



Mr. Geza Szini-Sebo & Jozsef Norbert Rau  
45 Osceola Avenue  
New York, NY 11729

**Subject: Site Plan – One parcel at 4101 Oleander Avenue– Technical Review Committee Comments for March 21, 2024 TRC Meeting**

**City of Fort Pierce Planning Department**

- The name of the project needs to be consistent in spelling on submitted documents/plans
- Design Review on side walls of building should meet code
- Color palette of drawing is needed
- A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
- Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
- Per City Code Section 125-317 (b). – Sidewalks (Applicability): In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:
  1. Whenever a permit is issued for the construction of a new duplex, multifamily, commercial, or office structure or use;
  2. When the valuation of a building permit for construction, additions, and renovations to structures or uses are more than \$35,000.00
  3. Any expansion of an existing structure or use which results in an expansion of that structure or use in excess of 25 percent of the existing square footage of structure area on a parcel;
  4. Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.
  5. Any substantial change in use on the property.



- Delineate the wetland on the site plan and acknowledge that it meets State mitigation on wetland
- Adhere to and apply where applicable City Code, Sec. 105.5, Management and Monitoring Program
- Dumpster should be relocated from front of property\*\*\*
- Resubmittal of modified Site Plan is needed due to the following reason:\*\*\*
  - The property is zoned R-4, Medium Density. Per zoning code, Sec. 125-194, the maximum density for the zone is 10 units per acre. Your development application and narrative is proposing 32-units. At max, with straight zoning, the property can have up to 25 units for your 2.54 acreage.

Advisory Comments:

- Considering Sec. 125-143, Innovative Residential developments, your density can be increased
- Considering Future Land Use Goal 1.1.8 Policy, the City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:
  - a) Located within ¼ mile of a rail station, multimodal transit center, or transit stop;
  - b) Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;
  - c) Affordable housing developments shall include a variety of housing types
- Lighting plan should ensure that the proposed lights on development does not impede on to the neighboring residential properties

**Fort Pierce Engineering Department**

**Do Not Recommend Site Plan & Design Review**

1. Parking stalls length shall be revised to 18-feet with a 1-foot overhang or bumper rail placement in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).
2. The landscape plan indicates that an existing 56" DBH oak tree is to remain and the project's stormwater pond is to be constructed around this tree (existing grade elevation of 9.0'+/-) hence creating an island in the middle of the pond. Staff will need additional information pertaining to this design to ensure that this tree can survive as the control elevation for this pond appears to be proposed at 10.00 which means that the tree will be submerged 1' for long periods of time. In addition, trees are not permitted to be located within the limits of retention/detention areas.



3. The Site Plan shall be revised to include the note that “All construction shall be in compliance with City of Fort Pierce Code of Ordinance Sections 119 and 125.”
4. The electronic copy of the survey was not signed and sealed; please provide the required certified survey in electronic format.
5. The landscape plans label existing trees as 1-47. However, the provided tree survey provides a numbering system of 41-96 for the existing trees. Please update the landscape plans so the tree identification matches what is provided on the survey.
6. Update the survey to correctly identify Tublin Kling Road.
7. Identify a proposed (5' min.) sidewalk along Oleander Avenue extending the width of the property. The applicant shall confirm with St. Lucie County as the required sidewalk width of the sidewalk as Oleander is a County roadway.

**Advisory Comments:**

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands and gopher tortoise's burrows are present on the site.
3. Tree mitigation calculations will be reviewed at time of DPCR submittals and are not approved as part of this submittal.

**Fort Pierce Building Department**

1. Building Official or his representative has no comments at the time of this meeting but reserves the submission of comments upon completion of the official plan review.
2. All new construction or alterations shall meet the requirements of the Florida Building Code 8<sup>th</sup> Edition
3. Building Permit required
4. Signed and sealed construction drawings required
5. Must meet the following Accessibility requirements:
  - a. Accessible route
  - b. Handicapped parking spaces
  - c. Means of egress
6. Shall meet the Fire Prevention Code:



**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

a. Sprinkler system is required

b. Smoke alarm system is required

**Fort Pierce Police Department**

No comments at this time.

**St. Lucie County Planning Department \*\*\***

Advisory Comments:

- Traffic Impact Review Requested – due to the adjacent Levels of Service reported for the affected links of Oleander, evaluation of the impacts to the links and adjacent intersections is recommended.
- Lighting – Please request additional photometric data, to verify adverse spillover to adjacent single-family homes will not occur.
- Parking Lot Screening/Landscape Islands – With the adjacent SF residence, an increased landscape buffer is encouraged, along with an additional landscape island to break up the expanse of parking. Additionally, please consider shifting the dumpster location away from the abutting single-family residence and the “front yard” along Oleander

**St. Lucie County PW/Engineering**

**Corrections**

1. Dimension the setback from the driveway to the side property line. Please refer to section 7.05.06 of the St. Lucie County land development code.
2. Advisory: there is a roadside swale and a drainage ditch along the west side of Oleander Avenue. These may be combined into 1 feature along this frontage.

**Conditions:**

3. A Site Development Permit is required prior to performing site improvement activities.
4. A 6-foot sidewalk is required along Oleander Avenue. The applicant may request a fee-in-lieu of construction from the Board of County Commissioners.

**City Clerk Office**

No comments at this time.

### **Code Enforcement**

No comments at this time.

### **Fort Pierce Utilities Authority**

- **FPUA W/WW Engineering:** Concept approved.
  - Water and wastewater (via forceman) services are available to serve the subject property. Offsite force main will be required. To connect to these services please submit Utility Plan (@ complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37<sup>th</sup> Street, Fort Pierce, FL 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
- **FPUA Electric & Gas Engineering:** This submission is outside of the FPUA electric service area.
- **FPUA Gas:** **N/A**
- **FPUA Fiber:** FPUAnet **Approves.**

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

Site Plan Requires Re-submittal

The follow 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 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. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)
  11. 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)
  12. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
  13. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
  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. See "Needed NFPA Fire Flow Calculator Spreadsheet".
  16. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.
  17. 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.

18. 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.



19. Minimum Size of Water Mains

20. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
21. 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).

**St. Lucie Transportation Planning Organization**

- **Sidewalks/Bicycle-Pedestrian Connectivity:** There are no designated areas for pedestrian and bicycle travel, or parking. The proposed development does not appear to include sidewalks on either side of the internal drive. Additionally, no sidewalk connections are provided along the proposed driveway entrances on the Conceptual Site Plan. The lack of sidewalks and sidewalk connections creates unsafe conditions for pedestrians or bicyclists who would be required to walk or ride within the driveway to access the apartment complex. Sidewalks and bicycle
- facilities should be provided within for pedestrian and bicyclist safety as part of the proposed development.
- **Traffic Data:** The Traffic Generation utilizes calculations provided in the ITE Trip Manual Generation Manual, 10<sup>th</sup> Edition. Traffic generation should be updated utilizing the most current ITE Trip Generation Manual, which is the 11th edition.
- **Historical Growth Rate:** The Traffic Impact Study for the proposed development does not appear to utilize the University of Florida BEBR growth rate percentage for the historical growth rate. However, a historical growth rate of 2.5 percent should be utilized which is the actual annual growth rate in St. Lucie County since 1995.
  - You can contact Stephanie M. Torres, CPM  
Bicycle Pedestrian Program Manager  
772-462-1593 [www.stlucietpo.org](http://www.stlucietpo.org)



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

**Florida Department of Transportation**

No comments at this time.

