



DISTRICT
PLANNING
GROUP

PROJECT NARRATIVE

Sunset Gardens Townhome Planned Development

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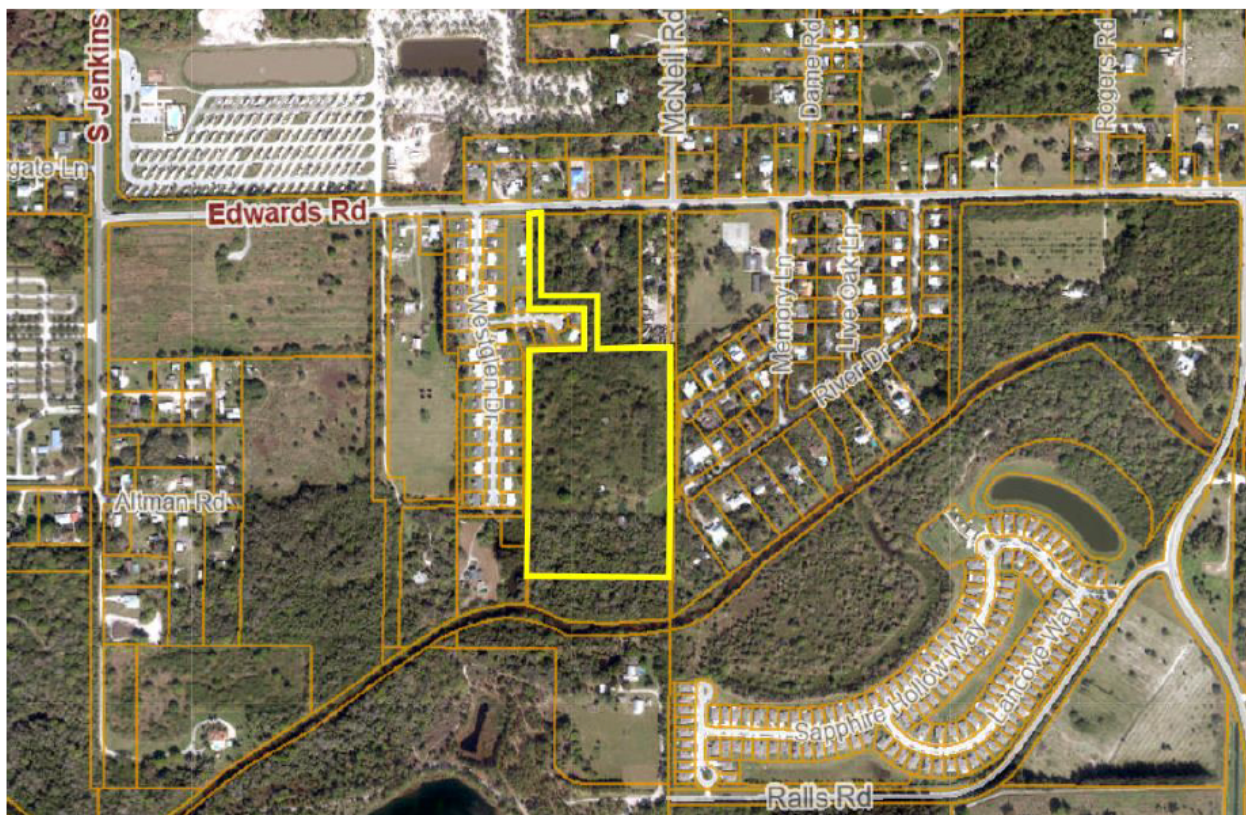
Summary

Golden Arrow Development LLC is proposing a Planned Development (PD) consisting of 112-unit Townhouse units with associated amenities at 4945 Edwards Road. The site was previously approved in 2008 as Orange Gardens, a 40-unit single-family development that has expired. At that time, the site consisted of 17.14 acres as it did not include the linear parcel extending the length of the property to the west.

