

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

### STAFF REPORT

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PROJECT: SUNSET GARDENS MASTER PD - PD2024 - 00008

TO: RICHARD CHESS, CITY MANAGER

REVIEWER: KEV FREEMAN, PLANNING DIRECTOR

MEETING: NOVEMBER 17<sup>th</sup>, 2025

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**LOCATION:** 4945 Edwards Road

Parcel #'s 2430-244-0001-000-4 & 2430-243-0001-000-1

**REQUEST:** Review Sunset Gardens Master Planned Development Plan - PD2024-

#### SUMMARY

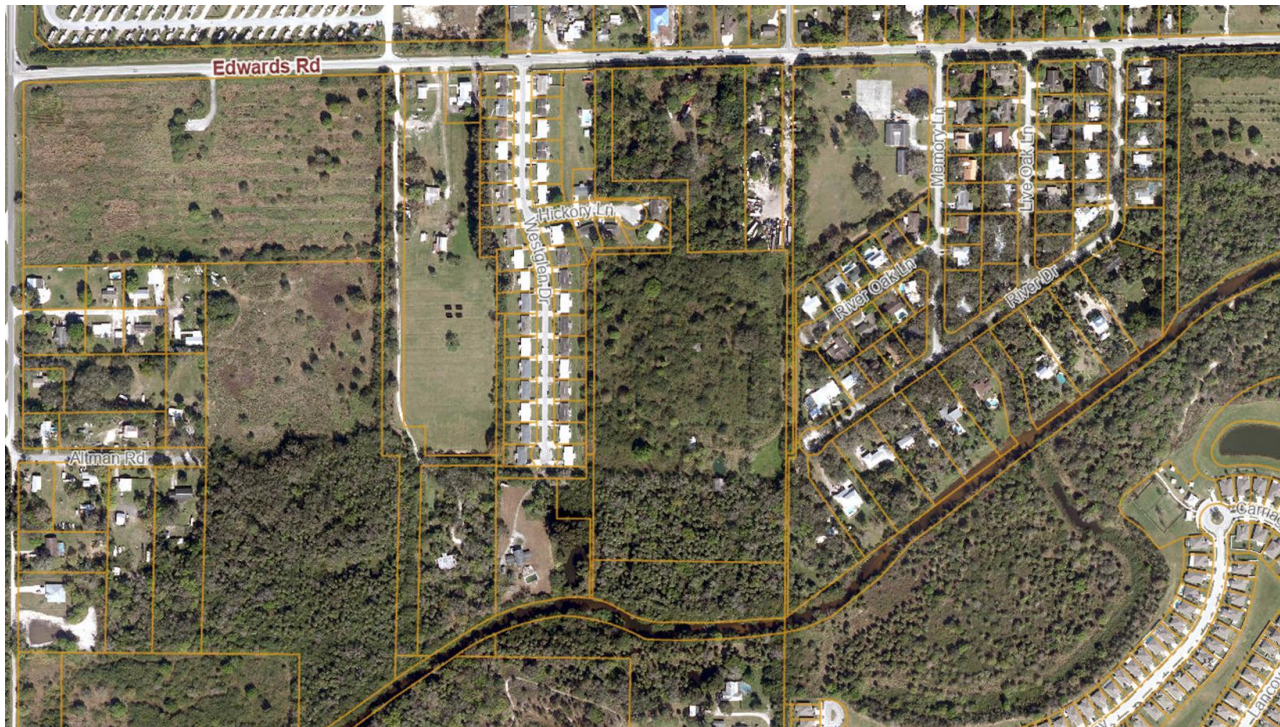
Golden Arrow Development LLC is proposing a Master Planned Development (MPD) consisting of 112-unit Townhouse units with associated amenities at 4945 Edwards Road. The development proposes Consisting of 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building built in one phase.

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.