**St. Lucie County School Board**

No comments at this time.

Please note that the three (3) \* indicates remarks added or submitted on 3/21



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

Meeting Date: 3.21.24  
Property Address: Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue

*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: 3/15/24



**To : Kerry Driver, Planner**

**FROM : Venetia Barnes, Stormwater Engineer**

**THRU : Tracy Telle, Assistant City Engineer**

**RE : Site Plan and Design Review – Margareta Apartment Complex –  
4101 Oleander Avenue – TRC No. 24-07000002**

**DATE : March 19, 2024**

This is to advise you that we have completed the review of the following documents as received by this office on March 7, 2024:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Site Plan & Design Review                                | <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 & Design Review     DPCR       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. Parking stalls length shall be revised to 18-feet with a 1-foot overhang or bumper rail placement in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).
2. The landscape plan indicates that an existing 56" DBH oak tree is to remain and the project's stormwater pond is to be constructed around this tree (existing grade elevation of 9.0'+/-) hence creating an island in the middle of the pond. Staff will need additional information pertaining to this design to ensure that this tree can survive as the control elevation for this pond appears to be proposed at 10.00 which means that the tree will be submerged 1' for long periods of time. In addition, trees are not permitted to be located within the limits of retention/detention areas.
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5. The landscape plans label existing trees as 1 – 47. However, the provided tree survey provides a numbering system of 41 – 96 for the existing trees. Please update the landscape plans so the tree identification matches what is provided on the survey.
6. Update the survey to correctly identify Tumblin Kling Road.
7. Identify a proposed (5' min.) sidewalk along Oleander Avenue extending the width of the property. The applicant shall confirm with St. Lucie County as to the required sidewalk width of the sidewalk as Oleander is a County roadway.
8. Update the proposed dumpster enclosure to include the appropriate pedestrian access.

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands and gopher tortoise's burrows are present on the site.
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THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**March 21, 2024**

Case #: 24-07000002

Planner: City of Ft. Pierce Planning Department

Site Plan

4101 Oleander Avenue, Fort Pierce, FL (Margarita Apartments)

### **Comments:**

No comments at this time.

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Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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: # 24- 07000002

**Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue**

### Comments

FPUA W/WW Engineering: Concept approved.

Water and wastewater (via forcemain) services are available to serve the subject property. Offsite force main will be required. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service 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/>



~~Developer Responsibilities~~  
(L)

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

FPUA Gas: N/A

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.





**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.

March 19, 2024

**VIA EMAIL**

Mrs. Kerry C. Driver, Planner  
City of Fort Pierce  
100 North U.S. Highway 1  
Fort Pierce, Florida 34950

**RE: Proposed Transportation Impact Review (PTIR)  
Margareta Apartment Complex  
4101 Oleander Avenue  
Fort Pierce, Florida 34982**

Dear Mrs. Driver:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced proposed development. The proposed project is a 2.54-acre, 32-unit apartment complex on currently partially improved land. Based on the review, the following comments are provided:

- **Sidewalks/Bicycle-Pedestrian Connectivity:** There are no designated areas for pedestrian and bicycle travel, or parking. The proposed development does not appear to include sidewalks on either side of the internal drive. Additionally, no sidewalk connections are provided along the proposed driveway entrances on the Conceptual Site Plan. The lack of sidewalks and sidewalk connections creates unsafe conditions for pedestrians or bicyclists who would be required to walk or ride within the driveway to access the apartment complex. Sidewalks and bicycle facilities should be provided within for pedestrian and bicyclist safety as part of the proposed development.
- **Traffic Data:** The Traffic Generation utilizes calculations provided in the ITE Trip Manual Generation Manual, 10<sup>th</sup> Edition. Traffic generation should be updated utilizing the most current ITE Trip Generation Manual, which is the 11<sup>th</sup> Edition.
- **Historical Growth Rate:** The Traffic Impact Study for the proposed development does not appear to utilize the University of Florida BEBR growth rate percentage for the historical growth rate. However, a historical growth rate of 2.5 percent should be utilized which is the actual annual growth rate in St. Lucie County since 1995.

Please contact me should any additional information or clarification be required.

Sincerely,

*Stephanie M. Torres*

Stephanie M. Torres, CPM  
Bicycle Pedestrian Program Manager

cc: City of Fort Pierce Planning Department



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Margareta Apartment Complex - 4101 Oleander Ave**

**REVIEW DATE: 3/20/2024**

**PLANNER: KERRY 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>.**
- 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**

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- 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. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)
  11. 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)
  12. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
  13. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
  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.

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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. See “Needed NFPA Fire Flow Calculator Spreadsheet”.
16. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.
17. 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.
18. 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.
19. Minimum Size of Water Mains
20. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
21. 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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March 19, 2024

**PROJECT:** Margareta Apartment Complex - 4101 Oleander Avenue

**REF:** 24-07000002

**TO:** Kerry C. Driver

**FROM:** Grant Chambers

Corrections:

1. Dimension the setback from the driveway to the side property line. Please refer to section 7.05.06 of the St. Lucie County land development code.
2. Advisory: there is a roadside swale and a drainage ditch along the west side of Oleander Avenue. These may be combined into 1 feature along this frontage.

Conditions:

3. A Site Development Permit is required prior to performing site improvement activities.
4. A 6-foot sidewalk is required along Oleander Avenue. The applicant may request a fee-in-lieu of construction from the Board of County Commissioners.



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry Driver, Planner

**RE:** **Site Plan - 24-07000002**  
**4101 Oleander Avenue**

**TRC DATE:** March 21, 2024

---

**Resubmittal of Site Plan at 4101 Oleander Avenue**  
**Resubmittal date: September 24, 2024**

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 4101 Oleander Avenue.

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

Thank you,  
Kerry



Mr. Geza Szini-Sebo & Jozsef Norbert Rau  
45 Osceola Avenue  
New York, NY 11729

**Subject: Site Plan – One parcel at 4101 Oleander Avenue– Resubmittal Comments for March 21, 2024 TRC Meeting**

**Project #: 24-07000002**

Resubmittal Date: 11/14/2024

Resubmitted Comments Date: 12/13/2024

**City of Fort Pierce Planning Department**

The proposed increase in density is being justified under the Innovative development design code. Acknowledging the innovative bioswale, please note that per the City's Innovative Community Development Sec. 125-243, innovative designs are inclusive to landscape, architectural designs and colors, and community amenities. Based on your design submission and site plan, it does not satisfy the innovative standards.

- Please resubmit and inform if your will apply for a Site Plan under straight zoning for R-4
- If you choose to pursue the additional bonus density under the Innovative Design code, please resubmit a site plan and designs to reflect (staff is here to provide additional guidance. Attachments provided)

**Advisory Comments:**

1. 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 (Paul Bertram: 772-467-3821) for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity
2. A notarized Landscape Maintenance Agreement shall note that all 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 (agreement provided by City of Fort Pierce Planning Department)



### **Fort Pierce Engineering Department**

#### **Recommendation: Site Plan Approval**

#### **Advisory Comments:**

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The electronic copy of the survey was not signed and sealed; please provide the required certified survey in electronic format at time of DPCR application.
3. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands and gopher tortoise's burrows are present on the site.
4. Tree mitigation calculations will be reviewed at the time of DPCR submittal and are not approved as part of this submittal.

