



# Cotleur & Hearing

**Selvitz Road Mixed-Use  
Final Planned Development  
PD2024-00009**

*October 6th, 2025  
City Commission Meeting  
City of Fort Pierce, Florida*

- **Donald Stevenson**



- **Landscape Architects and Planners – Cotleur & Hearing**

- Leah Heinzelmann, PLA, ASLA
- Phoebe Prentner, ASLA

- **Civil Engineer – Mills, Short and Associates**

- Wesley Mills, P.E., M.ASCE
- Devin Curran, EI



- **Traffic Engineer- MacKenzie Engineering & Planning, Inc.**

- Shaun MacKenzie, PE



- **Environmental Planner- Advanced Restoration Ecology**

- Drew Gatewood



The PD for Symphony Lake was approved by the City Commissioners on June 3<sup>rd</sup> of 2024. Today we are presenting the site plan for Phase 1 of the approved PD.



I-95

Glades  
Cut-Off Rd.

Turnpike

25<sup>th</sup> St.

Selvitz Rd.

Devine Rd.

Midway Rd.

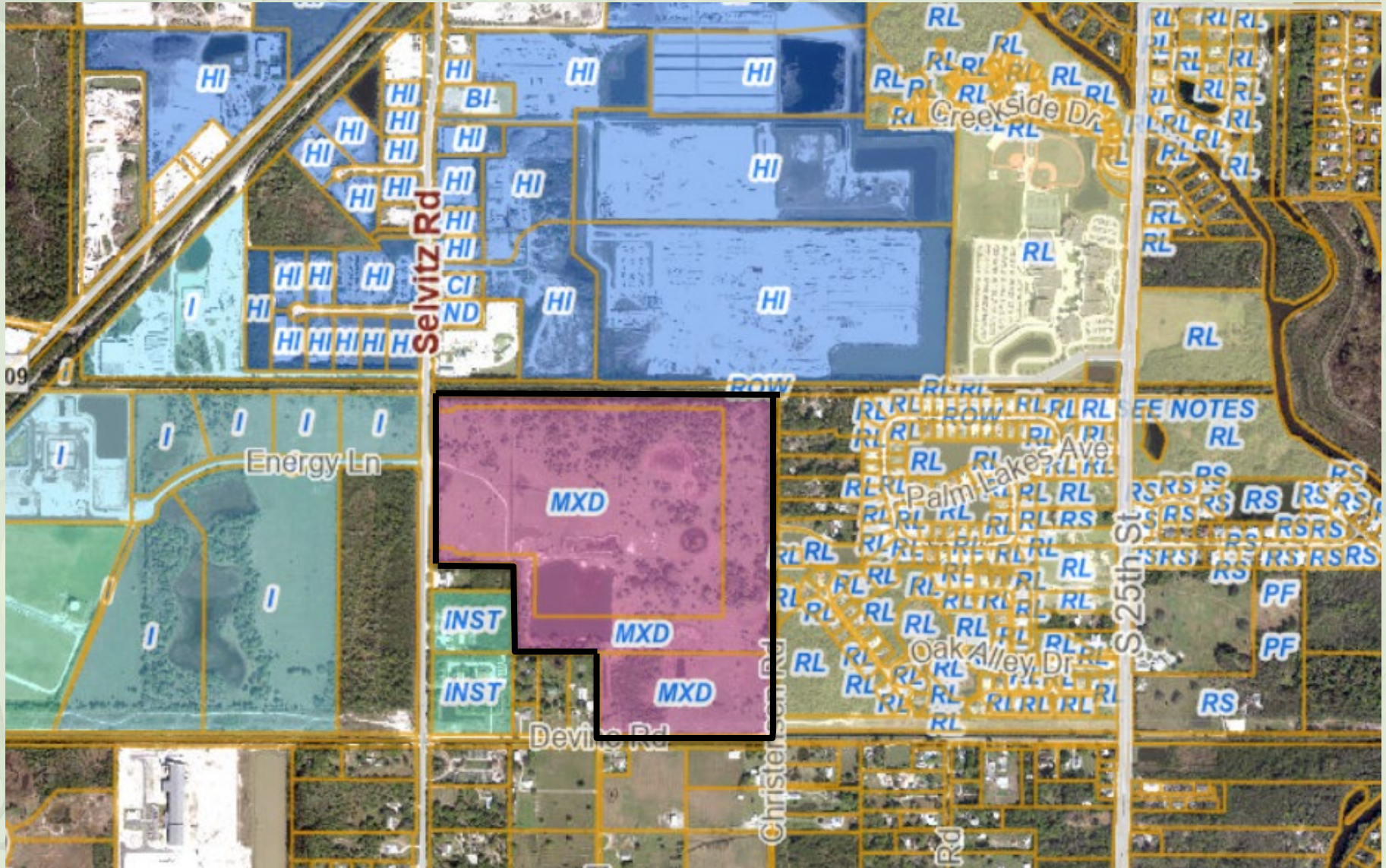


Christensen Rd.

