



CITY OF FORT PIERCE

City Commission

June 16th, 2025

Minor Site Plan (Innovative Development) Duplex
209 N. 18th Street

APPLICANT

Andre Baxam

PROPERTY OWNER(S)

A-Ok Construction

PARCEL ID #(S):

2409-606-0041-000-0

(209 N. 18th Street, Fort Pierce)

SUMMARY

The applicant is requesting the review and approval of an application for a Minor Site Plan (Innovative Development Review) for property 209 N. 18th Street. The applicant is proposing to develop a single-story duplex with enhanced landscaping, architectural designs and an outdoor common area for its residents.

The proposed development is located on a parcel with approximately 0.31 acres. The future land use of the parcel is Low Density Residential, RL, and the zoning is Single-family Moderate Density, R-3.



INNOVATIVE COMMUNITY DEVELOPMENT

Article V – Conditional Uses

Sec. 125-243. – Innovative community development

(a) Purpose.

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



CITY LIMITS



City Limits 

209 N. 18th Street – Minor Site Plan (Innovative Development)



SITE LOCATION



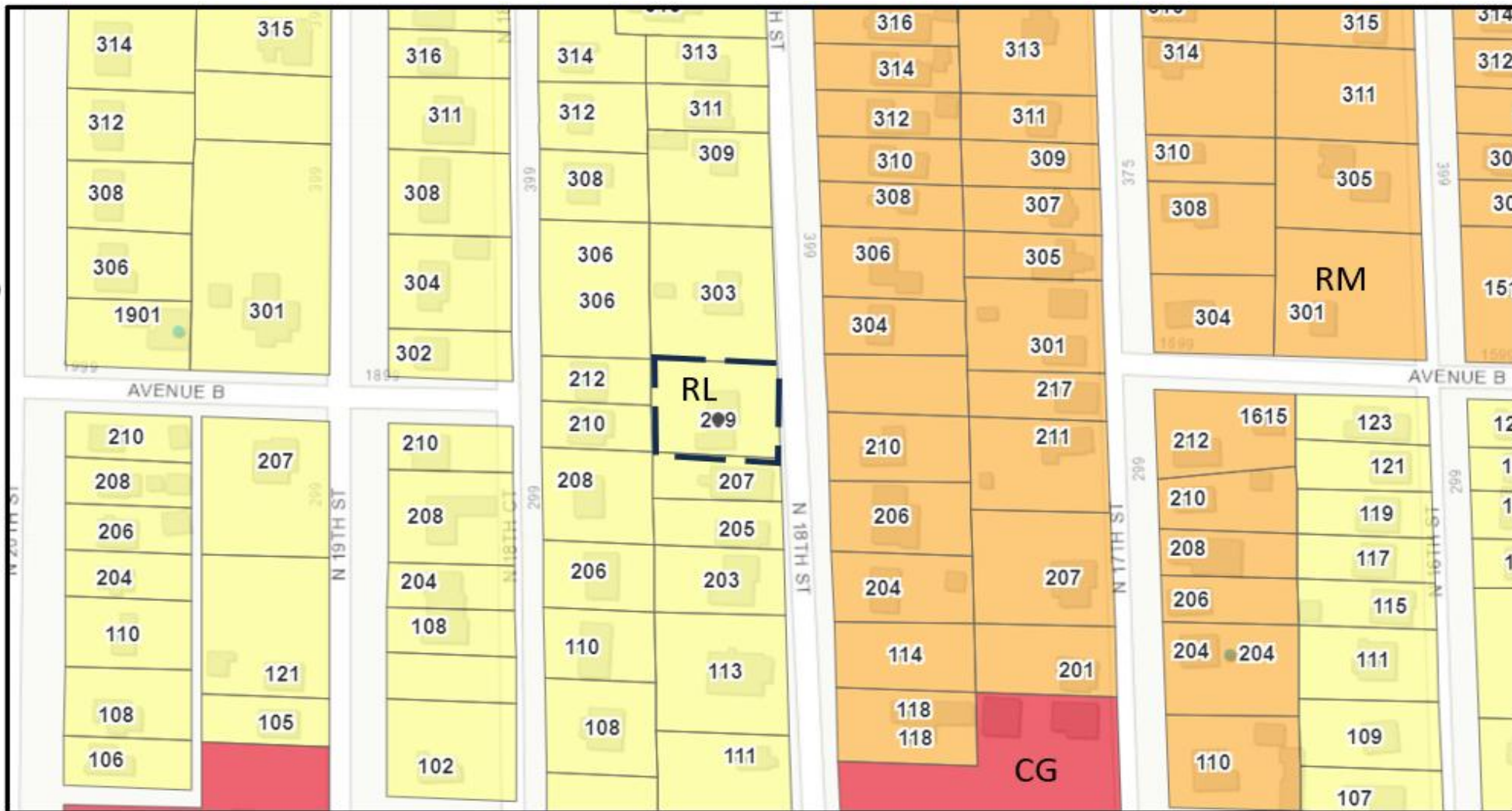
SITE AREA= 0.31 +/- Acres

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FUTURE LAND USE

FLU: RL (Low Density Residential)