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

#### **Advisory:**

1. Additional comments may be provided during the site development permit review.

#### **Conditions:**

2. A Site Development Permit is required prior to performing site improvement activities.
3. A 6-foot sidewalk is required along Oleander Avenue.

### **Florida Department of Environmental Protection Southeast District – West Palm Beach**

Due to the proposed activity this project will need to be reviewed by SFWMD for ERP. Any other permit related to the project as wastewater, drinking water and UOC will require to submit an application to Florida Department of Environmental Protection (FDEP). A contact with the SFWMD ERP team is:

Gregory Vazquez, PWS (Section Leader, Compliance and Enforcement Section,  
Environmental Resource Bureau, South Florida Water Management District)  
3301 Gun Club Road, MSC9210  
West Palm Beach, Florida 33406  
561-682-6053 [gvazquez@sfwmd.gov](mailto:gvazquez@sfwmd.gov)



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

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

Site Plan Requires Re-submittal

The follow 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).



PUBLIC WORKS DEPARTMENT  
DEVELOPMENT REVIEW COMMITTEE

---

October 8, 2024

**PROJECT:** Margareta Apartment Complex - 4101 Oleander Avenue  
**REF:** 24-07000002  
**TO:** Kerry C. Driver  
**FROM:** Grant Chambers

Advisory:

1. Additional comments may be provided during the site development permit review.

Conditions:

2. A Site Development Permit is required prior to performing site improvement activities.
3. A 6-foot sidewalk is required along Oleander Avenue.



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Margareta Apartment Complex - 4101 Oleander Ave**

**REVIEW DATE: 3/20/2024**

**PLANNER: KERRY 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>.**
- 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.~~  
**Received 10/9/2024****
- 5. ~~A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~ **Acknowledged 10/9/2024****



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)~~ **Acknowledged 10/9/2024**
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.)~~ **Acknowledged 10/9/2024**
8. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Acknowledged 10/9/2024**
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.)~~ **Acknowledged 10/9/2024**
10. ~~Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)~~ **Acknowledged 10/9/2024**
11. ~~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)~~ **Acknowledged 10/9/2024**
12. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~ **Acknowledged 10/9/2024**
13. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~ **Acknowledged 10/9/2024**
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~~

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~~maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants. Acknowledged 10/9/2024~~

- ~~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. See "Needed NFPA Fire Flow Calculator Spreadsheet". Acknowledged 10/9/2024~~
- ~~16. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3. Acknowledged 10/9/2024~~
- ~~17. 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. Acknowledged 10/9/2024~~
- ~~18. 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. Acknowledged 10/9/2024~~
- ~~19. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements. Acknowledged 10/9/2024~~
- ~~20. 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~~

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Office of the Fire Marshal



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~~inches. The center of hose outlet shall be not less than 18 inches above final grade.~~  
~~(SLCFD Fire Prevention Code Resolution 740-23).~~ **Acknowledged 10/9/2024**

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## BUREAU OF FIRE PREVENTION

### SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Margareta Apartment Complex - 4101 Oleander Ave

REVIEW DATE: 3/20/2024

PLANNER: KERRY 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 11/25/2024~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 11/25/2024~~
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- ~~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. See "Needed NFPA Fire Flow Calculator Spreadsheet". Acknowledged 10/9/2024~~
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~~inches. The center of hose outlet shall be not less than 18 inches above final grade.~~  
~~(SLCFD Fire Prevention Code Resolution 740-23).~~ **Acknowledged 10/9/2024**

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

Good morning,

Thank you for your inquiry. Due to the proposed activity this project will need to be reviewed by SFWMD for ERP. Any other permit related to the project as wastewater, drinking water and UIC will require to submit an application to Florida Department of Environmental Protection (FDEP). A contact with the SFWMD ERP team is:

Gregory Vazquez, PWS  
Section Leader  
Compliance and Enforcement Section  
Environmental Resource Bureau  
South Florida Water Management District

3301 Gun Club Road, MSC9210  
West Palm Beach, Florida 33406  
561-682-6053  
[gvazquez@sfwmd.gov](mailto:gvazquez@sfwmd.gov)

If you need additional information of how to submit a permit to the FDEP, please feel free to reach out.

Thank you,



**Florida Department of Environmental Protection**

**Southeast District – West Palm Beach**

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Office: (561) 681-6600

**Please note:** Florida has a very broad public records law.

This communication may be subject to public disclosure if it regards state business and is not exempt under Chapter 119, Florida Statutes.



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
Florida

**TO : Kerry Driver, Planner**

**FROM : Venetia Barnes, Stormwater Engineer**

**THRU : Tracy Telle, Engineering Manager**

**RE : Site Plan and Design Review – Margareta Apartment Complex  
4101 Oleander Avenue – TRC No. 24-0700002**

**DATE : November 5, 2024**

This is to advise you that we have completed the review of the following documents as received by this office on October 7, 2024:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Design Review                             | <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

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend          | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR             | <input type="checkbox"/> 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:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The electronic copy of the survey was not signed and sealed; please provide the required certified survey in electronic format at time of DPCR application.
3. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands and gopher tortoise's burrows are present on the site.
4. Tree mitigation calculations will be reviewed at time of DPCR submittal and are not approved as part of this submittal.



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

---

**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry Driver, Planner

**RE:** **Site Plan - 24-07000002**  
**4101 Oleander Avenue**

**TRC DATE:** March 21, 2024

---

**Resubmittal of Site Plan at 4101 Oleander Avenue**  
**Resubmittal date: February 20, 2025**

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 4101 Oleander Avenue.

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

Thank you,  
Kerry



NO TRESPASSING

**PUBLIC HEARING**  
A CONDITIONAL USE application  
has been received for this property.  
For more information:  
(772) 467-3737

# PUBLIC HEARING

A CONDITIONAL USE application  
has been received for this property.

For more information:  
**(772) 467-3737**



**PUBLIC HEARING**

A **CONDITIONAL USE** application  
has been received for this property.

For more information:  
**(772) 467-3737**



FL

FOGARTY, NICOLE L.&lt;NICOLE.FOGARTY@stlucieschools.org&gt;



Wed 4/9/2025 12:48 PM

To: Rebecca Grohall &lt;rebeccag@mbveng.com&gt;

Cc: Angie Vitter &lt;angiev@mbveng.com&gt;; Kerry Driver

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon,

First and foremost, thank you for providing us with the requested information. We have reviewed the information. Currently, we have a bus stop located at Oleander Oaks & Oleander, however, with the addition of this multifamily unit, we would locate the bus stop between the two. So, it would be beneficial to have a sidewalk connecting the two developments to provide a safe location for our students to load and unload the bus. Another matter to keep in mind, many parents prefer to wait with or for their children as they transport to and from school, so you may have an issue with cars parked near the location during peak bus stop times.

