



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida



TO: Richard Chess, City Manager
City Commission

FROM: Kev Freeman, Planning Director

RE: **PD2024-00003 – Prado Place Master PD**
1038 S 37TH ST
PD Master Site Plan & Design Review

COMMISSION DATE: May 19, 2025

STAFF REPORT

Agent (on behalf of the Owner): Franco Prado, Martin & Sons

Owner: Martin Prado.

Summary: The 5.28-acre property is presently vacant and undeveloped, and located 2 miles west of the US-1 commercial corridor within the FPUA water/wastewater and natural gas service area. The project proposes a sixty-unit fee-simple duplex & townhome residential master planned development community with amenities such as pickleball and basketball courts, toddler playground, dog walking area, bicycle rack, benches, and walkways.

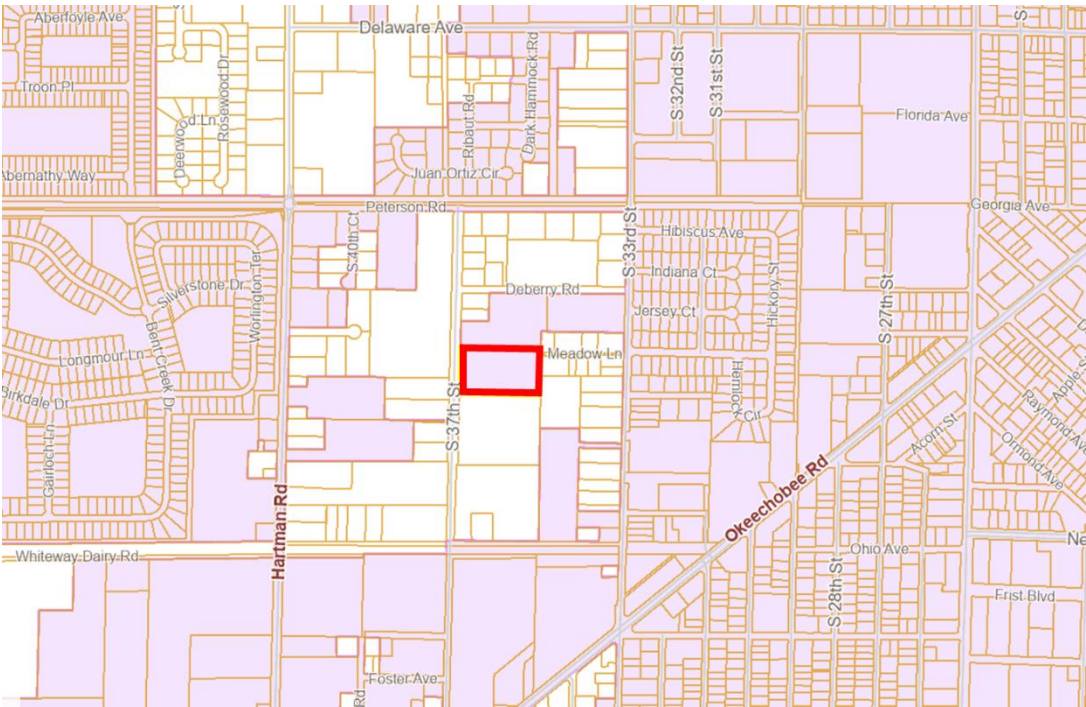
Location(s): 1038 S 37TH ST.

Parcel ID (s): 2417-213-0001-000-7.

Surrounding FLU and Zoning:

- Current Zoning E-3
- Proposed Zoning PD (Master)
- Current FLU RL
- Proposed FLU NO CHANGE