The current application consists of 17.58 acres +/-, including the linear parcel, which consists of 0.44 acres. The primary parcel has a Future Land Use designation of Low-Density Residential (RL), 1-6.5 du/acre, with a PD (expired) zoning classification. The linear parcel has a Future Land Use designation of High-Density Residential (RH), 12-18 du/acre, with a compatible zoning designation of Medium Density Residential (R-4).

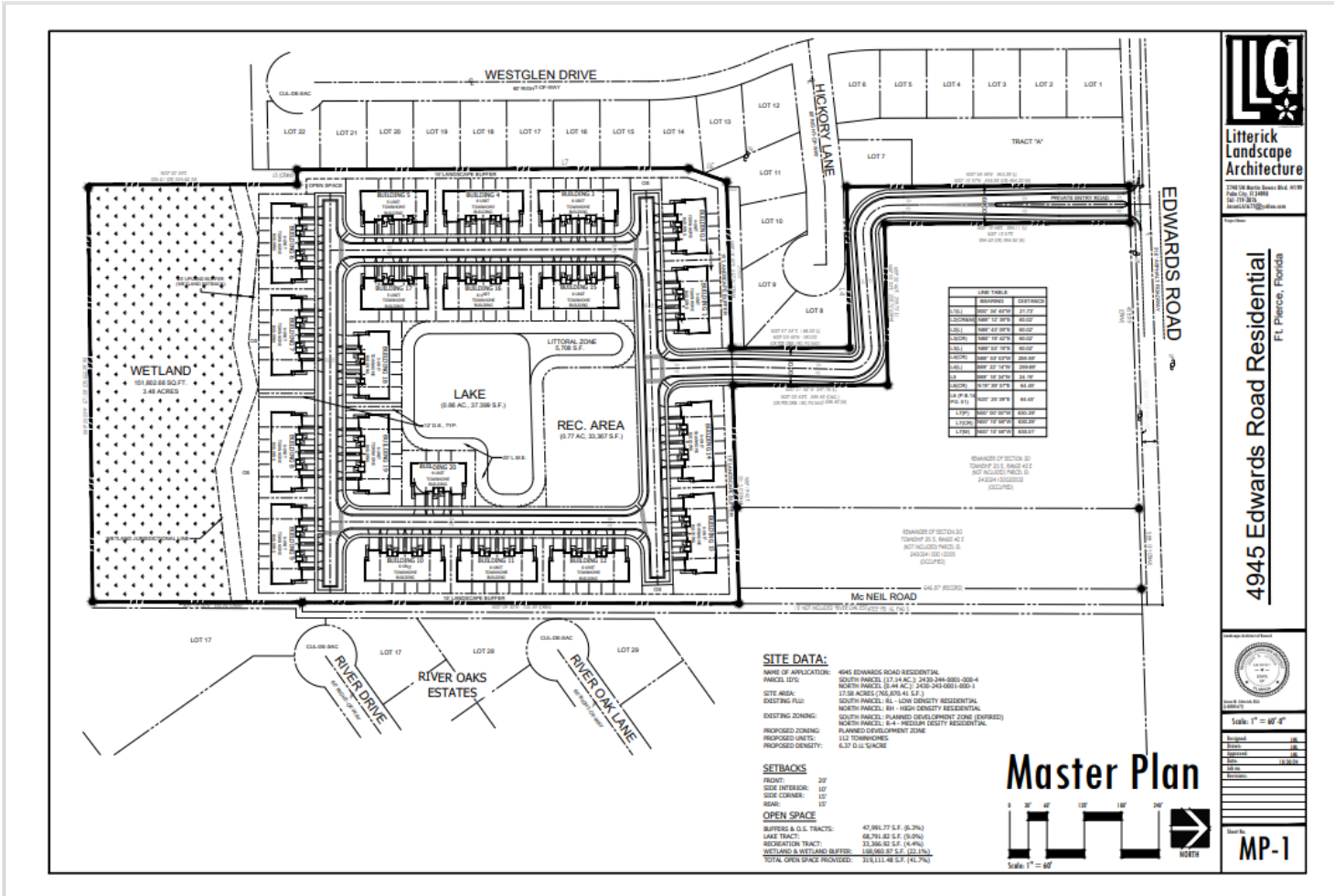
The proposed Master Plan development scenario calls for 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building. The density proposed is 6.37 dwelling units per acre. The maximum density permitted is 6.5 dwelling units per acre. Therefore, this development proposal is a decrease in density. The amenities include lake vistas, preservation of on-site wetlands, recreational facilities, private patios, and a sidewalk network that interconnects the community.

