



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Richard D. Chess, MBA, City Manager
THROUGH: Kevin Freeman, Planning Director
FROM: Kerry C. Driver, Senior Planner
RE: **Site Plan: Innovative
4101 Oleander Ave.**
BOARD DATE: May 19, 2025

STAFF REPORT

Owner: 4101 Oleander Group, LLC
17555 Collins Ave., Apt 802
Sunny Isles Beach, FL 33160

Applicant: Geza Szini-Sebo
Abandel Group, LTD
45 Osceola Ave.
New York, NY 11729

Applicant's Request: Approval of a Major Site Plan: Innovative Design

Location(s): 4101 Oleander Ave

Parcel ID: 2433-414-0001-000-4

Future Land Use: RM, Medium Density Residential

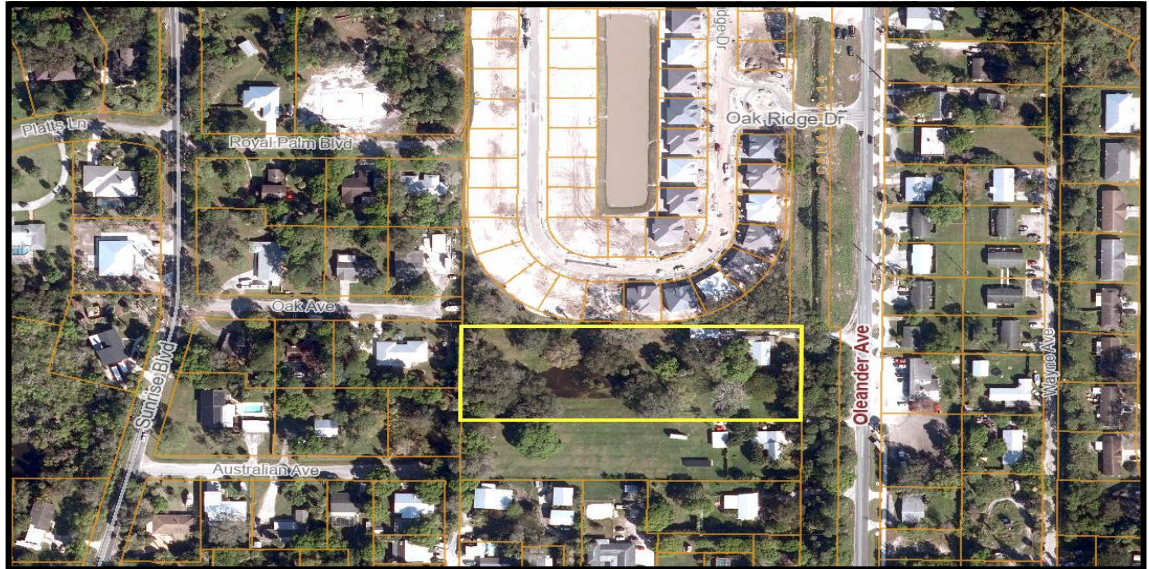
Current Zoning: R-4, Medium Density Residential

Surrounding FLU:

North	East	South	West
RM	RH	RM	County RS

Surrounding Zoning:

North	East	South	West
PD	C-2	R-4	County RS-3



Site Location:

2.58 +/- acres

Utilities:

FPUA

Staff Analysis:

Request

In accordance with Article V Sections 125-243 of the City Code, the applicant is requesting the review and approval of an Innovative Community Development for 30-unit apartment villas. The request is for an additional five (5) units.

Future Land Use & Zoning

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

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

Innovative Community Development (IDC)

According to Article V, Sec. 125-243, the purpose of an IDC are primarily creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by using 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.

Design Review

The architectural style of the apartment complex incorporates Florida vernacular and Anglo Caribbean styles, including the roofline and roof articulation, materials, and colors, to create visual harmony. The windows and doors are vertically proportioned, and the windows feature shutters. The upper floors have lapboard siding. The balconies and columns offer both horizontal articulation with recessed as well as protruding architectural features. Residents have views onto either Oleander or the rear of the property. The common open space includes rain garden/bio swales on the north and south property lines, dry retention ponds, walking paths, pedestrian sidewalks, pedestrian level lighting, benches, and a shared patio area to the west of the proposed buildings.

Parking

Per Off-street city parking code Section 125-215, 60 standard parking spaces are required, which requires three (3) ADA parking spaces. The applicant offers not exceed the required amount.

Landscaping

The project proposes preserving a minimum of 14 mature trees. In addition to the preserved trees, additional trees will be planted throughout the property and ample trees will be included in the landscape buffer. A landscape maintenance agreement must be notarized and signed prior to the issuance of certificate of occupancy.

Traffic Impact Statement

The proposed plan of development will result in an increase of 136 trips per day, 12 AM peak hour trips, and 12 PM peak hour trips at project build out in 2028. A review of the traffic data revealed the project will have an insignificant impact on the surrounding roadway network and meets the requirements outlined in City Code Section 105-5 (Management and monitoring program).

Lighting

An addition to site lighting around the building walls and along the pathed pavers, the applicant proposed to place six (6) footcandles throughout the property.

Technical Review Committee

All affected departments have reviewed the proposed Major Site Plan: Innovative application with

regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Property Owner Response Summary

A total of 64 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of April 25, 2025, there have been two (2) responses by adjacent property owners regarding the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation

The Planning Board, at their April 14, 2025 meeting, voted 7-0 to recommend approval of the request with conditions as excepted from Sec. 125-243:

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. 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 Recommendation:

The proposed application meets the minimum standards of the City's Code Section 125-243. Therefore, Staff recommends that the City Commission **APPROVE** the subject Major Site Plan: Innovative subject to the noted seven Conditions.