



# CITY OF FORT PIERCE

CITY COMMISSION

NOVEMBER 17, 2025

## SUNSET GARDENS PLANNED DEVELOPMENT MASTER SITE PLAN PD2024-00008

### APPLICATION

PD2024-00008

Sunset Gardens Planned Development  
(Master Site Plan)

### APPLICANT

**Leslie Olsen, District Planning  
Group**

On behalf of Golden Arrow  
Development LLC

### ADDRESS

4945 Edwards Road

### PARCEL ID #(S):

2430-244-0001-000-4 &  
2430-243-0001-000-1

### SUMMARY

The application proposes 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.

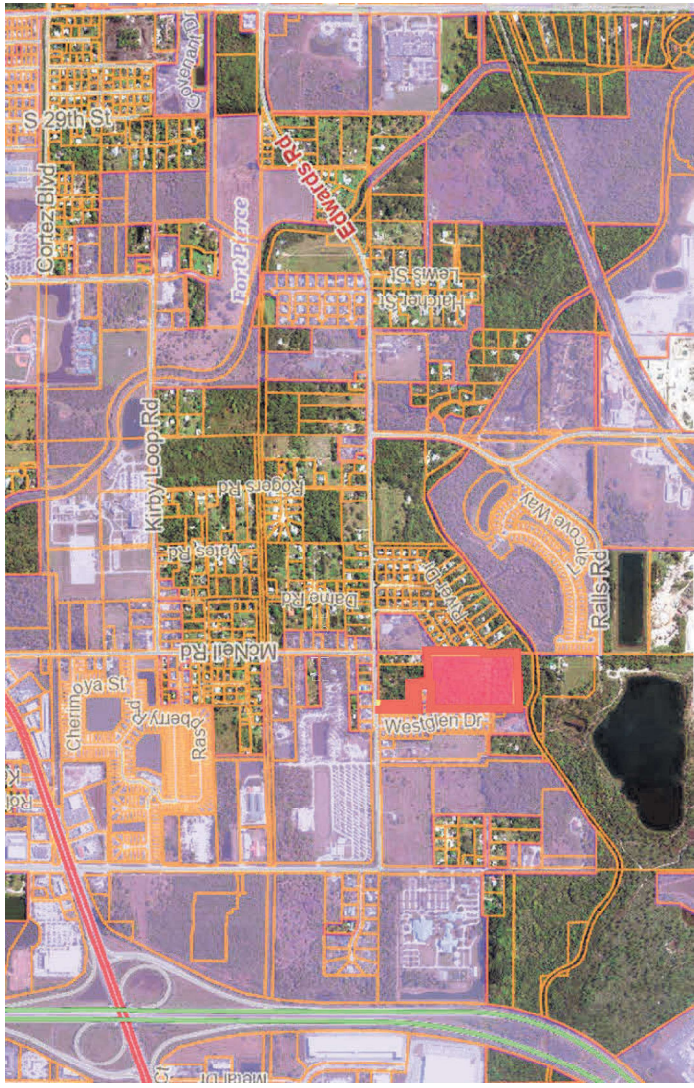
Proposed amenities include lake vistas, preservation of on-site wetlands, recreational facilities, private patios, and a sidewalk network that interconnects the community.

A previous Preliminary PUD for 40 single-family homes was approved in 2008 but not initiated.