LOCATION MAP 4945 EDWARDS ROAD



Sunset Gardens Master Plan

The preliminary Master Plan prepared by Jason Litterick, PLA, Litterick Landscape Architecture, LLC is shown below. The Master Plan calls for 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building for a total of 112 dwelling units per a density of 6.37 dwelling units per acre. The meandering entrance road will create a sense of seclusion and calm as residents approach their community. The amenities include lake vistas, recreational facilities, interconnected pedestrian walkways, individual



patios and a large wetland preservation area that mitigates low lying areas closer to 10-Mile Creek.

Recreational amenities on site will include a cabana pool, integrated walking trails and sidewalks, visitor parking and a centralized mail kiosk at the community recreation center.

The benefits of the Meritage PD are both communitywide and for individual unit occupants. All units face the central community amenities, that include a community pool, cabanas, a lake, and a meandering walking path with lake vistas. The entire community will be interconnected with a sidewalk system, convenient parking and mail delivery. The Meritage PD has been designed with appreciation for the natural old Florida environment by preserving an abundance of natural undisturbed and protective natural habitat. The landscape plan will also incorporate most of its vegetation with native plant material. The townhouse units are spacious and will consist of 4, 5, and 6-unit buildings allowing for more end units. Each unit will offer personal outside living space with the addition of lanais and front porches. The proposed Meritage PD master plan will bring residents together and celebrate a sense of place that everyone can call home.

Planned Development Statement of Benefits

The City of Fort Pierce Planned Development Code (Section 125-212 (a)) outlines the purpose of the Planned Development zoning district:

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.

Pulte Cornerstone Planned Development is consistent with the Purpose of the Planned Development District as follows:

1. Resilient Living and Working Environment
 - a. While close to 10-Mile Creek, a generous wetland set aside helps protect the Creek from potential development impacts, while protecting the new community from potential Creek flooding during storms.
2. Enlightened and Imaginative Approaches to Community Planning
 - a. Setting aside a significant portion of the site for wetland and flood mitigation creates design challenges for site development. This site plan clusters development around a central amenity center, encouraging community interaction and socialization.
3. Enlightened and Imaginative Approaches to Stormwater Infrastructure
 - a. The central lake amenity will be designed with an integrated walking trail to leverage the stormwater into a community amenity. Dry detention on site will be improved with water cleansing bioswale and raingarden design.
4. Enlightened and Imaginative Approaches to Property Design
 - a. While the site is oddly shaped and impacted by a wetland and floodplain area, the plan has been designed to turn these potential challenges into amenities. The curving entrance road will create a sense of serenity and seclusion, and the centralized development area has been designed to encourage community connections.
5. Variety of Natural Features and Scenic Areas
 - a. The preserved wetland doubles as a floodplain management area and buffer to the environmentally sensitive 10-Mile Creek. The central lake feature creates vistas for both the townhomes facing it and the recreation center.
6. Efficient and Economical Land Use
 - a. The site's constraints require design with an eye toward efficient land use, bordered by a narrow, winding entrance road and a large wetland. The plan proposes an efficient design of townhomes in the centralized area bordered by the wetland.
7. Improved Amenities
 - a. Amenities include a cabana pool connected to pedestrian facilities throughout the site. A mail kiosk will be provided at the recreational amenity center.

