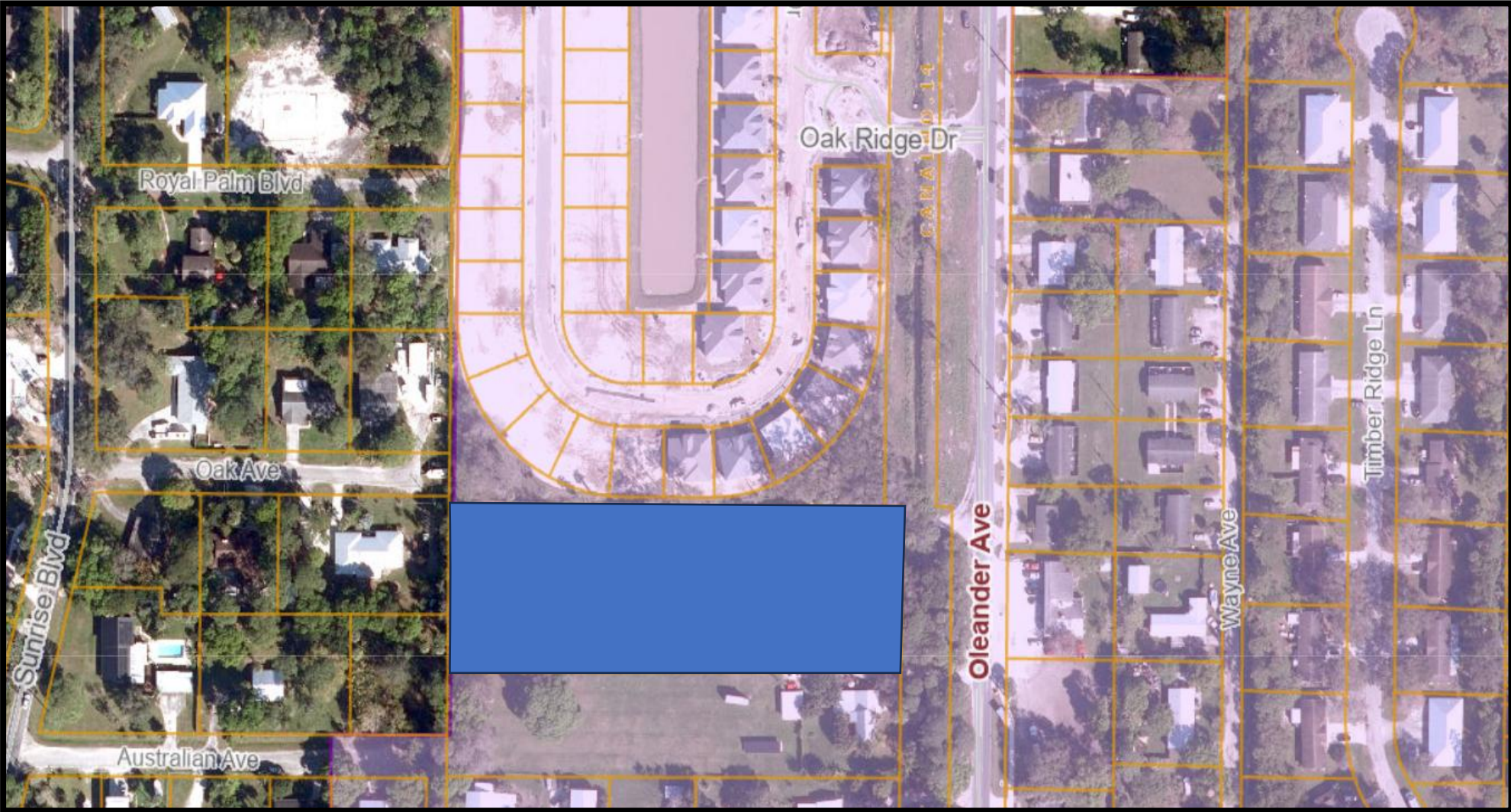
### Sec. 125-243. - Innovative community development

*(a) Purpose.*

Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping. Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments.