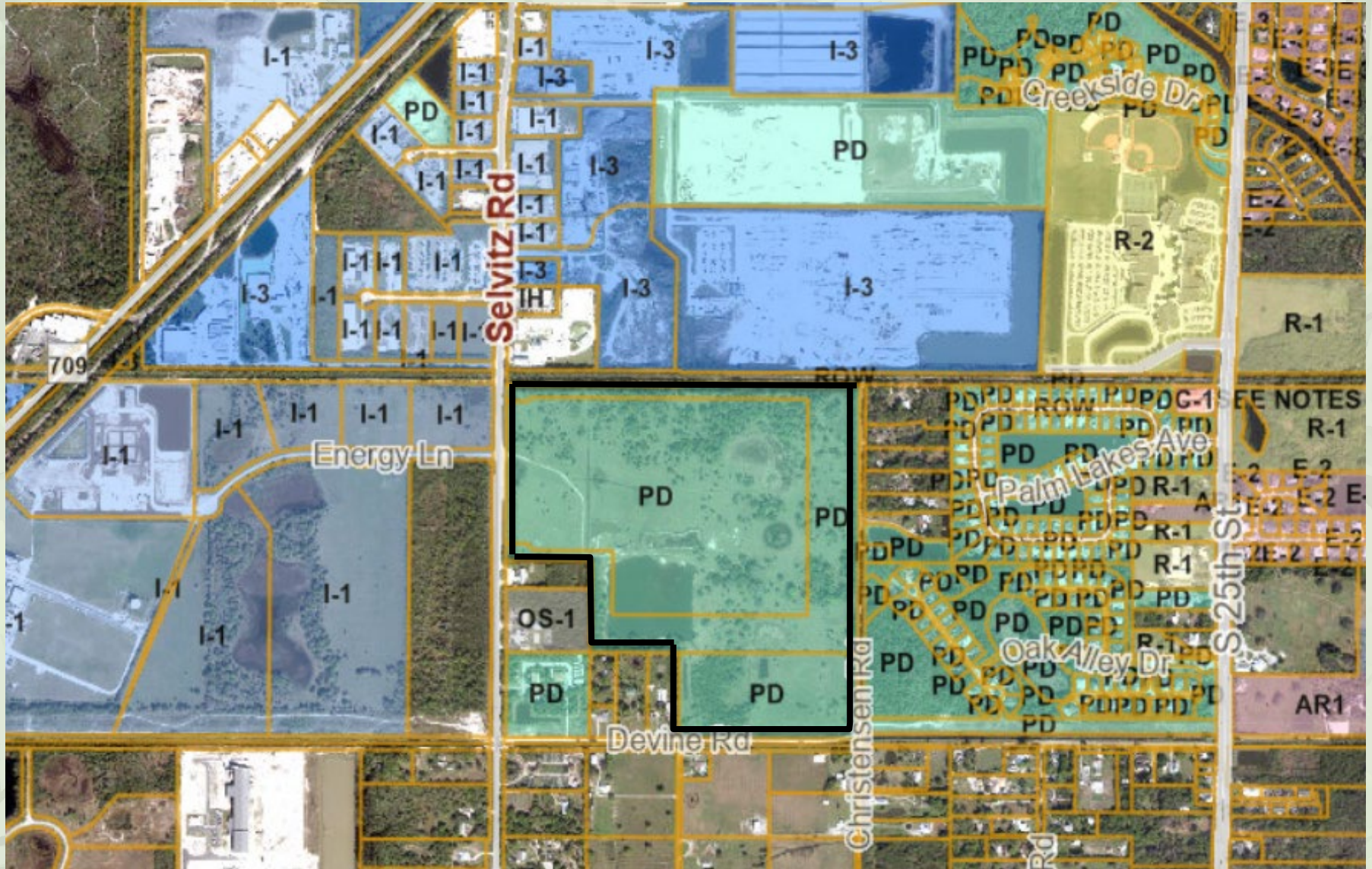
Selvitz Rd.