8. Protection of Adjacent Uses (Existing and Future)

- a. This townhome community will be an orderly transition of residential intensity between the duplex development to the west and the larger lot residential single family development to the west.

Subject Property Existing Conditions

Future Land Use and Zoning

TABLE 1 Project Description		
	Parcel 1	Parcel 2
	2430-244-0001-000-4	2430-243-0001-000-1
ACREAGE	17.14	0.44
ADDRESS	4945 Edwards Road	TBD
JURISDICTION	City of Fort Pierce	City of Fort Pierce
FUTURE LAND USE	Low-Density Residential (RL)	High-Density Residential (RH)
ZONING DISTRICT	Expired Planned Development (PD)	Medium Density Residential (R-4)

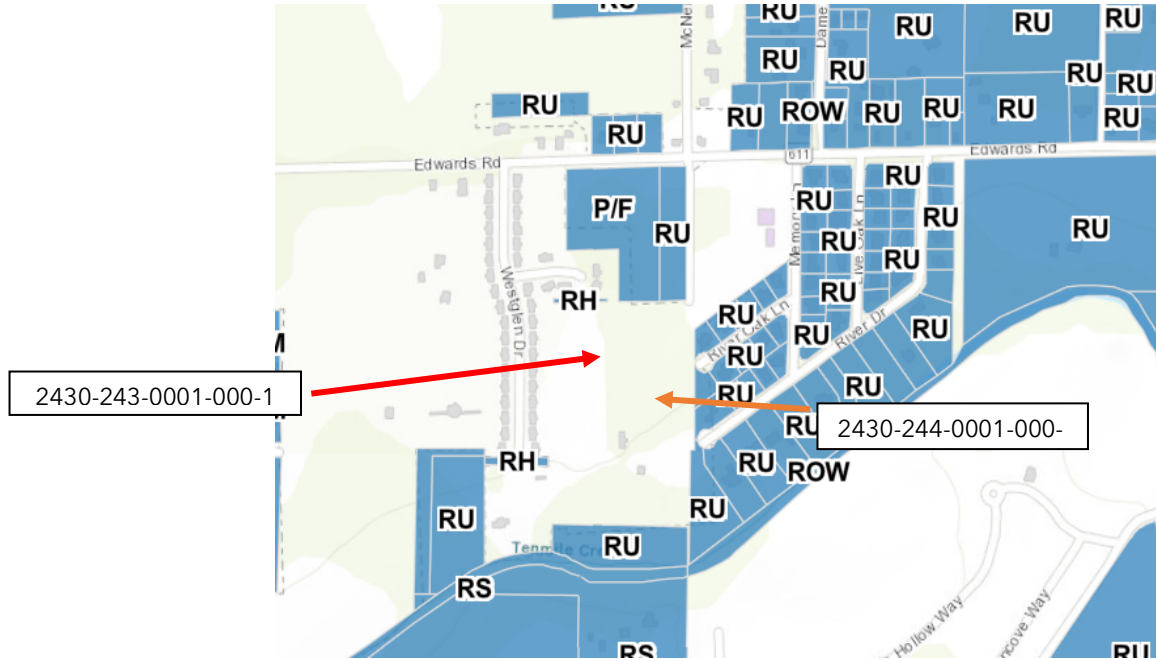
Proposed Zoning Atlas Map Consistency

In consideration of the appropriate Future Land Use and Zoning for the site, a review of compatibility of the surrounding land uses was necessary. Table 2 provides the Future Land Use and Zoning and current uses of those properties.