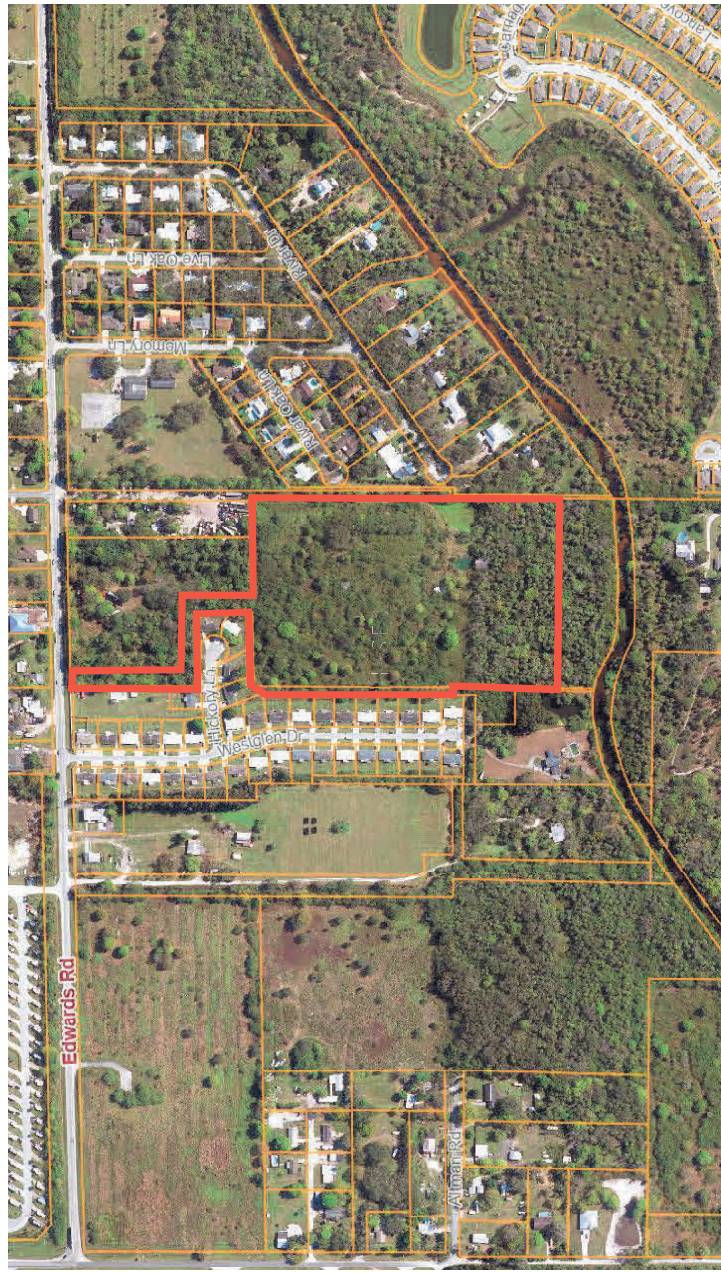
# SITE LOCATION

SITE AREA +/- 17.58 Acres

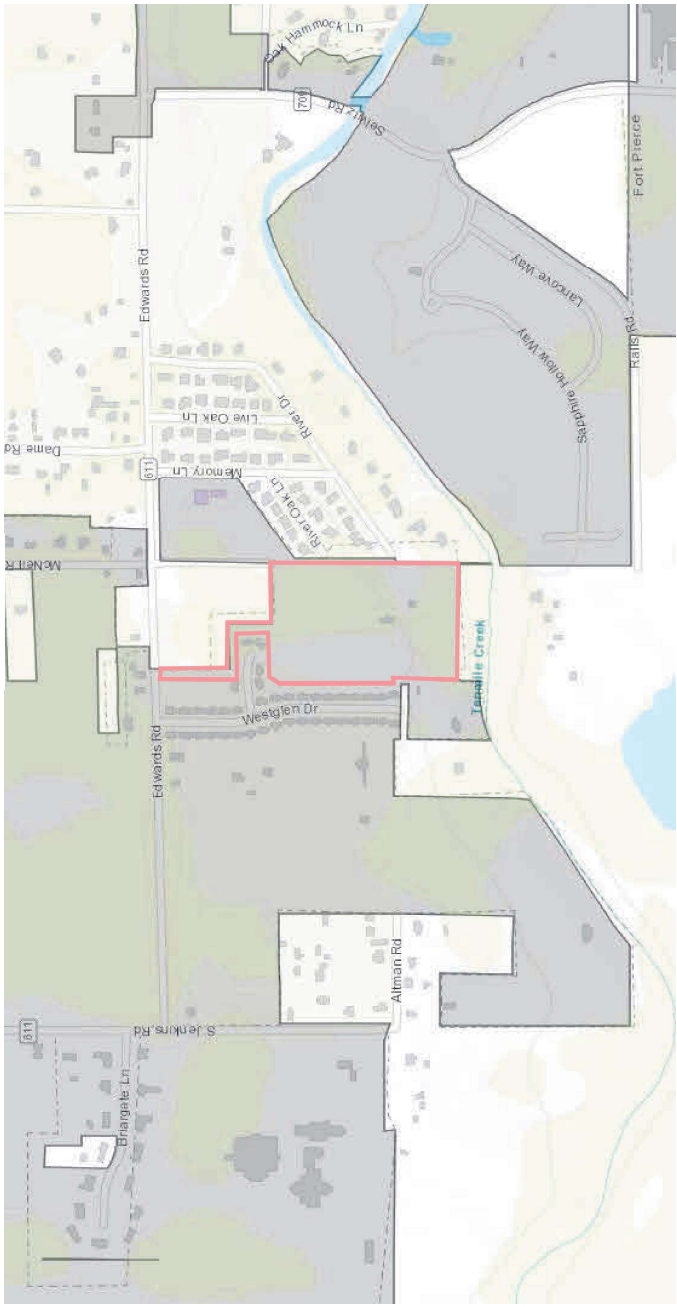


# SITE LOCATION

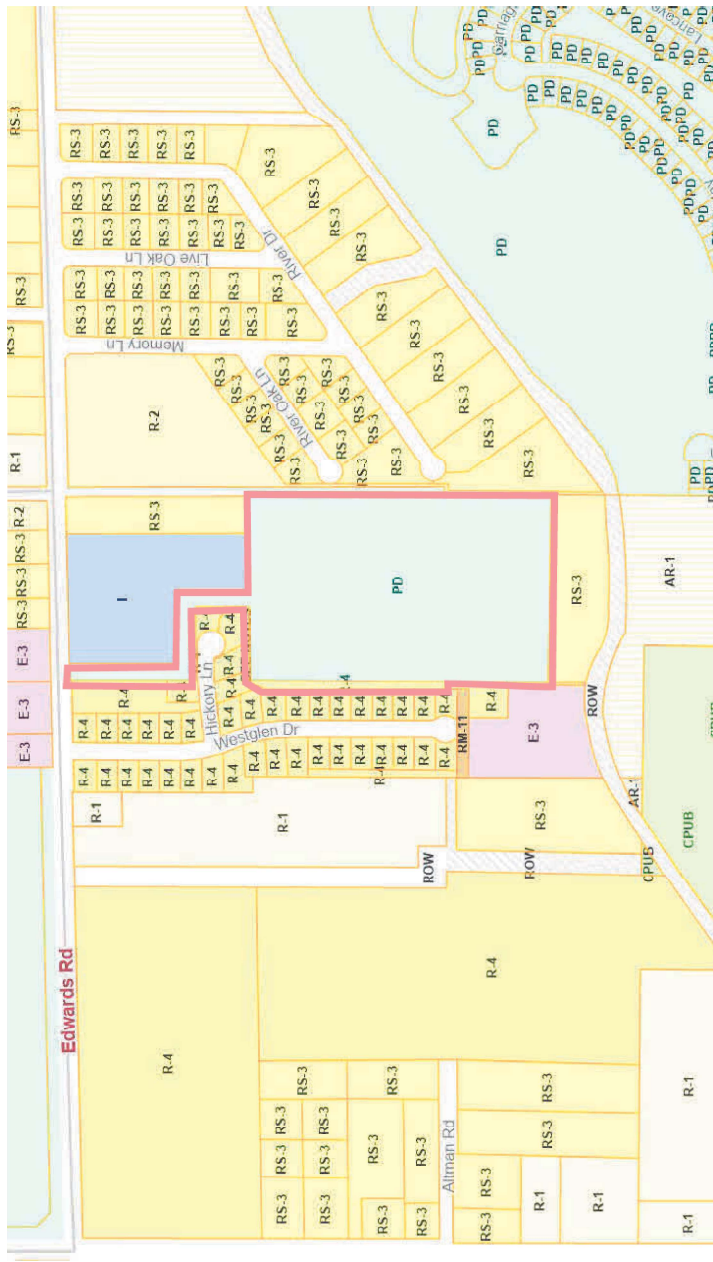