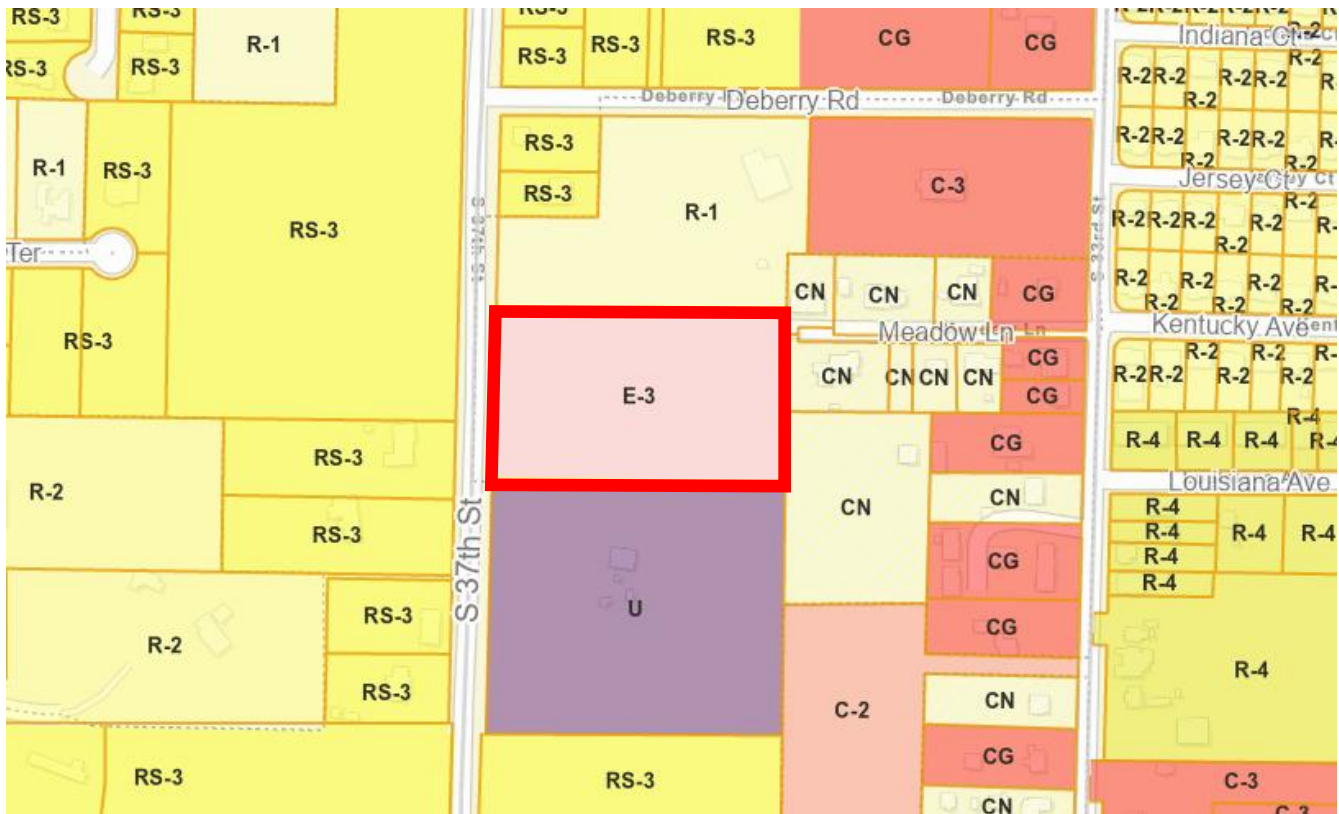
- Zoning North R-1 (CITY)
- Zoning South U (COUNTY)
- Zoning East CN (COUNTY)
- Zoning West RS-3 (COUNTY)
- FLU North RL (CITY)
- FLU South RU (COUNTY)
- FLU East COM (COUNTY)
- FLU West RU (COUNTY).



Request

In accordance with Article V Sections 125-212, and 125-314 of the City Code, the applicant is requesting approval of a Master Planned Development (PD) Zoning District. The application proposes sixty-unit fee-simple duplex & townhome (4-unit block) residential master planned development community with amenities such as pickleball and basketball courts, toddler playground, dog walking area, bicycle rack, benches, and walkways.

Zoning



Existing: Sec. 125-190. - E-3 Residential single-family—three units per acre.

Purpose. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than three units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

Proposed: Sec. 125-212. - Planned Development Zone (PD).

Purpose. The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and

future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

Low Density Residential (RL) – No Change -Maximum Density 6.5 units/acre.