# SITE LOCATION



City Limits 

4101 Oleander Ave. – Margareta Villa Apartments– Innovative: Site Plan



# SITE LOCATION



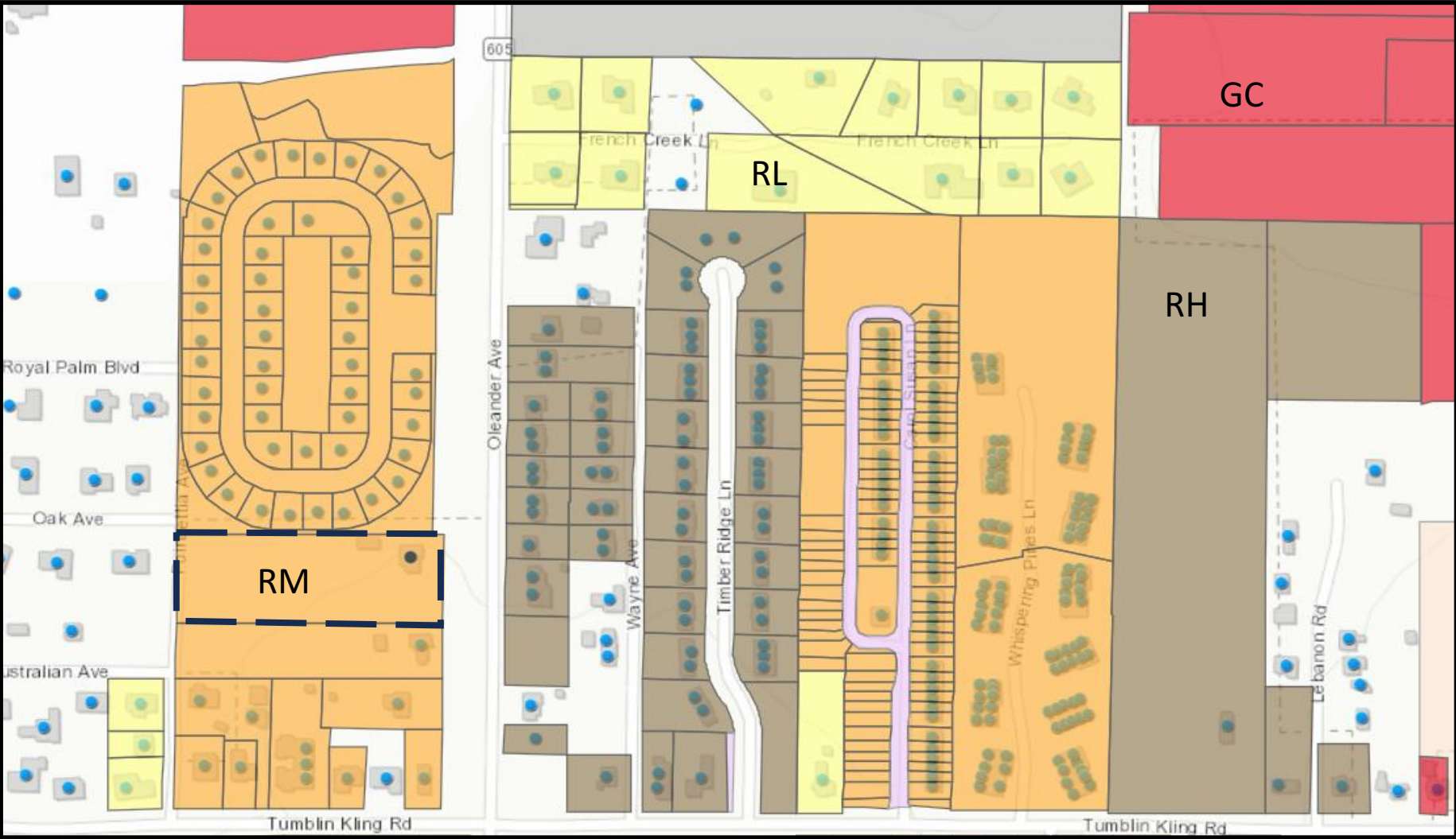
SITE AREA= 2.58 +/- Acres

4101 Oleander Ave. – Margareta Villa Apartments– Innovative: Site Plan



# FUTURE LAND USE

FLU: RM (Medium Density Residential)