Thank you again and as always, if you have any questions or need more information, please do not hesitate to contact me.

---

*Nicole L. Fogarty*

Director of Growth Management, Land Acquisitions & Intergovernmental Relations

O: (772) 429-7547 C: (772) 789-0685 ◆ 9461 Brandywine Lane Port St. Lucie, FL 34986 ◆ nicole.fogarty@stlucieschools.org



Each Child, Every Day



# CITY OF FORT PIERCE

## Planning Board

April 14<sup>th</sup>, 2025

Margareta Villa Apartments- 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

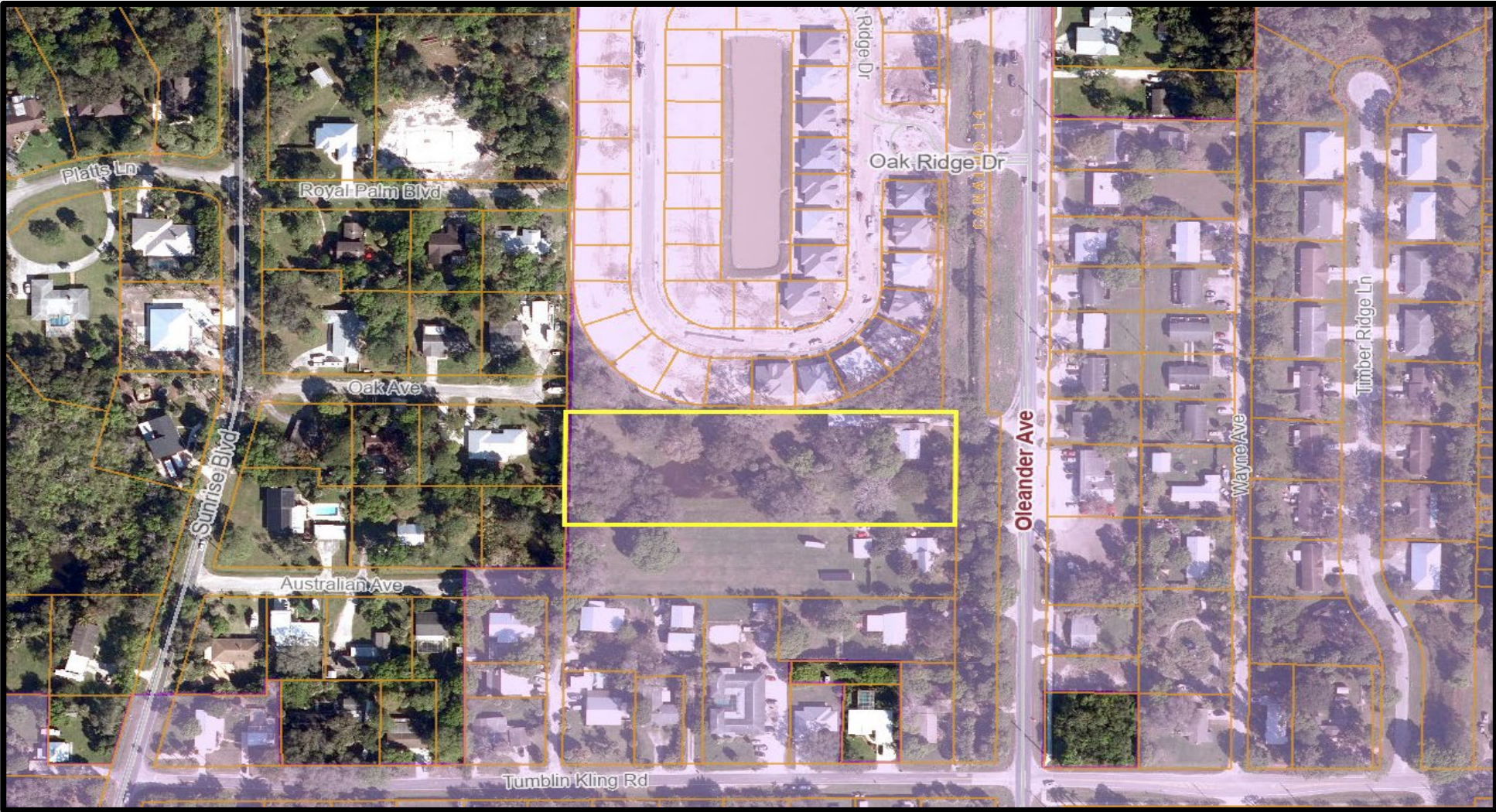
## **SUMMARY**

The applicant is requesting the review and approval of an application for a Site Plan (Innovative Development Review) for apartments at 4101 Oleander Avenue. The 4 story multi-family 30-unit apartments proposes to offer community amenities such as a gazebo with picnic tables, gravel walkways, park benches, and passive recreational area spaces.

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.