Devine Rd.

25<sup>th</sup> St.

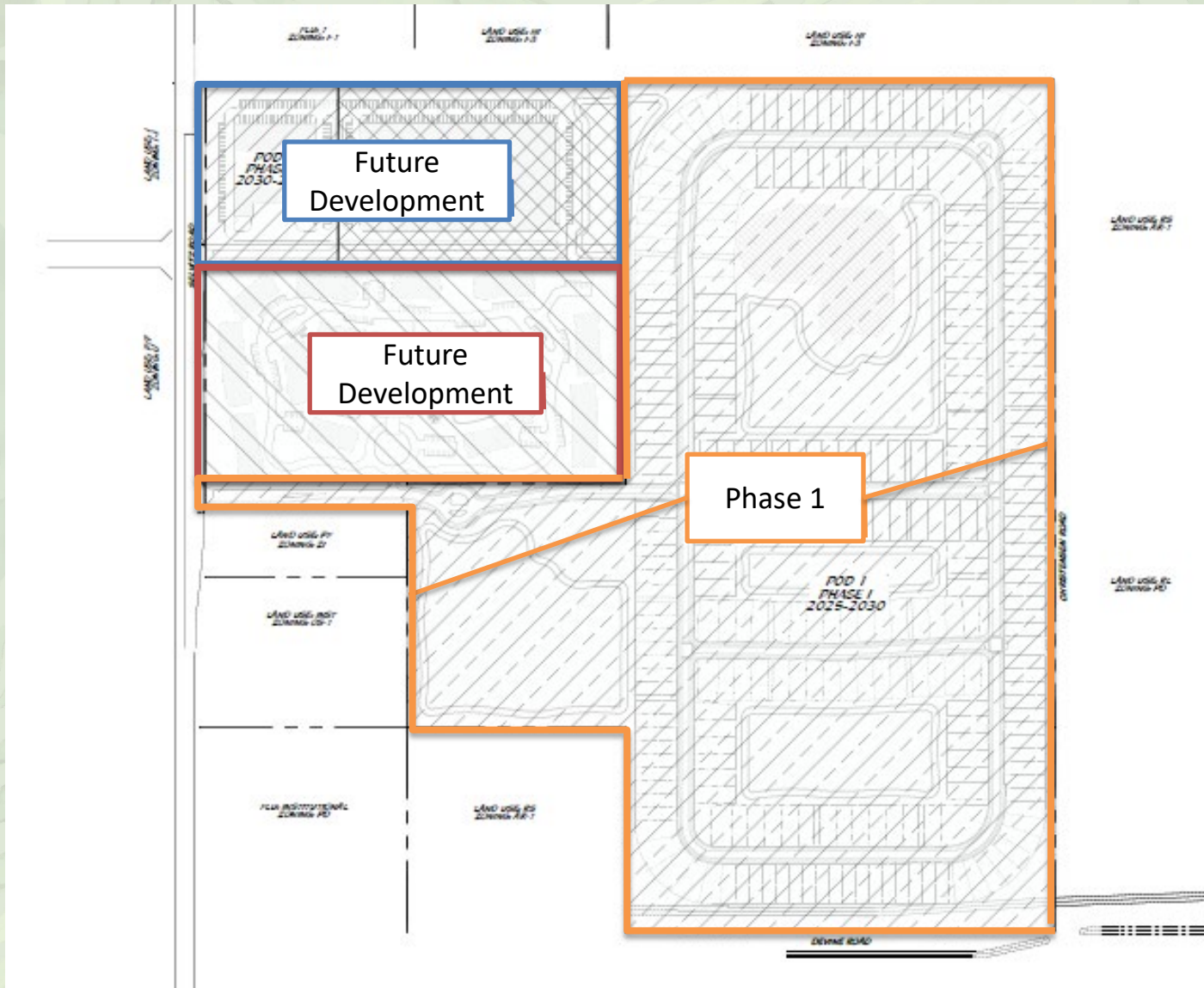


**Selvitz Road Mixed-Use**  
*City of Fort Pierce, FL*



**Selvitz Road Mixed-Use**  
City of Fort Pierce, FL