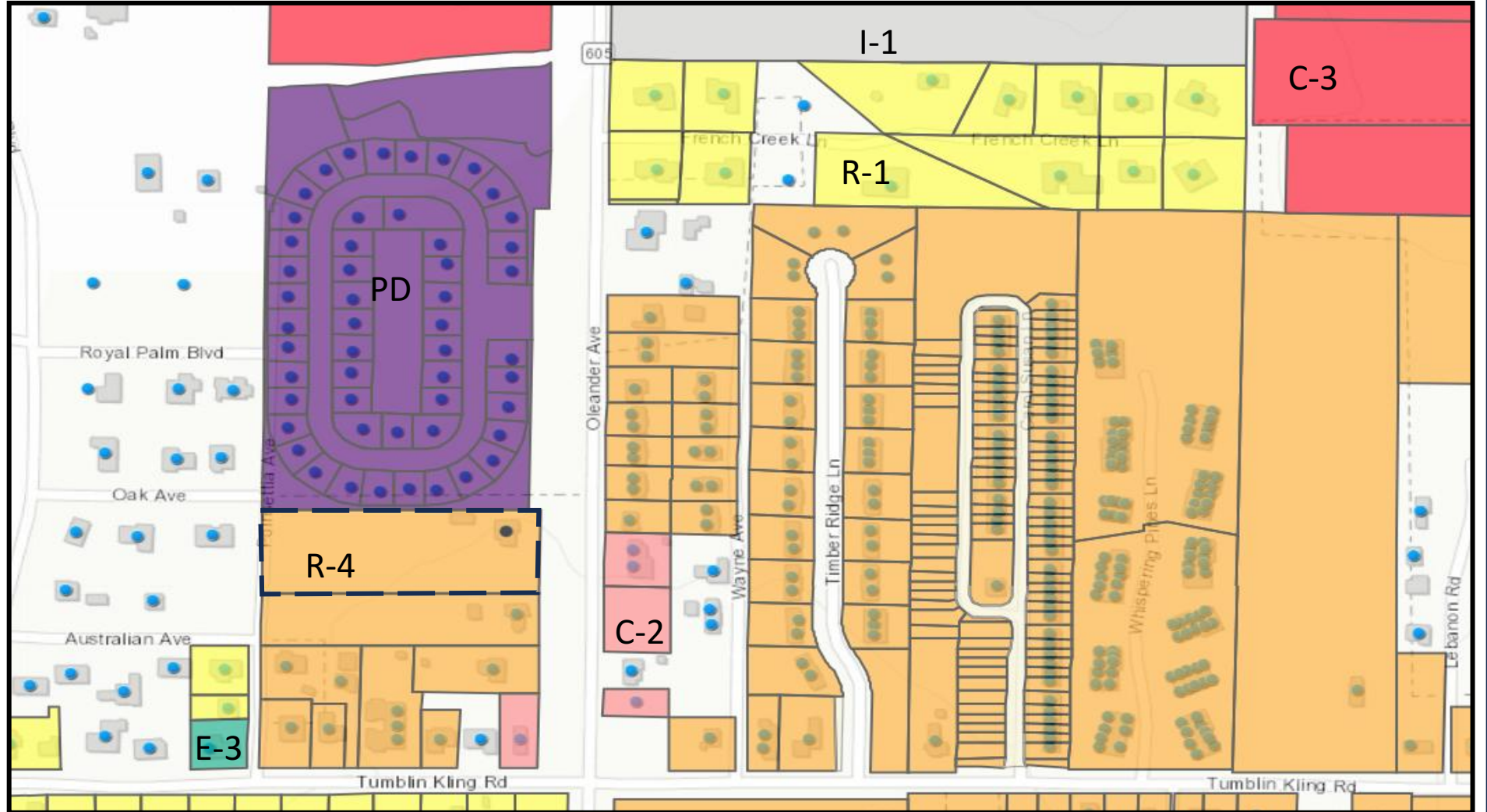


4101 Oleander Ave. – Margareta Villa Apartments– Innovative: Site Plan



# ZONING

Zoning: R-4, Medium Density Residential



4101 Oleander Ave. – Margareta Villa Apartments– Innovative: Site Plan





# SITE PLAN details

## PROJECT INFORMATION

### SITE ADDRESS

4101 OLEANDER AVENUE  
FORT PIERCE, FL 34982

### OWNER

4101 OLEANDER GROUP, LLC  
17555 COLLINS AVENUE, APT. 2006  
SUNNY ISLES, FLORIDA 33160  
PHONE (305) 337-0183

### APPLICANT

MR. GEZA SZINI-SEBO  
ABANDEL GROUP, LTD.  
51 WIGTON PLACE  
THORNHILL, ON, CANADA L4J8C6  
PHONE (305) 337-0183

### ARCHITECT

STAFFAN H. LUNDBERG  
1341 SEA HAWK LANE  
VERO BEACH, FLORIDA  
PHONE (772) 538-5130

### TAX PARCEL I.D NUMBER(S)

2433-414-0001-000-4

### ZONING

R-4

### LAND USE

RM

### LATITUDE

27°23'12.02" N

### LONGITUDE

80°20'05.75" W

### PROJECT DESCRIPTION

THIS PROJECT PROPOSES A 30 UNIT MULTI FAMILY RESIDENTIAL BUILDING WITH RELATED STORMWATER IMPROVEMENTS, PARKING AND LANDSCAPING. THE SITE SEEKS TO PRESERVE TREES WHERE POSSIBLE AND HAS CONFIGURED THE PARKING AND STORWATER TO TRY TO PRESERVE THE TREE CANOPY.

