



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Richard Chess, MBA, City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Minor Site Plan:
Innovative Duplex
209 N. 18th Street**

BOARD DATE: June 16, 2025

STAFF REPORT

Owner: A-Ok Construction
909 30th Street
West Palm Beach, FL 33407

Applicant: Andre Baxam
909 30th Street
West Palm Beach, FL
33407

Applicant's Request: Approval of Minor Site Plan: Innovative

Location(s): 209 N. 18th Street

Parcel ID: 2409-606-0041-000-0

Future Land Use: RL, Low Density Residential

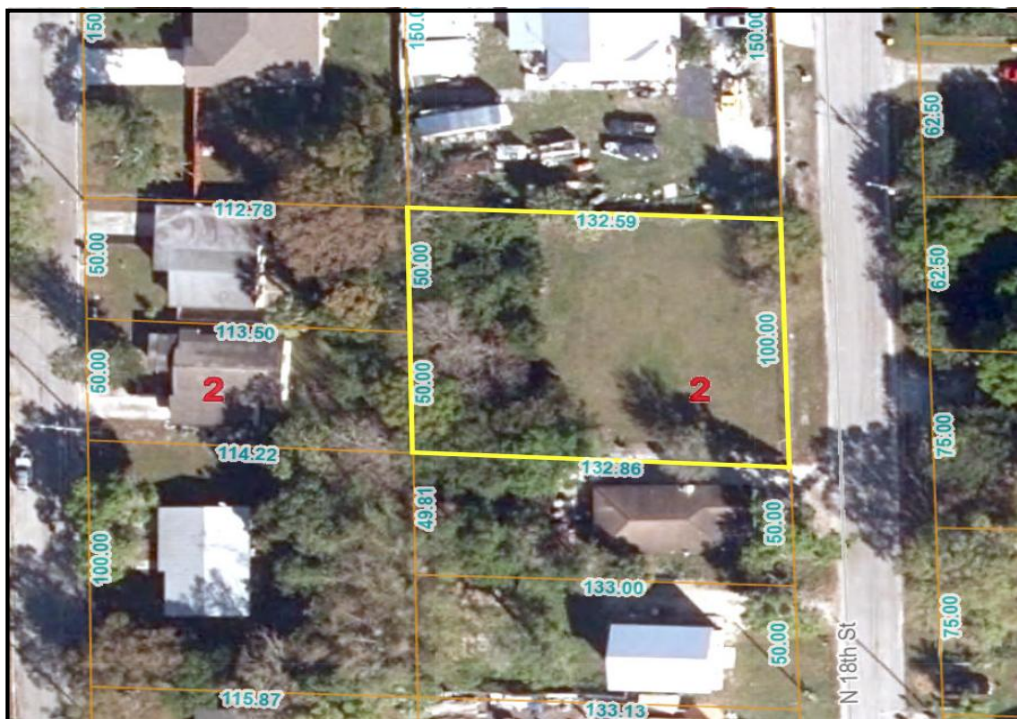
Current Zoning: R-3, Single-family Moderate

Surrounding FLU:

North	East	South	West
RL	RM	RL	RL

Surrounding Zoning:

North	East	South	West
R-3	R-4	R-3	R-3



Site Location:

Utilities: FPUA

Staff Analysis:

Request

In accordance with Article V Sections 125-243 of the City Code, the applicant is requesting the review and approval of an Innovative Community Development for 30-unit apartment villas. The request is to develop a duplex.

Future Land Use & Zoning

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.

The subject site has a zoning district classification of the Single-family Moderate density zone (R-3). The major purpose of this zoning district is to provide residential areas with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain non-residential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer services should be available.

Innovative Community Development (IDC)

According to Article V, Sec. 125-243, the purpose of an IDC are primarily creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by using material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping. Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments.

Design Review

The proposed architectural design will aid in improving the community's aesthetic and properties values. Each unit is designed to complement the South Florida design style with roof elevations, bright building colors and solar windows for natural lighting. The residence will have a common back yard area that is suited for residential gatherings and grilling.

Parking

Per City Code Section 125-315, each unit will provide parking for two (2) parking vehicles.

Landscaping

Through straight zoning and according to city code section 123-36, single-family and duplex developments require four (4) trees. The innovative design code requires developers to plant more than the required. The developer will be providing a total of nine (9) trees, which is to include one (1) existing Oak tree.

Traffic Impact Statement

No traffic impact statement submitted or required for this application.

Lighting

To ensure safety and proper illumination, the developer proposes to place building lighting every 4 ft. around the entire duplex in the fascia area. Solar lighting in the front of the property and alongside of the driveway.

Technical Review Committee

All affected departments have reviewed the proposed Minor Site Plan: Innovative application with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Property Owner Response Summary

A total of 78 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of June 3,2025, staff have yet to receive a response by adjacent property owners regarding the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation

The Planning Board, at their May 12,2025 meeting, voted 5-0 to recommend approval of the request with the one (1) condition:

1. Prior to the 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 standard 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 Recommendation:

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