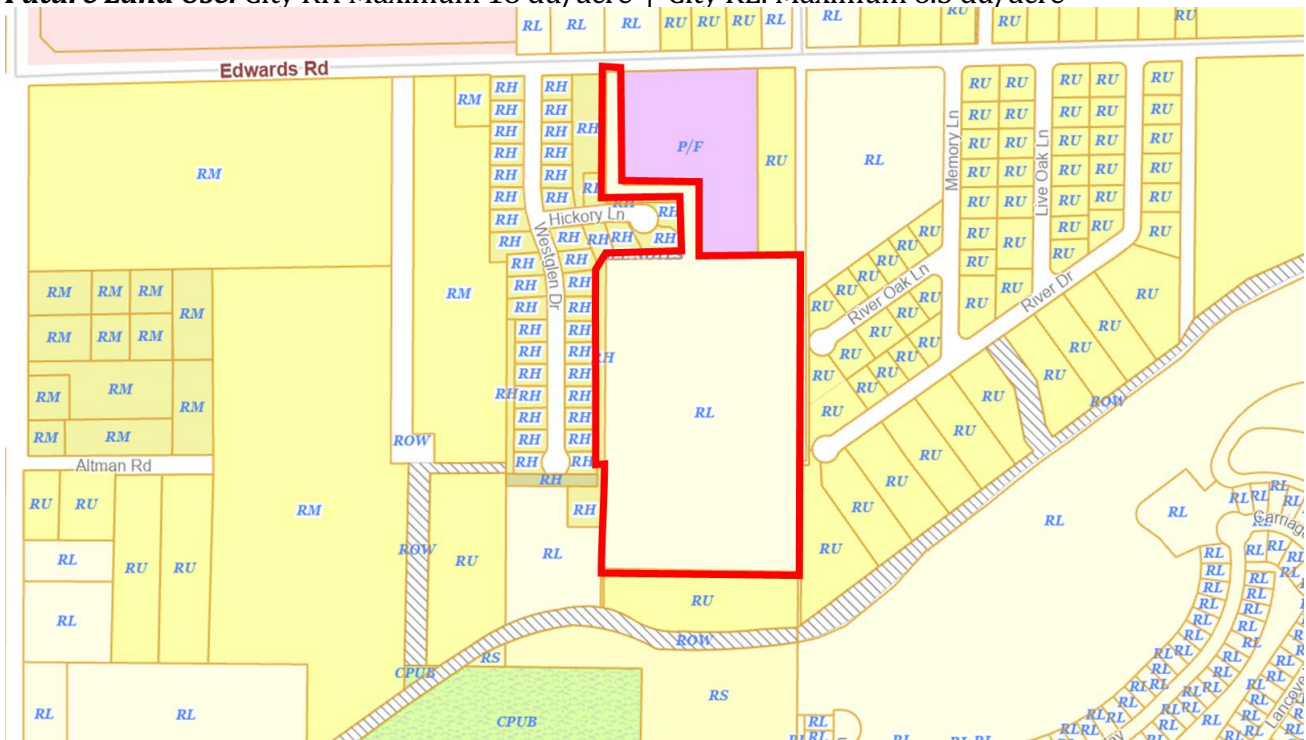
The site was previously approved in 2008 as Orange Gardens, a 40-unit single-family development that has expired. At that time, the site consisted of 17.14 acres as it did not include the linear parcel extending the length of the property to the west.

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).