### ENGINEER

MBV ENGINEERING, INC.  
1835 20TH STREET  
VERO BEACH, FLORIDA 32960  
PHONE (772) 569-0035

### SURVEYOR

PERIMETER SURVEYING & MAPPING  
947 CLINT MOORE ROAD  
BOCA RATON, FLORIDA  
PHONE (561) 241-9988

## SITE DATA

### EXISTING SITE DATA

	SF	AC	%
SITE AREA	110,747 SF	2.54 AC	100%
AREA OF DEVELOPMENT	110,747 SF	2.54 AC	100.00%
IMPERVIOUS AREA	4,954 SF	0.11 AC	4.47%
EXISTING BUILDING	3,136 SF	0.07 AC	2.83%
EXISTING CONCRETE	1,818 SF	0.04 AC	1.64%
EXISTING PAVEMENT	0 SF	0.00 AC	0.00%
PERVIOUS AREA	105,793 SF	2.43 AC	95.53%

### PROPOSED SITE DATA

	SF	AC	%
SITE AREA	110,747 SF	2.54 AC	100%
IMPERVIOUS AREA	43,026 SF	0.99 AC	38.85%
PROPOSED BUILDING	10,551 SF	0.24 AC	9.53%
PROPOSED CONCRETE	2,985 SF	0.07 AC	2.70%
PROPOSED ASPHALT	24,592 SF	0.56 AC	22.21%
WET POND AREA	4,898 SF	0.11 AC	4.42%
PERVIOUS AREA	67,721 SF	1.55 AC	61.15%
OPEN SPACE	67,721 SF	1.55 AC	61.15%

NET NEW IMPERVIOUS + 38,072 SF 0.87 AC

### ZONING DATA

	R-4 ZONING	EXISTING	PROPOSED
LOT SIZE	20,000 SF	110,747 SF	110,747 SF
MIN. LOT WIDTH	75-FT	193-FT	193-FT
BUILDING SETBACKS			
FRONT	25-FT	59-FT	225-FT
SIDE	10-FT	110-FT	25-FT
CORNER SIDE	15-FT	10-FT	25-FT
REAR	20-FT	378-FT	253-FT
BUILDING COVERAGE	50%	2.83%	9.53%
OPEN SPACE	10%	95.53%	61.15%
BUILDING HEIGHT	45-FT	--	45-FT