# SITE LOCATION



City Limits 

4101 Oleander Ave. – Margareta Villa Apartments– Site Plan



# SITE LOCATION



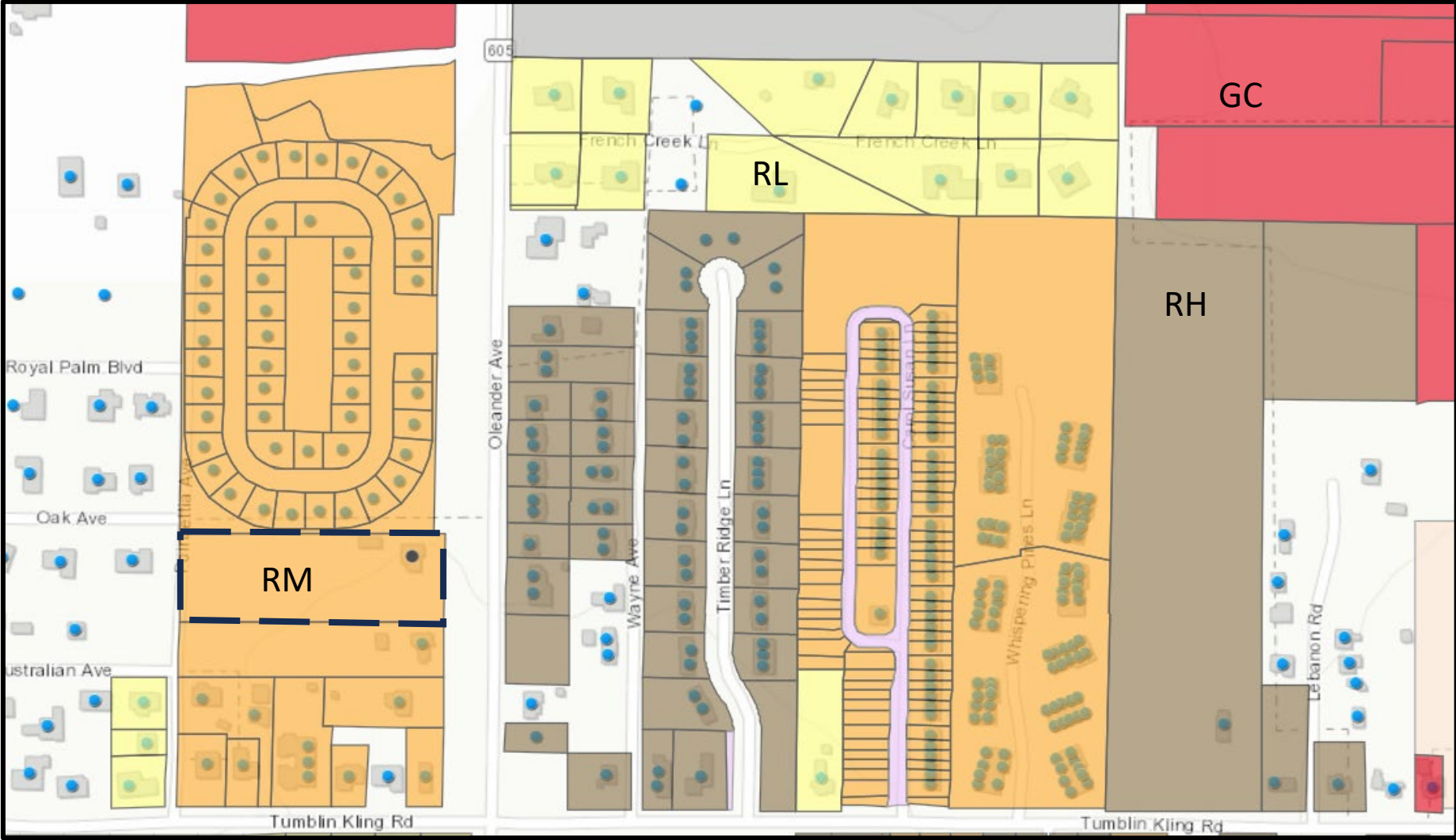
SITE AREA= 2.58 +/- Acres

4101 Oleander Ave. – Margareta Villa Apartments– Site Plan



# FUTURE LAND USE

FLU: RM (Medium Density Residential)

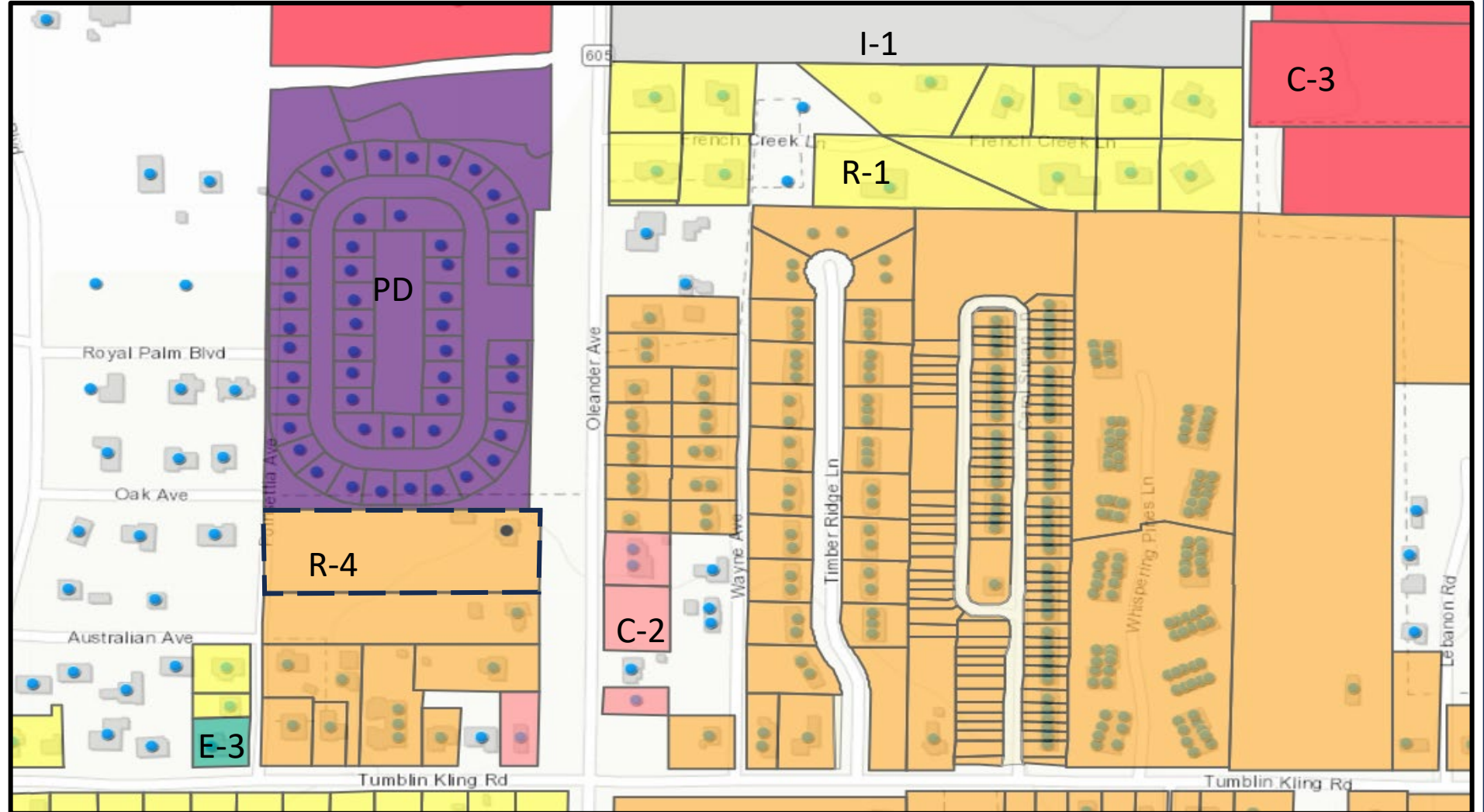


4101 Oleander Ave. – Margareta Villa Apartments– Site Plan



# ZONING

Zoning: R-4, Medium Density Residential



4101 Oleander Ave. – Margareta Villa Apartments– 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 FIGURED 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

4101 Oleander Ave. – Margareta Villa Apartments– Site Plan







# ELEVATION DETAILS



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



SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"



FRONT (EAST) ELEVATION



REAR ELEVATION (WEST)

4101 Oleander Ave. – Margareta Villa Apartments– Site Plan



# ELEVATION DETAILS cont'd



**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

4101 Oleander Ave. – Margareta Villa Apartments– Site Plan



# ELEVATION DETAILS cont'd



4101 Oleander Ave. – Margareta Villa Apartments– Site Plan



# COLOR BOARD

## 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**

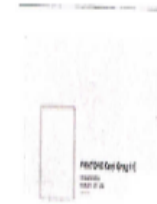
**STAIR WELL  
BOTTOM HALF**

**STAIR WELL TOP HALF  
STUCCO LAP SIDING**

**METAL GRAY  
PANTONE  
COOL GRAY 1 C**

**WHITE  
SOFT**

**PANTONE  
290 C**



## RECOMMENDATIONS

Staff's recommendation is **APPROVAL** of the site plan with the following 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
3. The project shall have a Florida Fish and Wildlife Conservation Commission (FWCC) 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