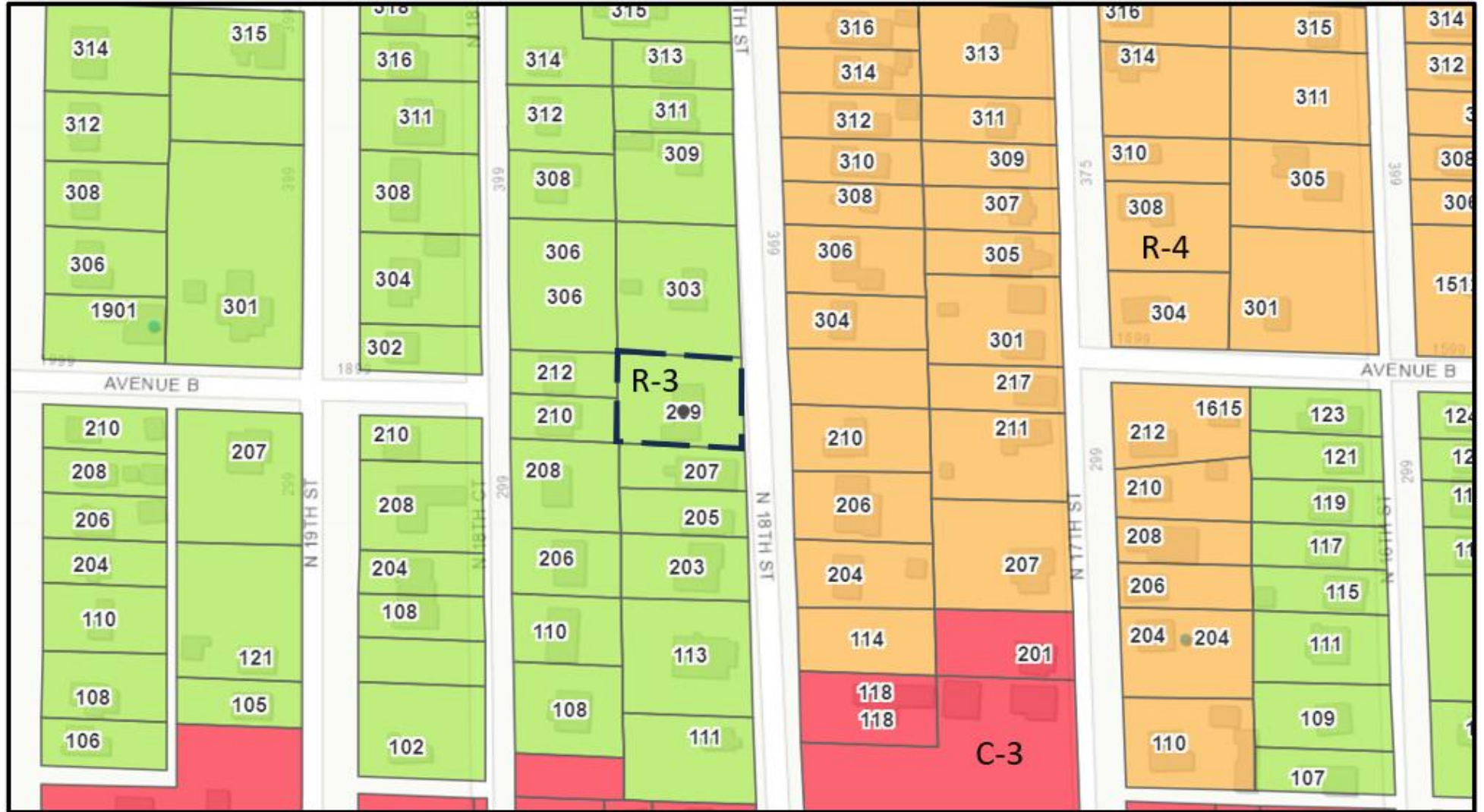


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ZONING

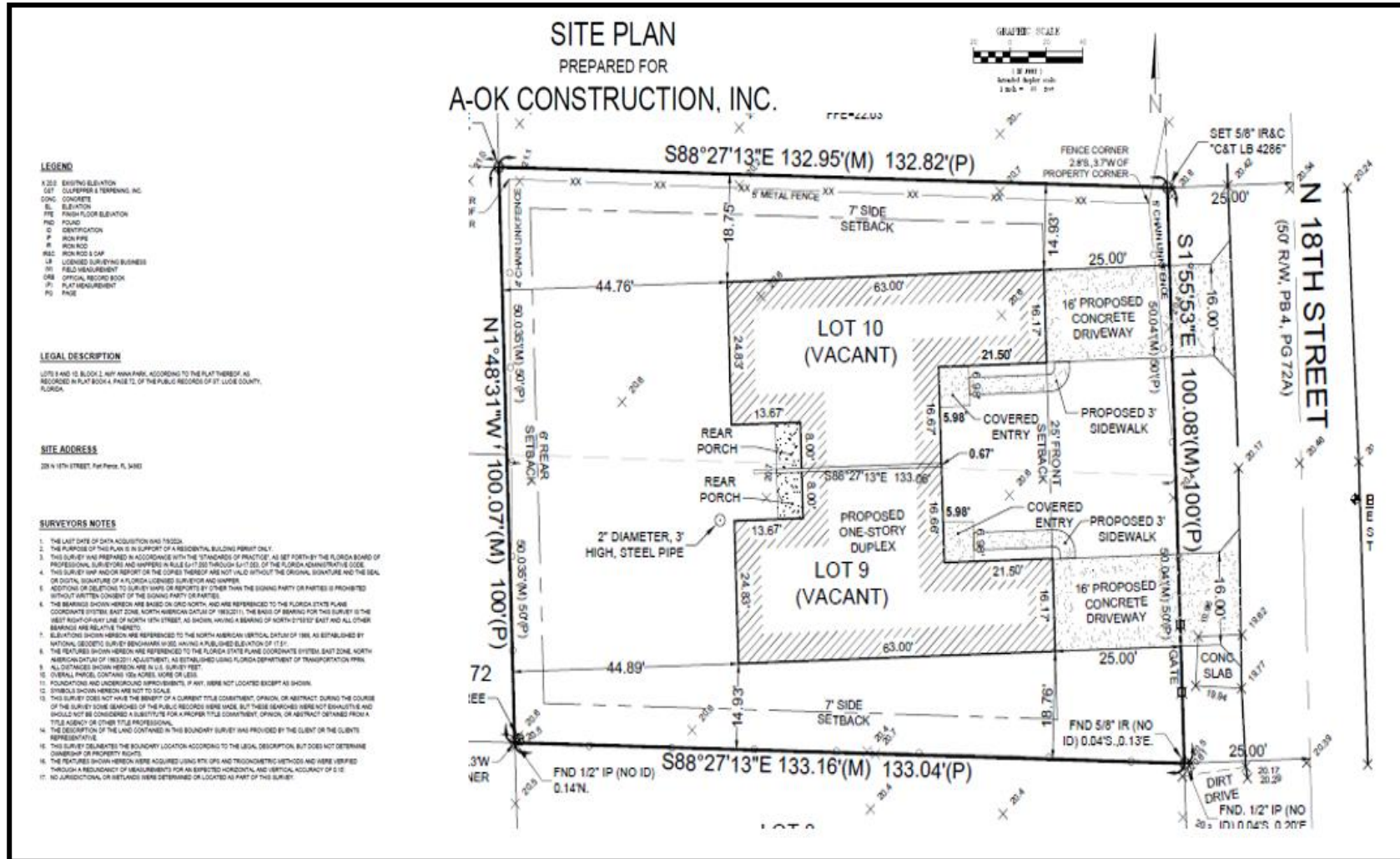
Zoning: R-3,
(Single-family
Moderate Density)



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SITE PLAN and details



- 3,300+ total building sq. ft.
- 4 bdrm, 3btrm per unit
- Granite countertops
- Stainless steel appliances
- Washer & dryer included
- Resident cookout area

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ARCHITECTURAL ELEVATION DETAILS



Enhanced landscaping



South Florida design style

Lighting provided every 4ft. around property. Front and driveway solar lights

Community outdoor common area

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COLOR BOARD

Design Review Code Sec. 125-314

SW 7029 Agreeable Gray	SW 7005 Pure White
SW 7604 Smoky Blue	SW 6204 Sea Salt Interior / Exterior Locator Number: 217-C1 SW 6225 Sleepy Blue