### PARKING DATA

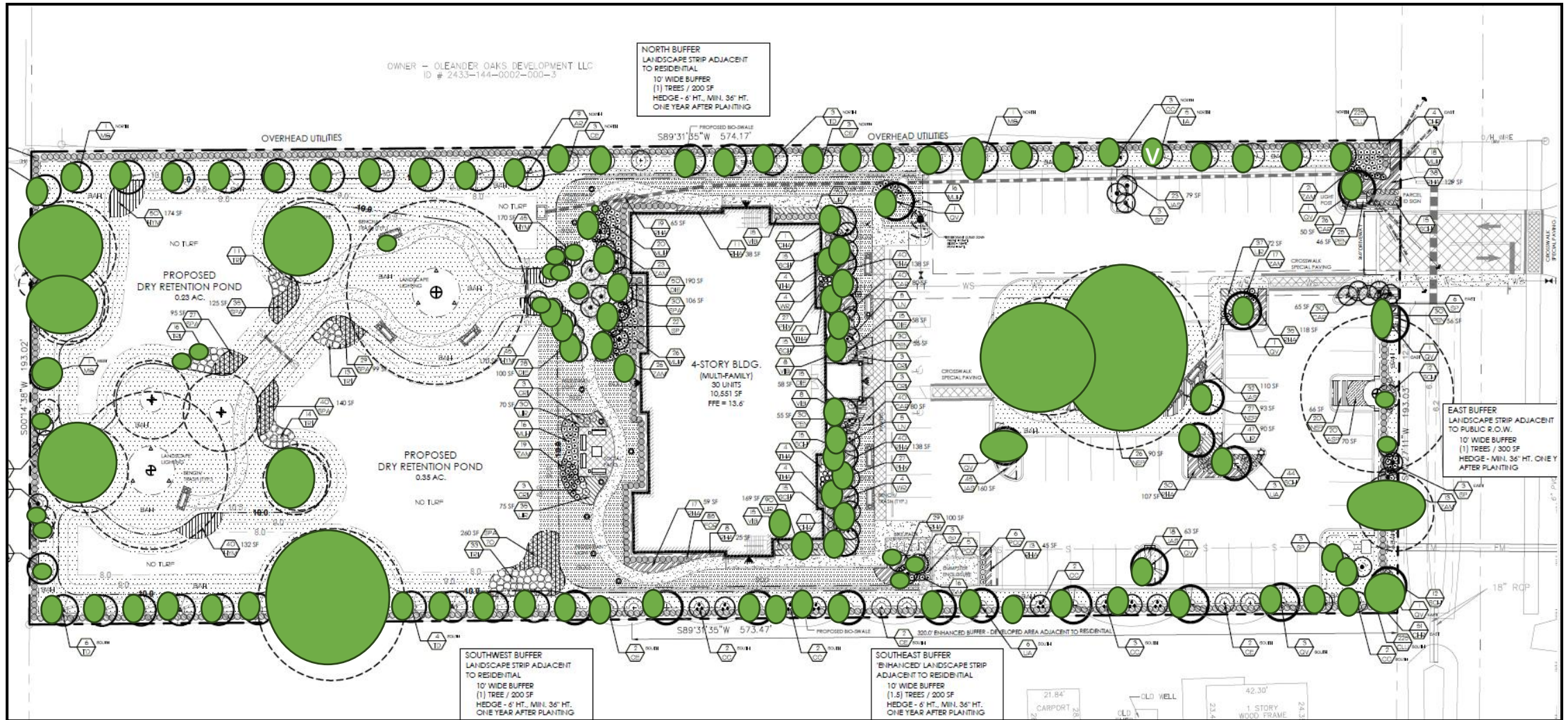
MULTIFAMILY HOUSING DEVELOPMENTS			
2 SP/	1 UNIT	30 UNITS	=
			60 SPACES REQUIRED
			63 SPACES PROVIDED
			3 ADA SPACES
			60 STANDARD SPACES

Proposed Units	25 (+5bd) = 30 units
Floors	4-story
Bedrooms	1–3-bedroom units
Community	Balconies, gazebo, cookout tables, park benches, elevator, bike rack, tree preservation, concrete pavers, garden/bio swales, lit walking paths, dry retention ponds

4101 Oleander Ave. – Margareta Villa Apartments– Innovative: Site Plan



# LANDSCAPE PLAN



\* 14 full grown trees preserved

4101 Oleander Ave. – Margareta Villa Apartments– Innovative: Site Plan



# ELEVATION DETAILS



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (SEE PLAN)  
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



FRONT (EAST) ELEVATION



REAR ELEVATION (WEST)

4101 Oleander Ave. – Margareta Villa Apartments– Innovative: Site Plan



# ARCHITECTURAL DESIGNS

Gabled  
roof  
peaks

Balcony

Shutters &  
lapboard  
siding

Preserved  
trees



Overhang  
(stone columns)  
Elevator

\* Florida vernacular w/ Anglo Caribbean style

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# COLOR BOARD

## Design Review Code Sec. 125-314

### COLOR SCHEME MARGERITA VILLAS

**BOTTOM HALF STUCCO  
WALLS, COLUMNS, WINDOW  
TRIM & ENTRY**

**WHITE  
SOFT**

**UPPER WALLS STUCCO  
LAP SIDING**

**PANTONE  
290 C**



**WINDOW SHUTTERS**

**PANTONE  
7455 C**



**METAL RAILINGS**

**ESP DARK  
BRONZE  
PANTONE 7644 C ?**



**ROOFING  
STANDING SEAM METAL**

**METAL GRAY  
PANTONE  
COOL GRAY 1 C**



**STAIR WELL  
BOTTOM HALF**

**WHITE  
SOFT**

**STAIR WELL TOP HALF  
STUCCO LAP SIDING**

**PANTONE  
290 C**



City of Fort Pierce Architectural Design Standards

4101 Oleander Ave. – Margareta Villa Apartments– Innovative: Site Plan



# FLOOR PLAN



## 4 STORIES 30 UNITS BUILDING

- 6 - ONE BEDROOM UNITS
- 22 - TWO BEDROOM UNITS
- 2 - THREE BEDROOM UNITS

### FIRST FLOOR PLAN

- 6 - TWO BEDROOM UNITS
- 2 - ONE BEDROOM UNITS
- 8 UNITS TOTAL

### SECOND FLOOR PLAN

- 6 - TWO BEDROOM UNITS
- 2 - ONE BEDROOM UNITS
- 8 UNITS TOTAL

### THIRD FLOOR PLAN

- 6 - TWO BEDROOM UNITS
- 2 - ONE BEDROOM UNITS
- 8 - UNITS TOTAL

### FOURTH FLOOR PLAN

- 4 - TWO BEDROOM UNITS
- 2 - THREE BEDROOM UNITS
- 6 - UNITS TOTAL

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## RECOMMENDATIONS

At the April 14, 2025, Planning Board meeting, the board voted unanimously to approve the innovative site plan with the seven (7) 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