## RECOMMENDATIONS cont'd

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

## ALTERNATIVE RECOMMENDATION

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





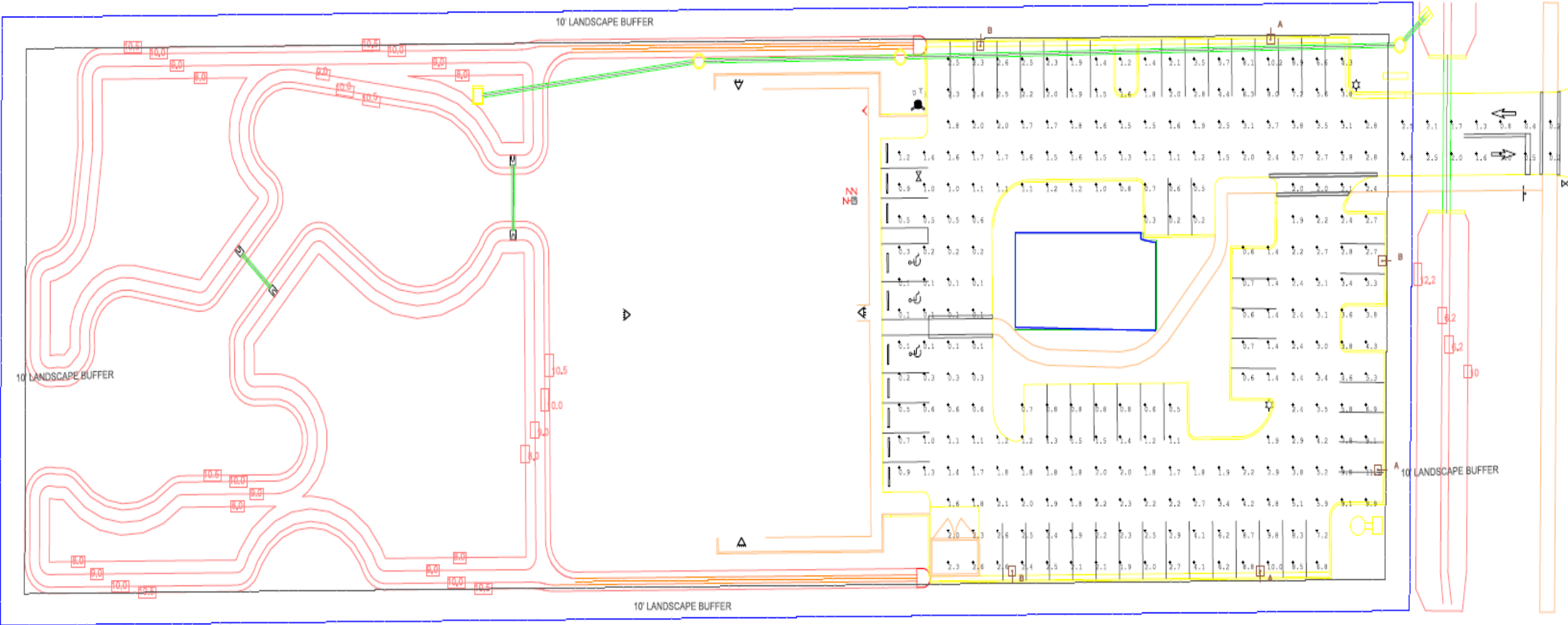
# CITY OF FORT PIERCE

## Planning Board

April 14<sup>th</sup>, 2025

Margareta Villa Apartments- Site Plan  
4101 Oleander Ave.

# LIGHTING PLAN



4101 Oleander Ave. – Margareta Villa Apartments– 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-copper aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance  
 • 100% recycled aluminum

**FINISH**  
 • TGIC 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 3 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%  
 • Parallel 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 50°C option, consult factory

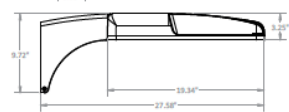
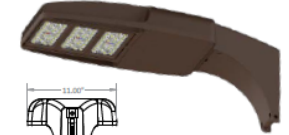
**OPTICS + PERFORMANCE**  
 • Up to 165 lumens per watt  
 • 12,000- to 40,000-lumen packages (82-323W)  
 • 3 customized distributions available  
 • Type II Roadway Medium (Coefficient of Utilization: 0.793)  
 • Type III Roadway Medium (Coefficient of Utilization: 0.832)  
 • Type IV Wide Short (Coefficient of Utilization: 0.840)  
 • Type V Square Short  
 • Type V Square Medium  
 • Multiple shading 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**  
 • ICA Dark Sky Friendly s3000K, extended site arm or horizontal tenon  
 • IP66-rated optical and electrical chambers  
 • 3G Vibration-rated (ANSI C136.31)  
 • cULus Listed for wet locations (E487976)  
 • DLC + DLC Premium listings (Family code: JJJ0VL)  
 • 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



Extended Site Arm  
 EPA: 0.89 sq. ft.  
 WEIGHT: 22.28 lbs.

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	SFS: 10kV 3RA, 120-277V	70: 7-pin	SE: Bronze (RAL8015)	ES: Extended Site Arm	Field-Installed	
	15L: 15,000 lm; 109W	38M: Type III Roadway Medium	40: HVL - 277-480V	40: HVL - 277-480V	DA: DALI-2	2FS: *20kV 10kA, 120-277V	02: 2 receptacle	SEY: Grey (RAL7038)	HT: Horizontal Tenon	HSS: House-side Shield	
	17L: 17,000 lm; 127W	4WS: Type IV Wide Short	50: 5000K	50: 5000K		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	SHW: White (RAL9003)	KM: 3" Knuckle	CSS: Cul-de-Sac Shield	
	20H: 20,000 lm; 126W	SQS: Type V Square Short					00: none	MBZ: Marine Bronze (RAL8019)	KM5: 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; 323W										

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.



# 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, **APRIL 14, 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**

Chair Kreisl thanked Ms. Fogarty for attending the meeting. Mr. Johnson entered the meeting at 1:03 PM.

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

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

Attendees: Nicole Fogarty, St. Lucie County School Board Ex Officio Member

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the March 10, 2025 meeting

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to approve the minutes from the March 10, 2025 meeting.

AYE: Justine Carter, Ryan Collins, Alexander Edwards, Christopher Widing, Nichelle Clemons, Chairman Anton Kreisl

Passed

## 6. NEW BUSINESS

Before the new business Chair, Kreisl asked the new Planning Board member, Ryan Collins, to introduce himself to the Board members.

### a. **Conditional Use with New Construction - Crossroads RV Park Parcel ID: 2324-312-0005-000-4**

Ms. Driver provided an overview of the application. She stated the applicant is seeking approval for an 84-lot RV park with a community amenity center, pool and pickle ball court. The approximate 10.90-acre property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial. Ms. Driver said 90 trees would be planted and the RV lots are 35 to 45 feet in length.

Chair Kreisl clarified if the use was transient, not permanent, and he asked if there would be any sidewalk improvements along Crossroads Parkway.

Leo Giangrande, applicant, stated that Crossroads RV Park is a traditional RV park with site amenities. He explained the amenities are permitted separately instead of concurrently to prevent redesign.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission for the Conditional Use with New construction application with the following six (6) conditions:

1. 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.
2. Prior to issuance of a 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.
3. A South Florida Water Management District (SFWMD) ERP shall be required prior to the DPCR approval.
4. An approved Saint Lucie County Development Permit shall be required prior to DPCR approval.
5. The Environmental Assessment Report denotes unresolved environmental conditions that may require further testing and action. An updated environmental review shall be required at the time of DPCR.