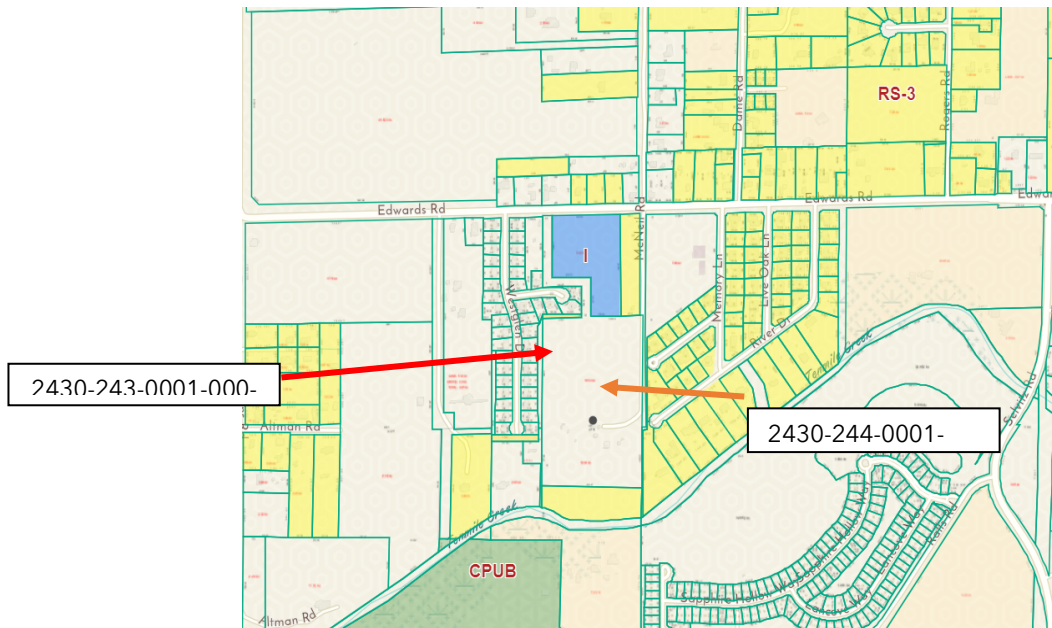
Table 2 Site and Surrounding Land Uses					
	Site	North	South	East	West
Future Land Use	City of Fort Pierce High Density Residential 18 dwelling units per acre (RH) and Low-Density Residential 6 ½ dwelling units per acre (RL)	SLC- Public Facilities (PT) and Residential Urban 5 units per acre (RU)	SLC- Residential Urban (RU)	SLC- Residential Urban (RU)	City of Fort Pierce Residential High (RH)
Zoning	City of Fort Pierce Expired Planned Development (PD) and Residential Medium (R-4)	SLC- Institutional (I)	SLC - Residential-Single Family 3 dwelling units per acre (RS-3)	SLC - (R-3)	City of Fort Pierce (R-4)
Current Use	Vacant with only one structure present	SLC- Vacant	SLC - vacant, wetlands	SLC- River Oaks Estates	City of Fort Pierce West Glen Subdivision

In consideration of the appropriate Future Land Use and Zoning for the site, a review of the compatibility of the surrounding land uses was necessary. Shown on Maps 4 and 5 are the Future Land Use and Zoning Maps for the surrounding properties. As displayed, the subject property is surrounded by land within St. Lucie County (SLC) jurisdiction. Table 2 states the Future Land Use, Zoning, and current uses for the surrounding areas.