## RECOMMENDATIONS cont'd

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. Prior to development, SFWMD should be contacted for an Environmental Resource Permit is required
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. A 6-foot sidewalk is required along Oleander Ave.
7. A Site Development Permit is required prior to performing site improvement activities

Staff's recommendation is for City Commission to **APPROVE** the innovative site plan with the seven (7) conditions.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.
2. Recommend Disapproval.





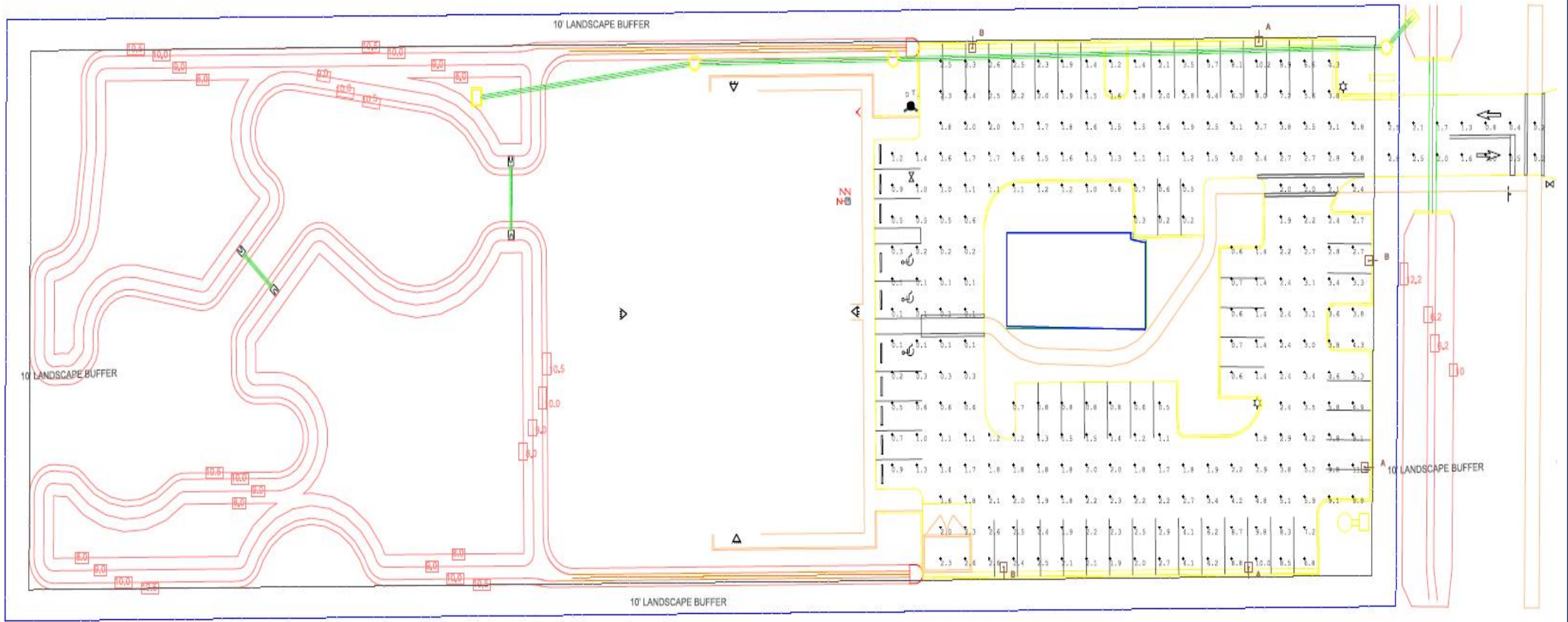
# CITY OF FORT PIERCE

## City Commission

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# LIGHTING PLAN



4101 Oleander Ave. – Margareta Villa Apartments– Innovative: Site Plan



# LIGHTING PLAN cont'd

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	2,54	11,1	0,1	25,40	111,00
Entrance	Illuminance	Fc	1,40	2,8	0,2	7,00	14,00

## Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	3	A	SINGLE	20430,57	1,000	GL3-20H-3RM-750 @ 25' MTG, HT.
	3	B	SINGLE	20617,21	1,000	GL3-20H-5QS-750 @ 25' MTG, HT.