# Planned Development | Phasing Plan

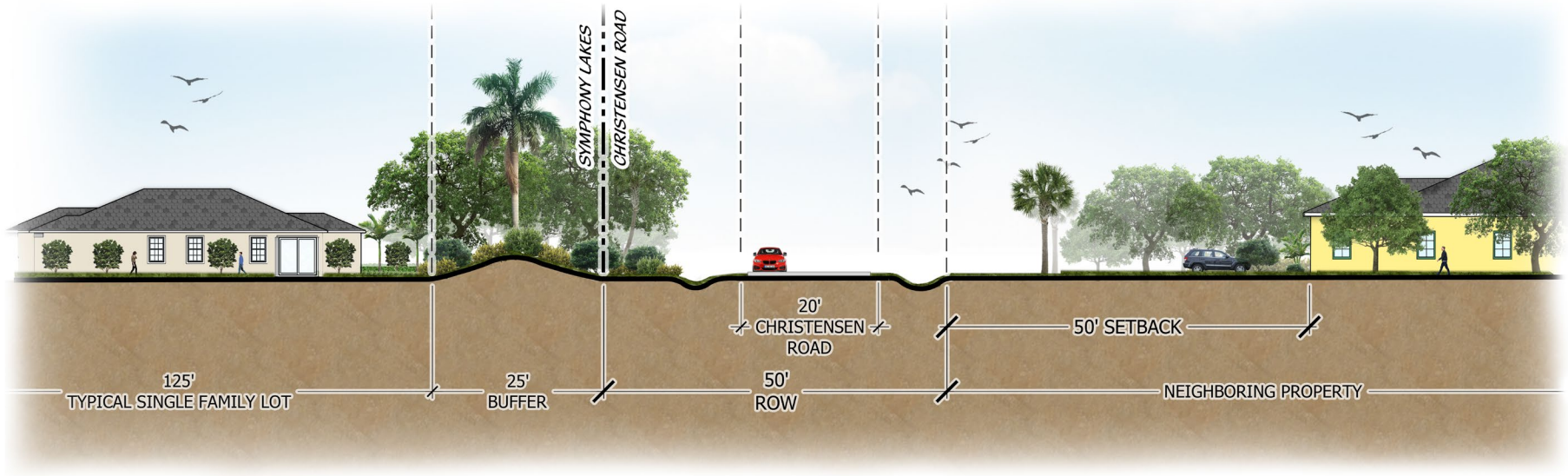




SITE PLAN



North



KEY MAP



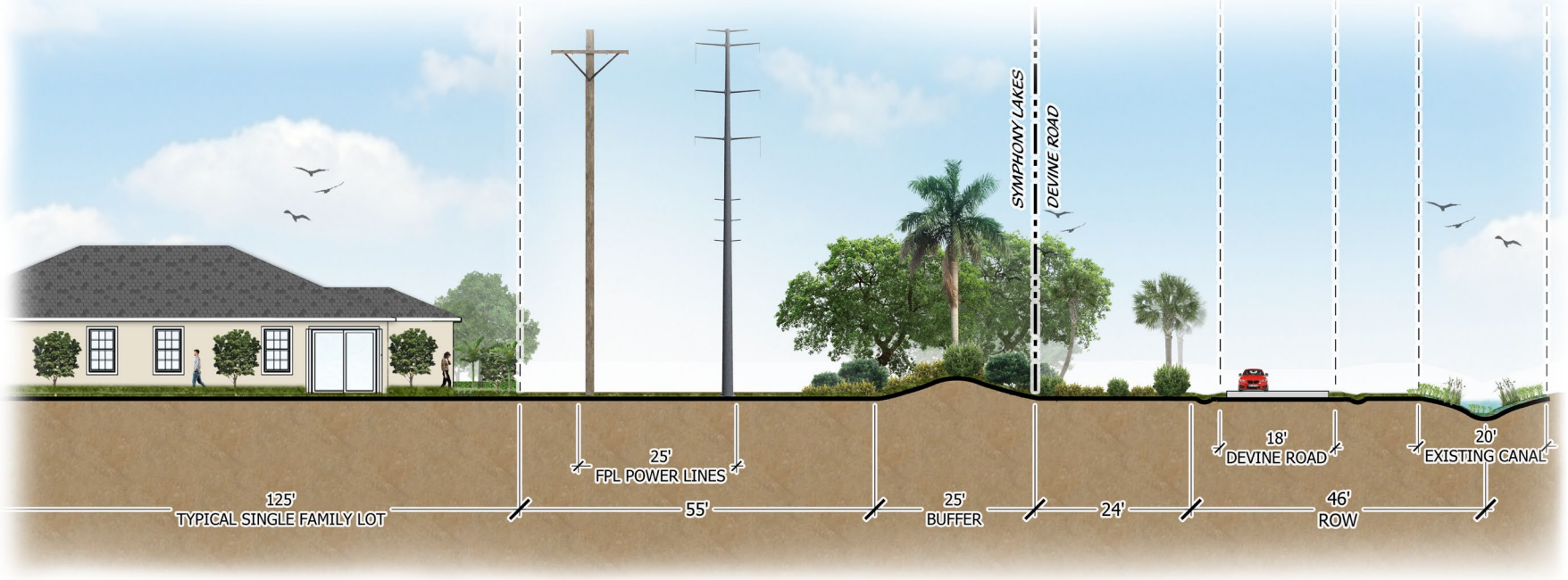
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## CHRISTENSEN ROAD PERIMETER BUFFER