**Location & City Limits:**



**Future Land Use:** City RH Maximum 18 du/acre | City RL: Maximum 6.5 du/acre



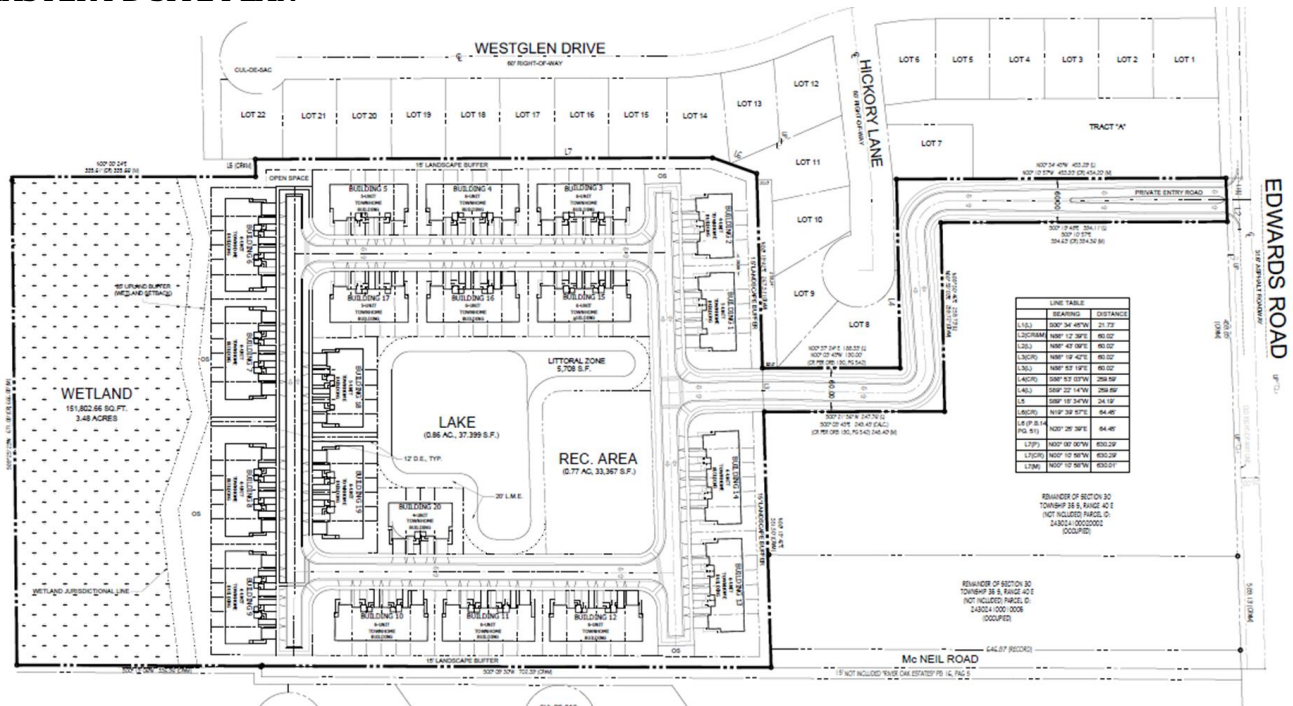
**Current Zoning:** Planned Development (PD)/ R-4