SITE AREA +/- 17.58 Acres



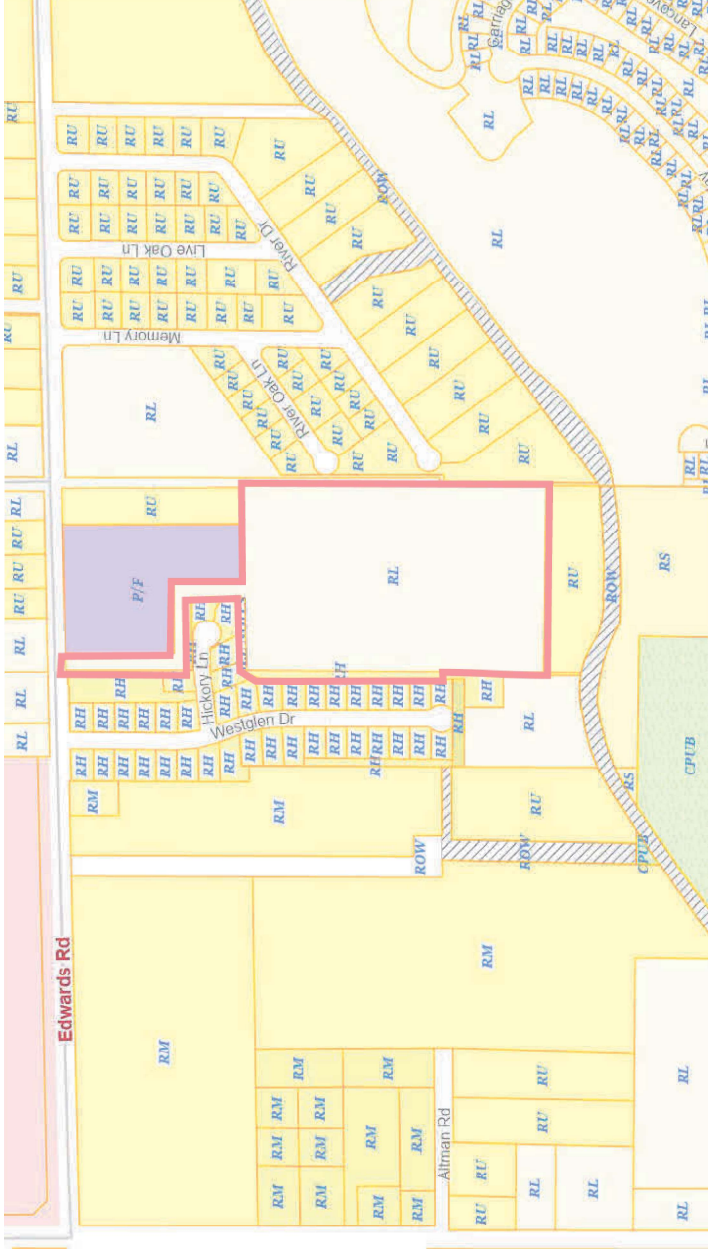
# SITE LOCATION Municipal Boundaries



# EXISTING ZONING - PD



# EXISTING