6. An address request form shall be submitted to the Planning Department prior to applying for a building permit.

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

Passed

b. **Site Plan and Innovative Residential Development - Margareta Villas Apartments  
4101 Oleander Avenue**

Ms. Driver gave an overview of the application. She stated the proposed four-story, multifamily 30-unit apartment complex has a gazebo with picnic tables, gravel walkways, park benches, and passive recreational area spaces. The site is approximately 2.58 acres and 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 elevations and stated the applicant is receiving a bonus density of five (5) additional units.

Mr. Freeman highlighted that the site is retaining existing trees on site, which he said is very unusual.

Mr. Widing asked about the bus stop location. Mr. Edwards asked what is going to be innovative in the development. Ms. Clemons asked if the innovative items would be maintained, like the landscaping.

Rebecca Grohall, Applicant Representative from MBV Engineering, stated the site is built significantly on a code minimum landscaping and architectural design process. Ms. Grohall noted the large oaks that are being preserved on the property. She said bio-swales have been added to enhance the landscaping and design. Ms. Grohall said they are requesting five (5) additional bonus units for a total of 11.8 units, which is below the 12 units that are allowed by the Future Land Use designation. She said trees, shrubs and green spaces will act as buffers and create privacy. Ms. Grohall said the architectural style combines Florida vernacular with the Anglo-Caribbean style. She stated the balconies will face east and west and will not face the adjacent residential area. Ms. Grohall concluded by saying she has been in contact with Ms. Fogarty from the St. Lucie County School Board to help make certain kids have a safe and functional place to catch the school bus.

Ms. Carter asked if elevators would be included, and if pets are allowed and if there would be a dog park.

Ms. Fogarty explained the school bus stop is located at Oleander Oaks, which is the property to the north. A sidewalk has been requested in front of the property to help with joining the bus stop. Ms. Fogarty noted that if there is many students living in the apartments, there would be two bus stops. She stated the sidewalk and crosswalk are shown on the site plan.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the site plan with the following seven (7) conditions:

1. Prior to the issuance of a 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 the 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 if 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 Avenue.
  7. A Site Development Permit is required prior to performing site improvement activities.

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

Passed

c. **Site Plan – The District.- 2591 McNeil Road**  
**Parcel ID(s): 2419-241-0001-010-7 and 2419-244-0035-000-6**

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the site plan proposes the development of 18,000 square feet of office/flex space, on 3.37 acres. Mr. Freeman said there is a shortage in this type of development being proposed, and the Planning staff are encouraging this type of development in the city. The site is located west of McNeill Road, approximately 500 feet from its intersection with Okeechobee Road to the north. He said the existing zoning is C-3, General Commercial and the Future Land Use is General Commercial. Mr. Freeman said the two parcels have an existing stormwater and drainage easement. He said it is a simple site plan with limited concerns. Mr. Freeman said The District project has been designed with modern, clean architectural elements, which incorporate vertical design articulation and relief. The east facade of the buildings is predominantly storefront to complement the retail feel of the area. He noted creative painted murals will be added on the side walls and all HVAC equipment will be located on the roof and screened by parapet walls on all four sides.

Connor Kennedy, Applicant from Haley Ward, said the sale of the property was predicated on the condition that the owner could not have cross access to both the parcel and the bank. He said the city and county had no issues with that and St. Lucie County reviewed the traffic analysis and had no issues.

Motion was made by Justine Carter, and seconded by Alexander Edwards to forward the site plan application to the City Commission with a recommendation of approval subject to the following seven (7) conditions.

1. 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 undertaken before the issuance of a Building Permit.

2. A General Address Request for the newly created Parcel ID shall be submitted to the Planning Department after completion of the Unity of Title and lot combination.
3. A completion certification by a landscape architect and landscape maintenance agreement shall be submitted and approved by the Planning Department prior to final certificate of occupancy.
4. All signage shall require a sign permit.
5. All other applicable state or federal permits shall be obtained before commencement of the development.
6. Prior to commencement of work on site, the applicant shall confirm with the City's arborist that the required vegetation removal permit and all tree mitigation has been satisfied.
7. A Sediment and Erosion Control Plan (including areas of sensitive habitat) shall be submitted and approved by the City Engineer prior to any land clearing activity.

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

Passed

## 7. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Justine Carter, and seconded by Ryan Collins to re-elect Ms. Clemons as Vice-Chair.

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

Passed

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to re-elect Mr. Kreisl as Chair.

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

Passed

## 8. DIRECTOR'S REPORT

Mr. Freeman stated he met with the new City Manager to speak about the strategic plan and how the city will move forward to get on track.

Mr. Freeman said he would be interviewing this week for the open positions in the Planning department.

Mr. Freeman said he is looking forward to communicating with Ms. Fogarty to make development better, by creating a safe environment with sidewalks and connectivity for schools and bus stops.

Mr. Freeman said a big, unusual project is coming forward at Causway Cove through the Live Local Act. He said there will be 1,000 units with mixed use, including a restaurant, marina and 40% affordable housing. He noted the project would be significant for the school board. Mr. Freeman stated the project will be approved administratively utilizing the state allowances. He noted the Planning Board and City Commission meetings are not required for approval. Mr. Freeman said he would provide a presentation to update the Planning Board and City Commission.

Mr. Freeman said the City Commission tasked the City Manager with the project regarding the strategic plan for annexations.

**9. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**10. BOARD COMMENTS**

Mr. Johnson asked if Causeway Cove was part of the port district and if the project submitted would change what is around the area with so much residential use.

Chair Kreisl said the state statute is what it is, and the city is responsible for planning comprehensively and planning around the development accordingly.

Chair Kreisl thanked Mr. Freeman for his tremendous service to the city in dealing with the staff shortages.

Ms. Carter asked for a view of what development is going on in the city. Chair Kreisl suggested utilizing the GIS map on the city's website.

Ms. Carter asked about the overall environmental impact of the city. She stated she would like to see more conservation areas, and she is concerned that the impacts on tortoises, birds, and water management will keep increasing as the building continues. Mr. Freeman said the Planning Board could make this a point for the Planning staff to look at it with developers.

Mr. Widing suggested conservation of the land itself is probably one of the early checks.