North

# Buffer Cross-Section | Phase 1



## KEY MAP



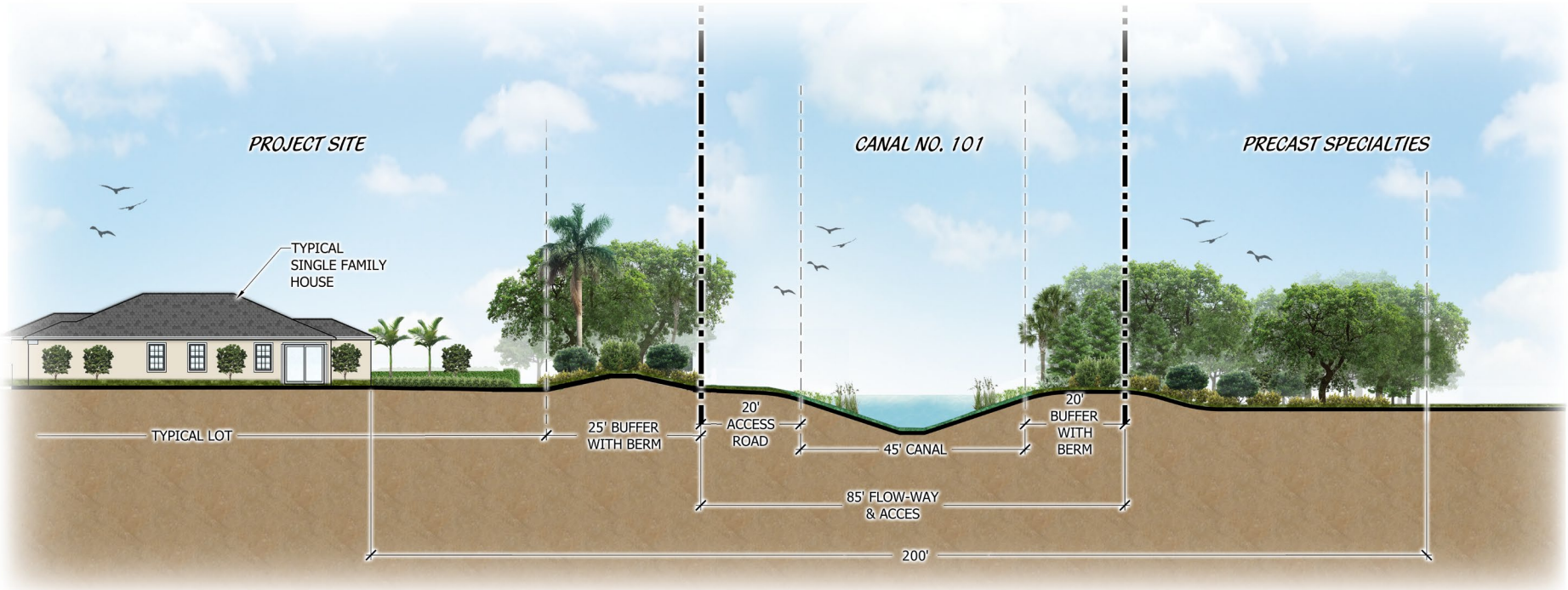
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## DEVINE ROAD PERIMETER BUFFER