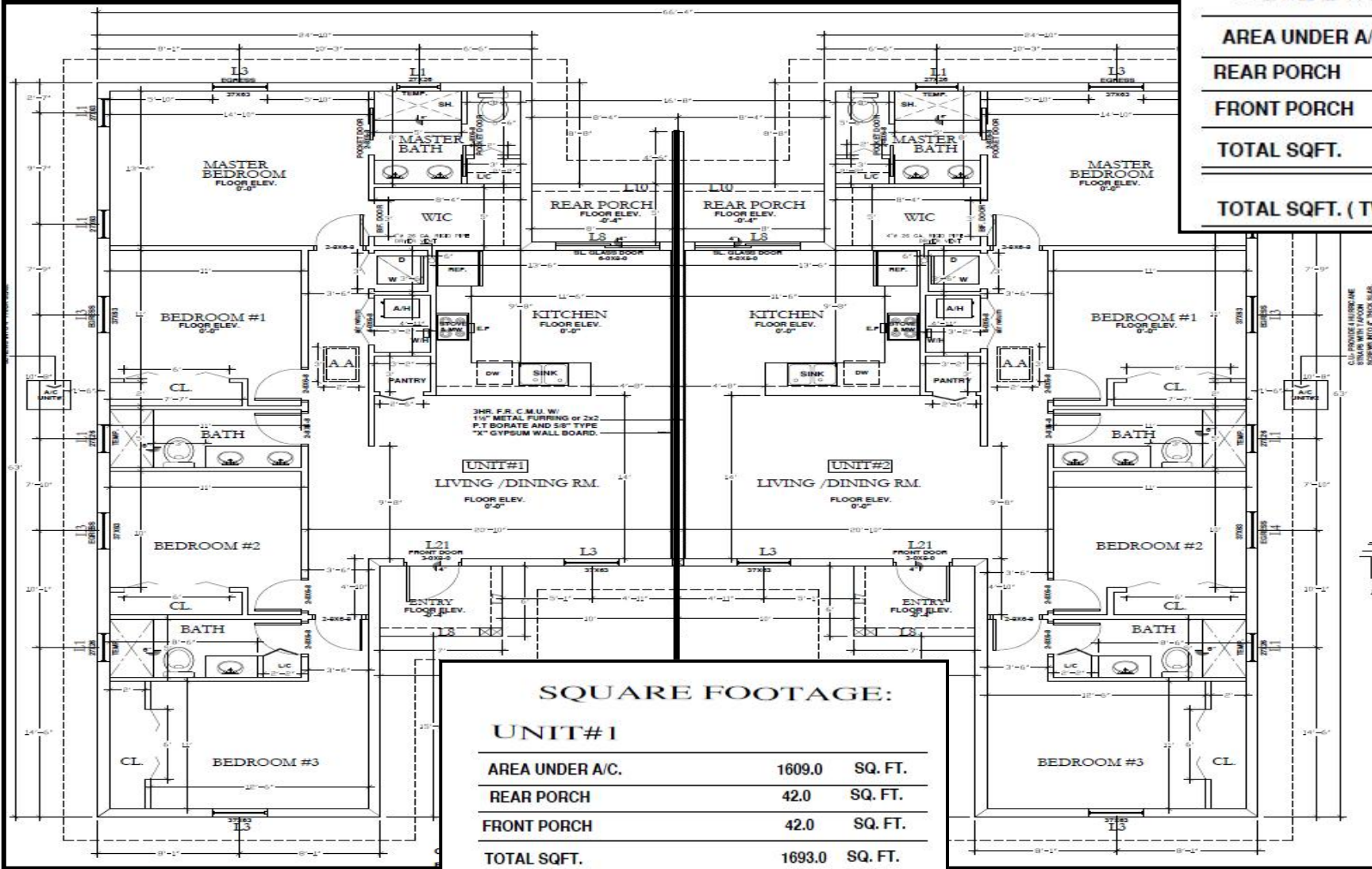


City of Fort Pierce Architectural Design Standards

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FLOOR PLAN



UNIT#2		
AREA UNDER A/C.	1609.0	SQ. FT.
REAR PORCH	42.0	SQ. FT.
FRONT PORCH	42.0	SQ. FT.
TOTAL SQFT.	1693.0	SQ. FT.
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TOTAL SQFT. (TWO UNITS)	3386.0	SQ. FT.