FLU -- LOW DENSITY RESIDENTIAL

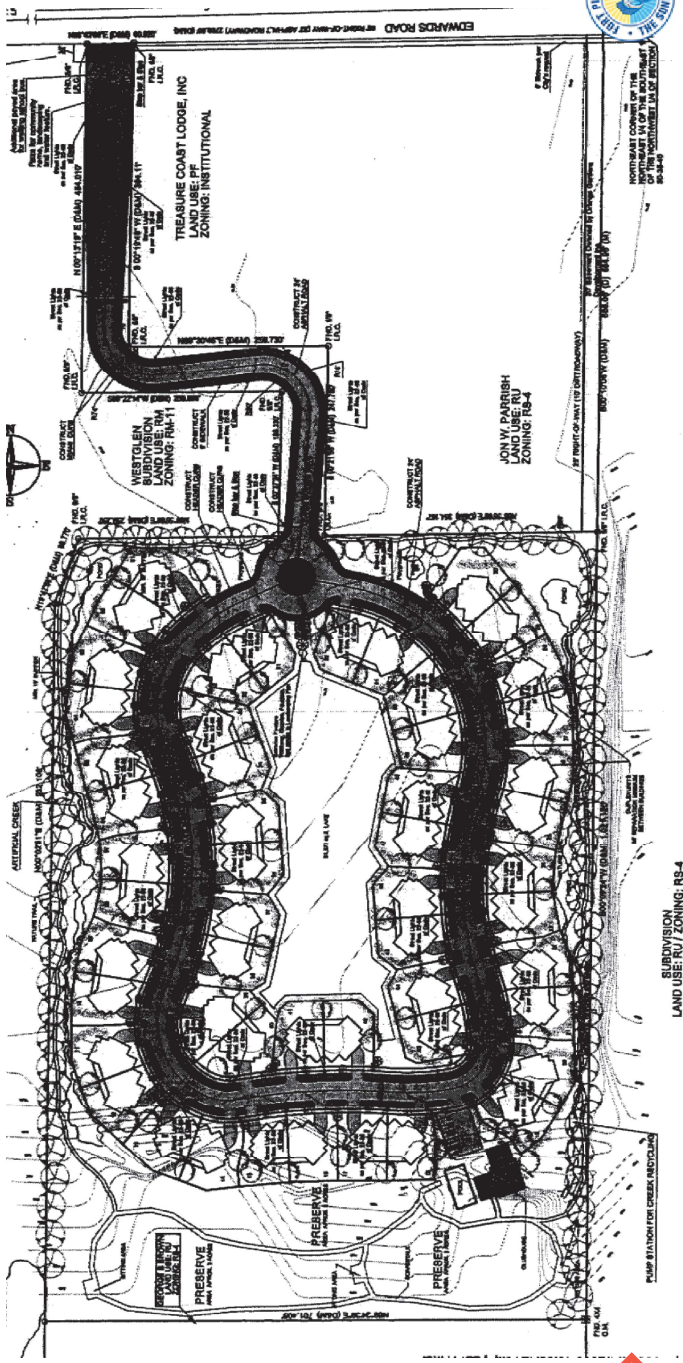


City RH Maximum 18 du/acre | City RL: Maximum 6.5 du/acre | County RU: Maximum 5 du/acre