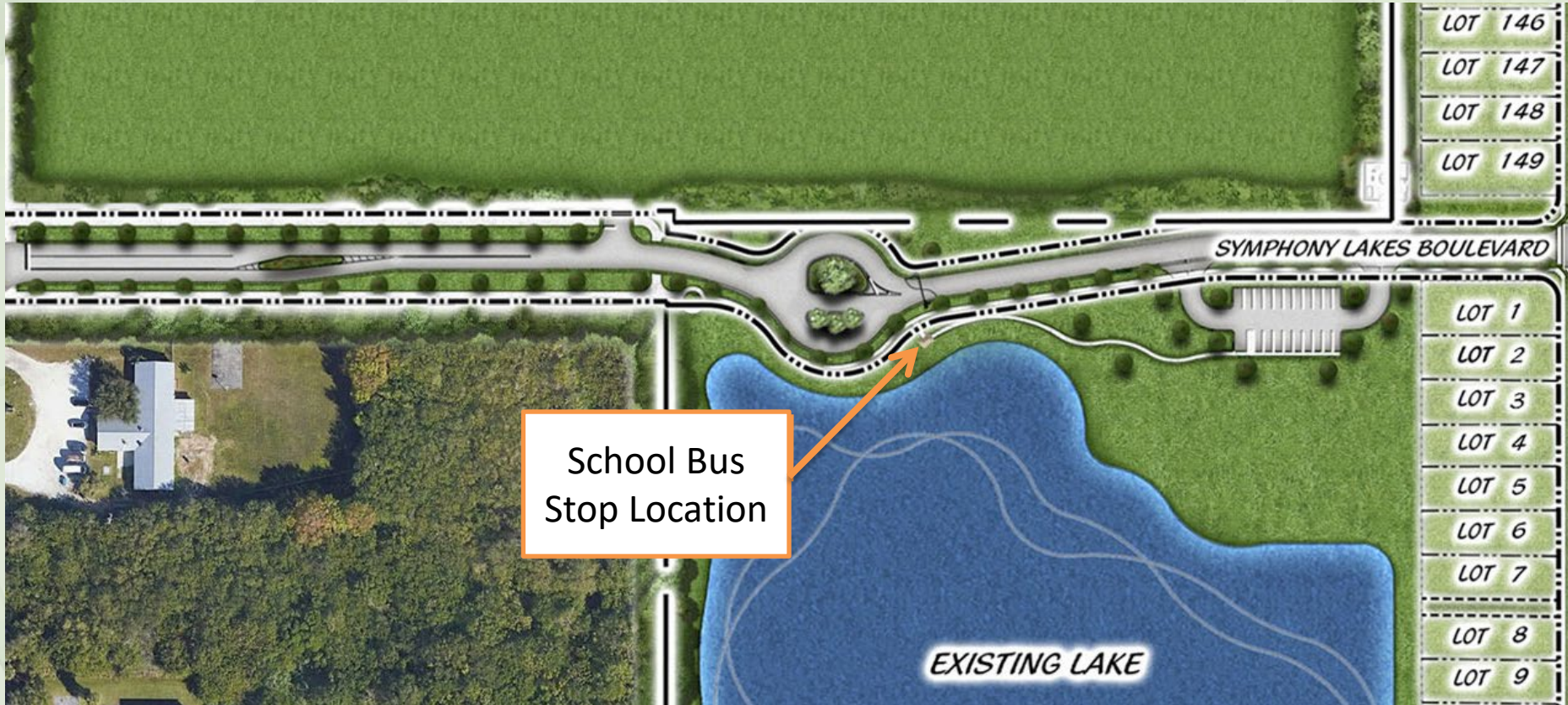
North

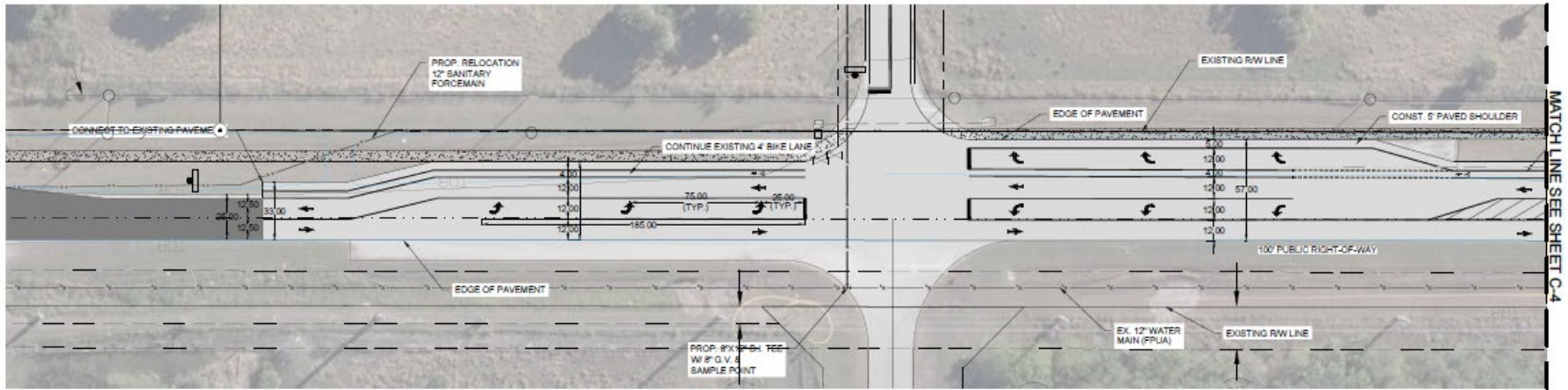
# Buffer Cross-Section | Phase 1



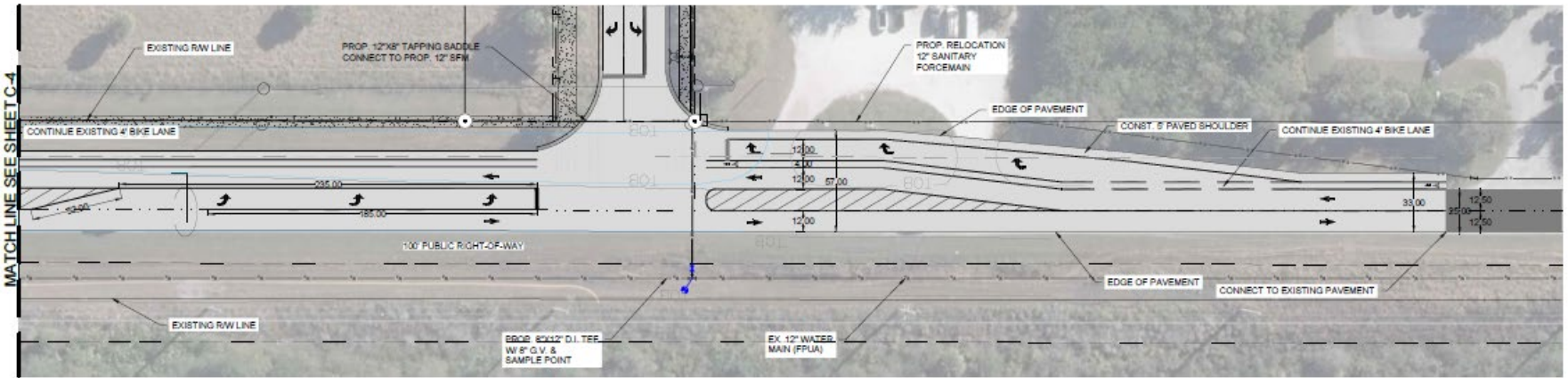
## INDUSTRIAL SEPERATION BUFFER







OFF-SITE IMPROVEMENTS (SELVITZ ROAD)  
SCALE: 1" = 40'



OFF-SITE IMPROVEMENTS (SELVITZ ROAD)  
SCALE: 1" = 40'

The Planning and Zoning Board Recommended Approval for the Phase 1 Site Plan contingent on outstanding issues being met prior to City Council.

**The following items have been addressed and confirmed:**

- ✓ Approval from St. Lucie County on the Traffic Impact Analysis
- ✓ All required Roadway Improvements to Selvitz, outside of the project boundaries, are defined and accounted
- ✓ A buffer/ Wall to Christensen Road is defined
- ✓ A designed and located school bus stop notated on the site plan
- ✓ Solid Waste service is agreed with the City's Public Works Department
- ✓ The requirements of the city's Engineering Department have been met

The applicant and development team agree with staff's recommendation of approval with the list of conditions for the Phase 1 Site Plan.

Thank you |

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