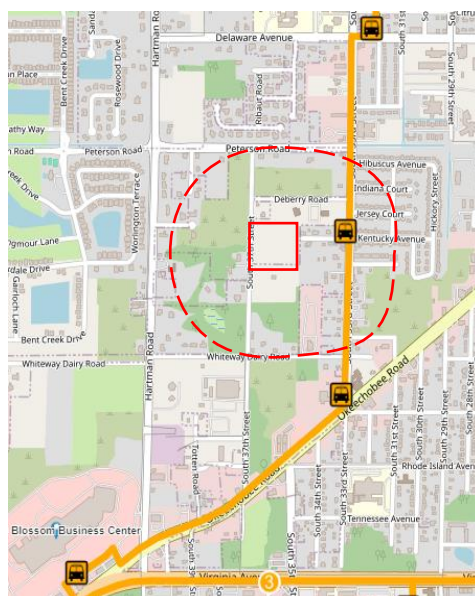
The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Comprehensive Plan

1.1.7 Policy:

The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

-The development is situated within ¼ mile of a transit stop.



Map data © OpenStreetMap contributors, CC-BY-SA

Design Review

The proposed dwelling units have clean architectural elements, which incorporate vertical and horizontal design articulation and relief. Further design review shall be required at Final PD Site Plan.

Parking

The Master Site Plan provides the required number of parking stalls, which shall be required to be incorporated at Final Site Plan.

Utilities

FPUA

Landscaping

The development shall comply with the city's landscaping requirements at submittal of the Final PD Site Plan. Full mitigation analysis and Tree survey shall be required at Final PD Site Plan.

Traffic Impact Statement

The traffic analysis is submitted and will require further analysis at Final PD Site Plan in terms of any required improvements to South 37th Street, including a potential school bus stop and sidewalk along S 37th Street.

- Weekday Daily
 - 407 Total
 - 203 Entry
 - 204 Exit
- Weekday Peak Hour of Adjacent Street in the AM
 - 26 Total
 - 6 Entry
 - 20 Exit
- Weekday Peak Hour of Adjacent Street in the PM
 - 32 Total
 - 19 Entry

o 13 Exit

The greatest peak hour peak direction anticipated with the project is the 20 AM Exit trips. Based upon the City of Ft Pierce Code of Ordinance Section 105-5.f.2.b the analysis considers the project to be a “minimal-scale” impact project.

Environmental

Non-listed wildlife or signs of species observed include grackle, black racer, armadillo, cotton tailed rabbit and raccoon. All species of wildlife observed are typical representatives of the different habitats on site. None are unusual for the St. Lucie County area. No tortoise burrows and no listed species were observed on site. The environmental Consultant’s review of the site concluded that the site was cleared of natural vegetation many years ago and currently is classified as urban open land. There are no native protected habitats on site, including wetlands or surface waters. Review of the site did not find evidence of listed species or critical habitat.

Stormwater Drainage

Calculations indicate that the project site can fully accommodate the required water quality treatment volume and the 10-year, 24-hour storm event on-site. Discharge would be managed using a designed and permitted control structure and weir. The site ultimately outfalls into the North St. Lucie River Water Control District (NSLRWCD) 298 District of the South Florida Water Management District (SFWMD) canal adjacent to the property on S 37th Street, which connects downstream to Canal 5 and Canal 6. A full stormwater analysis will be required at Final PD Site Plan.

Solid Waste

This project may require the utilization of a dumpster for solid waste and recyclable items. If required, a dumpster shall be incorporated within the Final PD Site Plan, with any enclosure shall meet the City’s design requirements.

Technical Review Committee

Affected departments have reviewed the proposed site plan application with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses

by the applicant are provided with the staff's supporting documents.

Recommended Conditions of Approval

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan by Art of Engineering, project number 2023-057, dated 2024.09.26.
2. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
3. The Final PD site plan submittal shall include a wetland jurisdictional survey.
4. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
6. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
7. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
8. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
9. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
10. The Final PD site plan shall contain the following information, at minimum:
 - i. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - ii. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - iii. The location, size and height of present and proposed buildings and structures.
 - iv. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
 - v. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks along S 37th

Street.

- vi. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
11. Any required sidewalk or roadway improvements to S 37th ST shall be identified through the Final PD site plan process.
12. The property shall be platted prior to any vertical construction activities.
13. All other applicable state or federal permits be obtained before commencement of the development.

Staff Recommendation:

The proposed application meets the standards of the City's Code Section 125-212, and 125-314.

Therefore, Staff recommends that the City Commission **APPROVE** the site plan subject to the Fourteen (14) Conditions as noted.

Alternative Recommendations:

APPROVE – with Amended/Additional Conditions

OR

DISAPPROVE/DENY