Map 4
SLC Future Land Use Map



Map 5
SLC - Zoning Map



Consistency with Existing Character

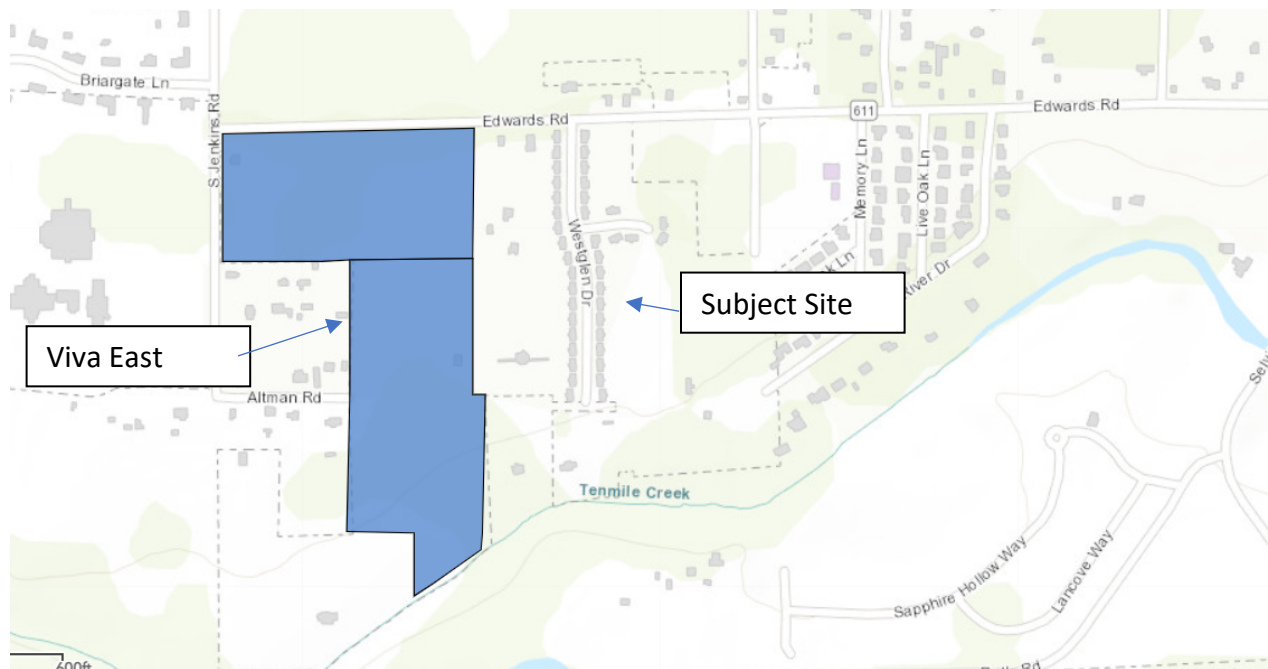
Previously Approved Plan And Currently Approved Surrounding Development Projects

The subject site was previously approved as a PD in 2009 to construct a 40-unit single-family development which required a rezoning from Single Family Low Density (R-1) to PD. The development program did not include the 0.44 parcel located more specifically at 2430-243-0001-000-1. Please see link to the previous approval below.

[1953_3862_City Clerk File \(1\).pdf](#)

The PD approval has expired as demonstrated by the current development approvals provided on the City of Fort Pierce website shown on Map 6 below. Only currently approved development approvals are reflected in Map 6.

Map 6
Approved Development Proposals in the City of Fort Pierce



Viva East - Site Plan - 5315 Edwards Rd. & 5496 Altman Rd.

Viva East is an application for a Site Plan (Development and Design Review) for a 206-unit rental community located at 5315 Edwards Road and 5496 Altman Road, approximately 750' to the west of the project site on the south side of Edwards Road. The proposed development has a Future Land Use designation of Medium Density Residential (RM) with a Zoning classification of Medium Density Residential (R-4). The community is proposed for one-bedroom, two-bedroom, and three-bedroom duplexes. The site shares amenities with Viva West including a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas, and additional associated amenities. The Viva East Site Plan preserves an 8.20-acre wetland, consisting of 2.25 acres of freshwater marsh and 5.95 acres of riverine

swamp. Combined the preservation area provides an additional 2.5 acres of upland ecosystems adjacent to those wetlands as a buffer. The 10.7 acres of wetlands and buffer will be preserved through a conservation easement.

ELEVATIONS



Proposed Planned Development Standards

Setbacks (Min)

Front	20
Side Interior	10
Side Corner	15
Rear	15