SQUARE FOOTAGE:		
UNIT#1		
AREA UNDER A/C.	1609.0	SQ. FT.
REAR PORCH	42.0	SQ. FT.
FRONT PORCH	42.0	SQ. FT.
TOTAL SQFT.	1693.0	SQ. FT.

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RECOMMENDATIONS

At the May 12, 2025, Planning Board meeting, the board voted unanimously to approve the innovative site plan with the one (1) condition:

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

Staff's recommendation is for City Commission to **APPROVE** the site plan with the one (1) condition.

ALTERNATIVE RECOMMENDATION

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





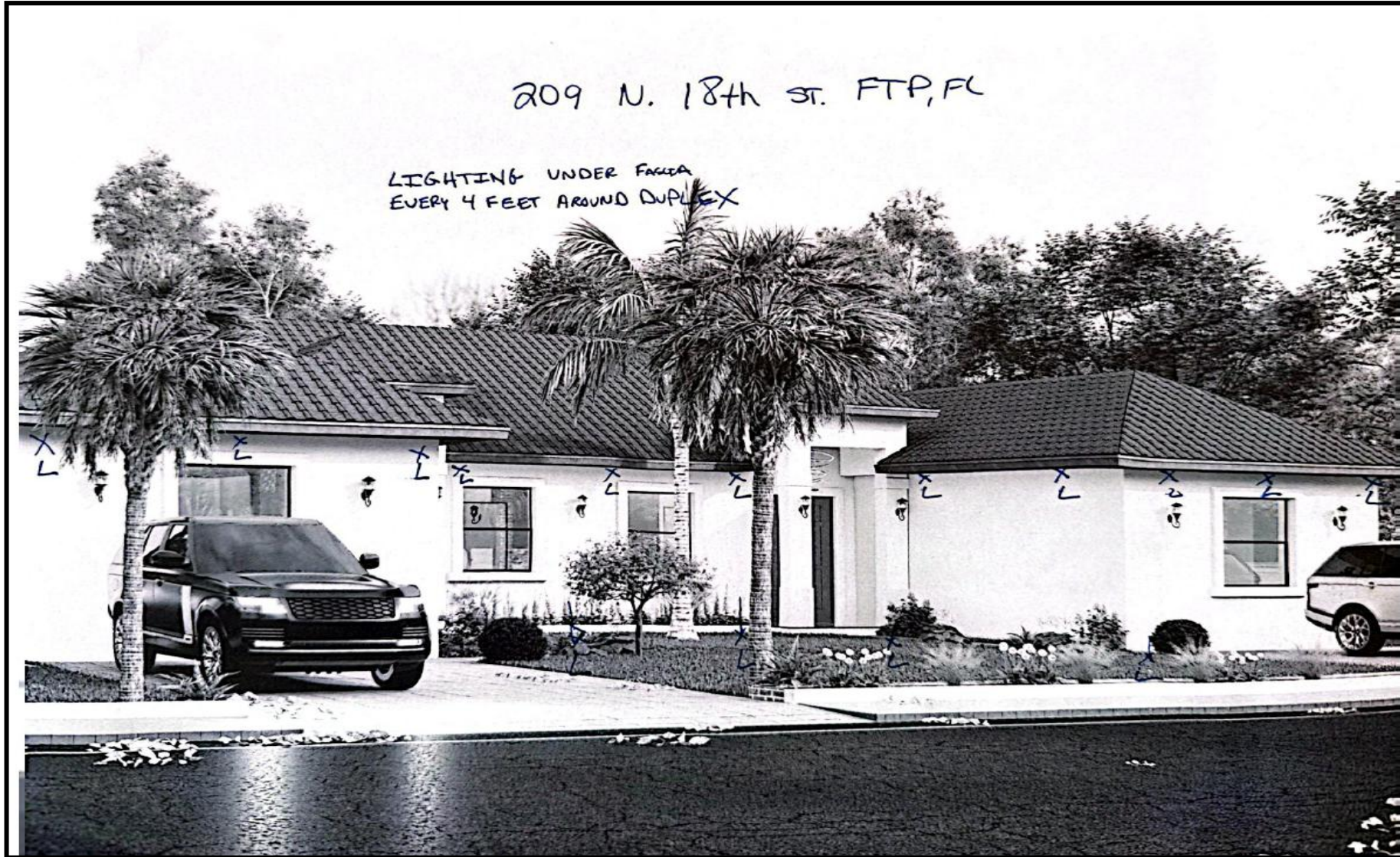
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LIGHTING PLAN



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