LIGHTING TO BE SUPPLIED BY WAMPLER LIGHTING GROUP. CONTACT BRAD @ 256.996.2560 OR BRAD@WAMPLERLIGHTINGGROUP.COM

# ENERGYLITE

## GridLite™ GL3

SITE + AREA LED LUMINAIRE

PROJECT	SPECIFIER
SPECIFICATION	TYPE

**CONSTRUCTION**

- Die-cast, low-temperature aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- 100% recycled aluminum

**FINISH**

- TiO<sub>2</sub> polyester super-durable powder coating with superior gloss, color retention and weather resistance
- Standard finishes provided at 3 mil nominal thickness, salt-spray-tested to 3,000 hours as per ASTM B117
- For marine-grade finish, consult factory.
- Provided at 5 mil nominal thickness, salt-spray-tested to 4,000 hours as per ASTM B117

**ELECTRICAL**

- 120-277 V Standard; 277-480V option available
- PF>0.9, THD<20%
- For series surge protection: enhanced 10kV standard, extreme 20kV optional (ANSI C136.2-2015)
- For series surge protection, consult factory
- Rated for operation -40°C to 40°C
- For 30°C option, consult factory

**OPTICS & PERFORMANCE**

- Up to 165 lumens per watt
- 12,000- to 40,000-lumen packages (82-323W)
- 3 customized distributions available
- Type II Roadway Medium [Coefficient of Utilization: 0.793]
- Type III Roadway Medium [Coefficient of Utilization: 0.832]
- Type IV Wide Short [Coefficient of Utilization: 0.840]
- Type V Square Short
- Type V Square Medium
- Multiple shielding options available

**CONTROLS**

- 0-10V dimming standard; DALI-2 option available
- Receptacle options:
  - ANSI C136-41 3-pin
  - ANSI C136-41 7-pin (for DALI-2 or 0-10V dimming)
- Zhaga Book 18 (for next generation ambient light/motion sensing)
- Motion sensor option available – bi-level setting standard with low point of 30% and a 15-minute delay

**MOUNTING**

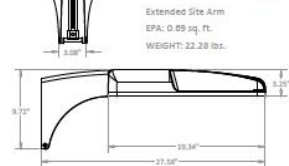
- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- All mounting options allow for multiple fixture installations at 90°
- Wall-mount and round pole adapters available for extended site arm

**LISTINGS**

- IDA Dark Sky Friendly s3000K, extended site arm or horizontal tenon
- IP66-rated optical and electrical chambers
- 3G Vibration-rated (ANSI C136.3)
- cULus Listed for wet locations (E487976)
- DLC + DLC Premium listings (Family code: J10Y1)
- Zhaga DALI listed
- ANSI C136.15 labeling available
- BAA Compliance available; \*Consult factory to confirm specific fixture code is compliant if this is a requirement
- Designed and assembled in U.S.A.

**WARRANTY**

- 10-year warranty



FIXTURE	LUMENS	BEAM SPREAD	CRI	CCT	VOLTAGE	CONTROLS	SURGE	PHOTOCELL	FINISH	MOUNTING	OPTIONS
GL3	12L : 12,000 lm; 82W	28M : Type II Roadway Medium	7 : 70 CRI	30 : STD : 120-277V	10 : 0-10V	SPS : 10kV 5kA, 120-277V	70 : 7-pin	SE2 : Bronze [RAL8019]	ES : Extended Site Arm	Field-installed	
	15L : 15,000 lm; 108W	38M : Type III Roadway Medium	40 : HVL : 277-480V	40 : HVL : 277-480V	DA : DALI-2	2PS : *20kV 10kA, 120-277V	02 : Z receptacle	SEY : Grey [RAL7038]	HT : Horizontal Tenon	HSS : House-side Shield	
	17L : 17,000 lm; 127W	4WS : Type IV Wide Short	50 : 3000K	50 : 3000K		2PH : *20kV 10kA, 277-480V	32 : 3-pin + Z	SEK : Black [RAL9017]	TM : Trunion Mount	FSS : Front-side Shield	
	18H : 18,000 lm; 114W	T5Q : Type V Square Medium					72 : 7-pin + Z	SWH : White [RAL9003]	KM : 3" Knuckle	CSS : Cut-de-Sec Shield	
	20H : 20,000 lm; 126W	Q5S : Type V Square Short					00 : none	MB2 : Marine Bronze [RAL8019]	KMS : 3" Knuckle at 45°; side wiring	SC : Shorting Cap	
	23H : 23,000 lm; 151W							MGY : Marine Grey [RAL7038]	Adapters	Factory-installed	
	26H : 26,000 lm; 173W							MBK : Marine Black [RAL9017]	ES-WM : Extended Site Arm + Wall Mount Adapter	ZT1 : 0-10V Z Ambient Light Control	
	29H : 29,000 lm; 188W							MWH : Marine White [RAL9003]	ES-RP : Extended Site Arm + Round Pole Adapter	ZT3 : 0-10V Z IR + ALC	
	30H : 30,000 lm; 194W									ZT4 : 0-10V Z Occupancy IR + ALC	
	33H : 33,000 lm; 239W									ZT5 : 0-10V Zhaga Casambi BLE + ALC	
	35H : 35,000 lm; 261W										
	37H : 37,000 lm; 278W										
	40H : 40,000 lm; 325W										