**11. ADJOURNMENT**

St Lucie County  
2300 Virginia AVE  
Fort Pierce, FL 34982-5632

4101 OLEANDER GROUP LLC  
17555 Collins AVE, Unit Apt 2006  
Sunny Isles Beach, FL 33160-28

Samuel F Robbins  
4111 Oleander AVE  
Fort Pierce, FL 34982-6921

Asseneth Colchado Moreno  
1104 Tumblin Kling RD  
Fort Pierce, FL 34982-6950

Aleksandr O Osipchuk and Mand  
4114 Poinsetta Ave  
Fort Pierce, FL 34982-6930

Justin R Berger  
1100 Tumblin Kling Rd  
Fort Pierce, FL 34982-6950

Greit LLC  
2005 SW Driftwood ST  
Port Saint Lucie, FL 34953-2155

Cindy R Palmer  
940 Tumblin Kling Rd  
Fort Pierce, FL 34982-6983

Deon Grant and Hafeeza Z Moha  
930 Tumblin Kling RD  
Fort Pierce, FL 34982-6983

Cindy R Palmer  
940 Tumblin Kling Rd  
Fort Pierce, FL 34982-6983

Margaret Broadhead  
4119 Oleander AVE  
Fort Pierce, FL 34982-6921

Mary C Beck  
4121 Oleander AVE  
Fort Pierce, FL 34982-6921

Olaeander Oaks HomeOwners A  
2055 NE 202nd ST  
Miami, FL 33179-2809

Olaeander Oaks HomeOwners A  
2055 NE 202nd ST  
Miami, FL 33179-2809

Oleander Oaks Development LLC  
4003 OLEANDER AVE  
Fort Pierce, FL 34982

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Fort Pierce, FL 34982

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Oleander Oaks Development LLC  
4003 OLEANDER AVE  
Fort Pierce, FL 34982

Oleander Oaks HomeOwners A  
2055 NE 202nd ST  
Miami, FL 33179-2809

Joseph Hamel and Tatiana Hamel  
1208 Australian AVE  
Fort Pierce, FL 34982-6964

J Power LLC  
2301 River Hammock LN  
Fort Pierce, FL 34981-4934

John Allen Denmark (LF EST) an  
1203 Oak AVE  
Fort Pierce, FL 34982-6966

Anthony Richmond  
1201 Oak AVE  
Fort Pierce, FL 34982-6966

Salaam Properties LLC  
805 Virginia AVE, Unit Ste 16  
Fort Pierce, FL 34982-5881

Merlene A Samuels  
21 Lake Vista TRL, Unit Apt 201  
Port St Lucie, FL 34952-6347

Travis Sweitzer  
1300 Tumblin Kling RD  
Fort Pierce, FL 34982-8306

Darius Bonhomme and Lucia A  
1204 Tumblin Kling Rd  
Fort Pierce, FL 34982-6952

Rose Marie Alcidor  
1203 Australian AVE  
Fort Pierce, FL 34982-6964

Charlotte Almore  
1200 Tumblin Kling RD  
Fort Pierce, FL 34982-6952

Asseneth Colchado Moreno and  
1104 Tumblin Kling RD  
Fort Pierce, FL 34982-6950

Grace Harrison  
1201 Australian AVE  
Fort Pierce, FL 34982-6964

J Power LLC  
2301 River Hammock LN  
Fort Pierce, FL 34981-4934

Heather Lin Price  
1207 Australian AVE  
Fort Pierce, FL 34982-6964

Michael Stephen Bonville (TR) a  
4102 Sunrise BLVD  
Fort Pierce, FL 34982-6914

AROD The Concrete Finish Guy  
15436 SW 17th ST  
Miami, FL 33185-5843

Rodney L Dewson and Donna Nic  
1203 Royal Palm BLVD  
Fort Pierce, FL 34982-6968

Jose Garcia and Milagros R Garc  
1202 Oak Ave  
Fort Pierce, FL 34982-6966

Michael A Coffey and Tracie L Co  
1200 Oak Ave  
Fort Pierce, FL 34982-6966

Chaires B Davis and Jacqueline L  
1201 Royal Palm Blvd  
Fort Pierce, FL 34982-6968

Tropic1078 LLC  
21 Lake Vista TRL, Unit Apt 201  
Port St Lucie, FL 34952-6347

Carolyn W Randhan  
4006 Oleander AVE  
Fort Pierce, FL 34982-6920

Juan D Brown and Nancy Brown  
4010 Oleander AVE  
Fort Pierce, FL 34982-6920

Nagi S Hanna (TR) and Ginger L  
8706 SE Alabama PL  
Hobe Sound, FL 33455-4304

Nagi S Hanna (TR) and Ginger L  
PO Box 703  
Hobe Sound, FL 33475-0703

Nagi S Hanna (TR) and Ginger L  
PO Box 703  
Hobe Sound, FL 33475-0703

Nagi S Hanna (TR) and Ginger L  
PO Box 703  
Hobe Sound, FL 33475-0703

Nagi S Hanna (TR) and Ginger L  
8706 SE Alabama PL  
Hobe Sound, FL 33455-4304

4104 Oleander Avenue LLC  
1833 SW Bradford PL  
Palm City, FL 34990-5750

4104 OLEANDER AVENUE LLC  
1833 SW Bradford PL  
Palm City, FL 34990-5750

Vanessa Del Carmen Banister  
4120 Oleander AVE  
Fort Pierce, FL 34982-6922

David Flores  
110 Beach AVE  
Port St Lucie, FL 34952-1320

PLATINUM ENTERPRISE MASO  
6427 NW Taper CT  
Port St Lucie, FL 34983-5330

Nagi S Hanna (TR) and Ginger L  
PO Box 703  
Hobe Sound, FL 33475-0703

Nagi S Hanna (TR) and Ginger L  
PO Box 703  
Hobe Sound, FL 33475-0703

Nagi S Hanna (TR) and Ginger L  
PO Box 703  
Hobe Sound, FL 33475-0703

Nagi S Hanna (TR) and Ginger L  
PO Box 703  
Hobe Sound, FL 33475-0703

Nagi S Hanna (TR) and Ginger L  
PO Box 703  
Hobe Sound, FL 33475-0703

Daniel A Demears  
4105 Wayne AVE  
Fort Pierce, FL 34982-6953

Alen J Demears  
4118 Wayne Ave  
Fort Pierce, FL 34982-6954

Alen Demears  
4118 Wayne Ave  
Fort Pierce, FL 34982-6954

TD Enterprises FP LLC  
2361 Coolidge Rd  
Fort Pierce, FL 34945-3133

Jose A Velasco  
5308 Birch DR  
Fort Pierce, FL 34982-4802

Jose A Velasco  
5308 Birch DR  
Fort Pierce, FL 34982-4802

4521 Timber Ridge LLC  
940 NE 90th ST  
Miami, FL 33138-3210

John L Schall  
PO Box 2194  
Glenview, IL 60025-6194

Michael J Schall and Nancy Schall  
21275 W Lakeview CT  
Mundelein, IL 60060-9636

Carole Mabus  
11881 Orange AVE  
Fort Pierce, FL 34945-2033



April 21, 2025

Dear Property Owner:

The property owner of **4101 Oleander Group, LLC** is requesting approval of an **innovative development site plan, allowing bonus density** for 4-story 30-unit apartment buildings. The proposed name is Margareta Villas, and it is located at 4101 Oleander Ave., Parcel ID 2433-414-0001-000-4.

*Legal description: 33 35 40 N 198 FT OF S 630 FT OF E 1/2 OF NE 1/4 OF SE 1/4-LESS  
CANAL AND RD R/W- (2.59 AC)*

The property has a zoning classification of Medium Density Residential (R-4) and a future land use designation of Medium Density Residential (RM).

A public hearing is scheduled before the **City Commission** of the City of Fort Pierce, Florida, at their meeting on **Monday, May 19, 2025**, which begins at **5:05 p.m.**, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Site Plan: Innovative Community Development** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email [kdriver@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com). Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Sincerely,

Kerry C. Driver

Senior Planner