**UTILITIES:**

Located within the FPUA Service Area

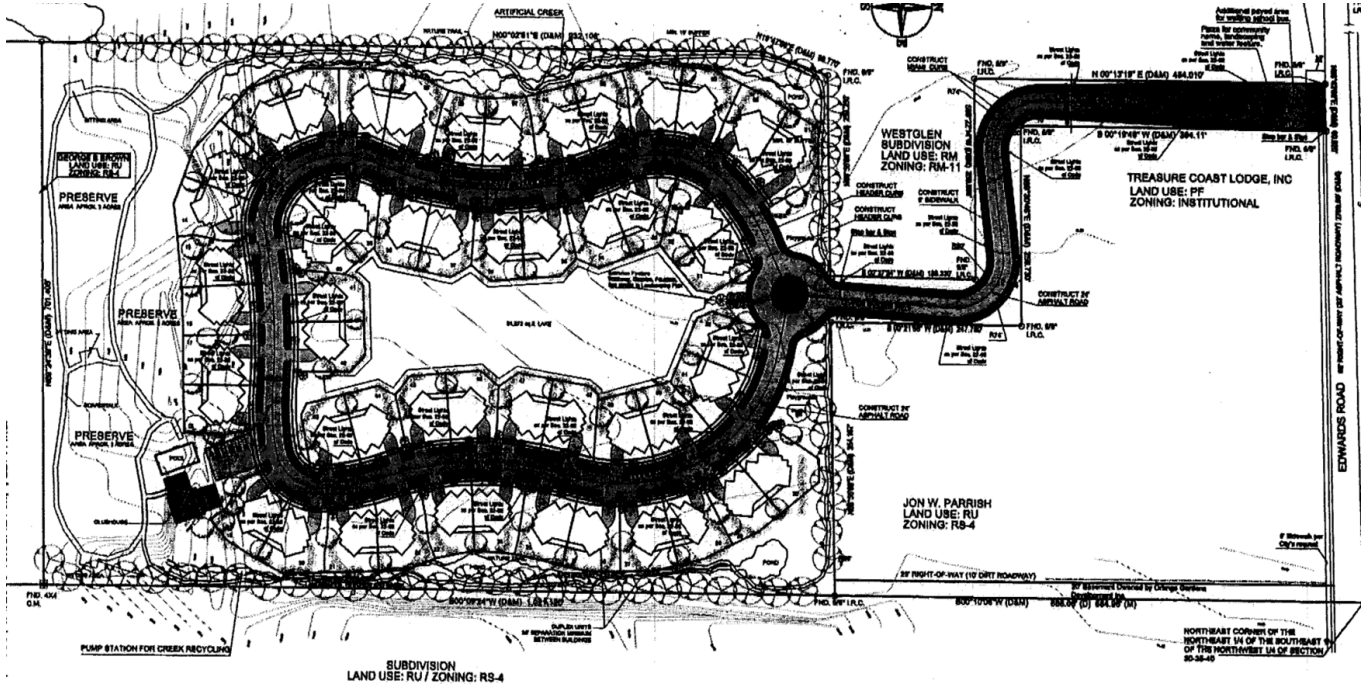
### MASTER PD SITE PLAN



### DESIGN REVIEW

Although staff will not be applying regulations of building design elements. Including; external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms, as per F.S.163.3202. (5)(a) but have considered the height, bulk, orientation, or location of a dwelling on a lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors, as defined in the same section.

**PREVIOUSLY APPROVED PRELIMINARY PUD – March 2008**



17.62 acres, 40 single-family units @ 2.89 units/ acre.

**PLANNING BOARD – May 12th, 2025.**

The Planning Board recommended, by vote of 5-0, to move the application to the City Commission with a recommendation of APPROVAL with 14 conditions.

**ENVIRONMENTAL**

**By Advanced Restoration Ecology (ARE Inc.) – April, 2024**

ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species.

Gopher Tortoise burrows were not observed on site, and no other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site.

However, It is the professional opinion of ARE, Inc. that there are likely both State and Federally jurisdictional wetlands on the site as the site's characteristics do meet the minimum thresholds required for wetland classification.

**Wetland Jurisdictional Boundaries will be required to be determined at time of Development Permits**

## **TRAFFIC**

***By O'Rourke Engineering – July 16, 2024***

The study area is defined as the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and 1% on the adjacent link.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Single Family Attached Housing (Land Use Code 215) was applied to estimate the trips generated.

The project will generate 803 new daily trips. There will be 53 AM peak hour trips with 13 entering the project and 40 trips exiting the project. The project will generate 63 new PM peak hour trips. There will be 37 trips entering the project and 26 trips exiting the project in the PM peak hour.

The study concludes that with 53 net new AM peak hour trips and 63 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network and planned/funded roadway improvements. Therefore, the project meets the requirements for concurrency.

***The Traffic Analysis will be further reviewed at time of Final PD together with ROW dedications and any roadway/sidewalk improvements.***

## **SCHOOL DISTRICT**

Comment by School District

'We appreciate your recognition of the challenges with pulling buses into the development, especially given the narrow and curvilinear site entrance, and the lack of space for a lateral pull-off at Edwards Road. As you noted, making additional stops so close together is not feasible for our operations. We fully endorse your preferred alternative: the design and installation of a sidewalk along Edwards Road between the two sites. This initiative will create a safe pedestrian pathway for students from Sunset Gardens, Viva East, and the surrounding neighborhood, which currently lacks sidewalk access to a school bus stop.

Alternatively, we recommend placing a bus stop at the front entrance of the development along Edwards Road to further enhance accessibility and convenience for students and residents.'

**The location and roadway improvements relating to a School Bus stop will be further reviewed at Final PD review.**

## **PROPOSED CONDITIONS**

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan by Litterick Landscape Architecture, dated 10/30/24.
  2. The Final PD plan shall conform to the requirements of the City Code of
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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 issuance of any site clearing permit 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:
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- 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 Edwards Road.
    - 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 Edwards Road shall be identified through the Final PD site plan process.
  12. Any required ROW donation shall be identified through the Final PD site plan process.
  13. All other applicable state or federal permits be obtained before commencement of the development.
  14. The Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of
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Fort Pierce for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

***HEALTH, SAFETY and WELFARE***

The Project shall perform in accordance with the requirements of the proposed Development Agreement in relation to public health, safety and welfare. Project provides the following:

- A. Roadway Access: One primary access road off Edwards Road and an emergency-only access point also off Edwards Road.
- B. Bus Stop: A school bus stop will be considered at Final PD.
- C. Protection and Preservation of a Wetland.

***RECOMMENDATION***

Based on the review of the project, Compliance with the Comprehensive Plan and consideration of the impact upon the Health, Safety and Welfare of the public. Staff recommend that City Commission APPROVE the application for Master PD Site Plan subject to the fourteen (14) conditions of development listed below.

(The conditions incorporate the recommendations made by the Planning Board but have been reworded to take account of State regulations relating to Platting).

**ALTERNATIVE RECOMMENDATIONS**

Approve with Additional/Alternative Conditions.

Or

Disapprove.

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