Notes: \*Consult factory to verify BAA compliant products. 80 or 90 CRI, + additional CCTs available upon request. HVL + DALI-2 combination only available with 12L-17L and 18H-23H performance packages.

\*Consult factory for lead time and availability. HVL unavailable with ZT1, ZT3, ZT4 and ZT5 photocell receptacles. HSS not compatible with 4WS optics, instead use SS.



# LANDSCAPE PLAN details

## Landscape Calculations

	REQUIRED/ PERMITTED	PROVIDED
<b>LANDSCAPE STRIPS ADJACENT TO PUBLIC R.O.W.</b>		
<b>EAST - OLEANDER AVENUE - 166 LF (193' LESS 27' DRIVEWAYS)</b>		
10' WIDE LANDSCAPE STRIP (166 X 10 = 1,660 SF)		
TREES: 1 / 300 SF	6 TREES	6 TREES
INCLUDES (2) EXISTING TREES		
(1) EXISTING PALMS		
(2) PROPOSED TREES		
(6) PROPOSED PALMS = 2 TREES		
PLUS 24" HT. HEDGE, 36" AFTER ONE YEAR		
<b>WEST - POINSETTA AVENUE - 193 LF</b>		
10' WIDE LANDSCAPE STRIP (193 X 10 = 1,930 SF)		
TREES: 1 / 300 SF	7 TREES	8 TREES
INCLUDES (2) EXISTING TREES-ADJACENT		
(6) EXISTING PALMS = 2 TREES		
(3) PROPOSED TREES		
(3) PROPOSED PALMS = 1 TREE		
PLUS 24" HT. HEDGE, 36" AFTER ONE YEAR		
<b>LANDSCAPE STRIPS ADJACENT TO RESIDENTIAL</b>		
<b>NORTH - 575 LF</b>		
10' WIDE LANDSCAPE STRIP (575 X 10 = 2,540 SF)		
TREES: 1 / 200 SF	29 TREES	29 TREES
INCLUDES (29) PROPOSED TREES		
PLUS 24" HT. HEDGE, 36" AFTER ONE YEAR		
<b>SOUTHWEST - 254 LF</b>		
10' WIDE LANDSCAPE STRIP (254 X 10 = 5,740 SF)		
TREES: 1 / 200 SF	13 TREES	13 TREES
INCLUDES (1) EXISTING TREE		
(12) PROPOSED TREES		
PLUS 24" HT. HEDGE, 36" AFTER ONE YEAR		
<b>SOUTHEAST - 320 LF ***</b>		
10' WIDE LANDSCAPE STRIP (320 X 10 = 3,200 SF)		
TREES: 1.5 / 200 SF	24 TREES	ENHANCED* 24 TREES
INCLUDES (24) PROPOSED TREES		
PLUS 24" HT. HEDGE, 36" AFTER ONE YEAR		
<b>INTERIOR VEHICULAR USE LANDSCAPE AREA</b>		
VEHICULAR USE AREA:		26,032 SF
1 SF / 15 SF OF VUA =	1,736 SF	8,242 SF
(1) CANOPY TREE / 100 SF =	18 TREES	18 TREES
INCLUDES (2) EXISTING TREES		
(12) PROPOSED PALMS = 4 TREES		
(12) PROPOSED TREES		

\*\*\* PLEASE NOTE: THE ENHANCED BUFFER IS PROVIDED UNDER THE ENCOURAGEMENT OF STAFF PER THE STAFF REPORT DATED 03.21.2024