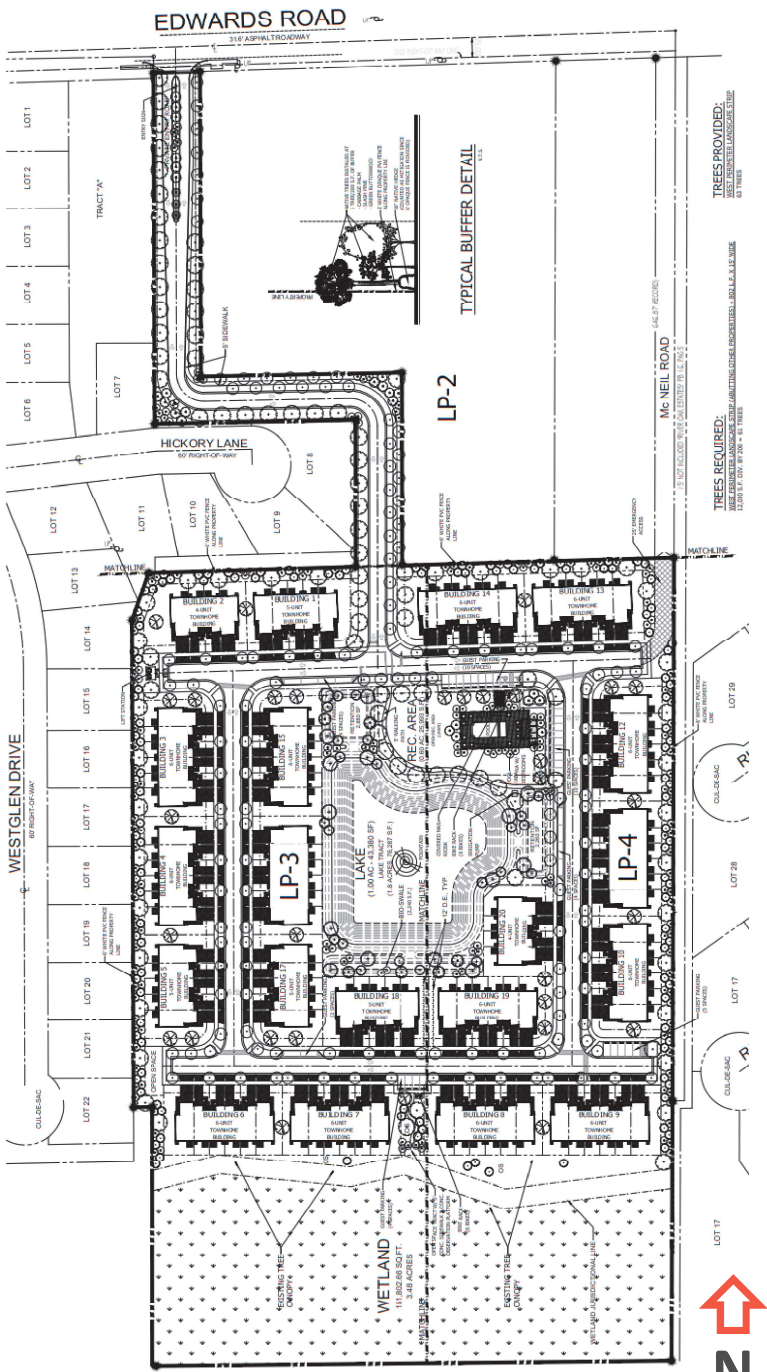
# SUNSET GARDENS

PREVIOUS ORANGE GARDENS - APPROVED PRELIMINARY PUD SITE PLAN  
 (R-1 to PUD) MARCH 11, 2008  
 17.62 acres, 40 single-family units @ 2.89 units/ acre.

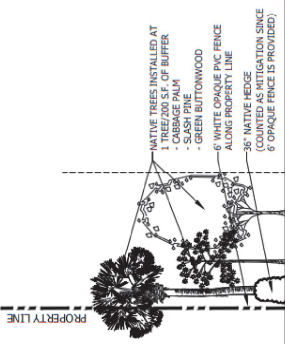
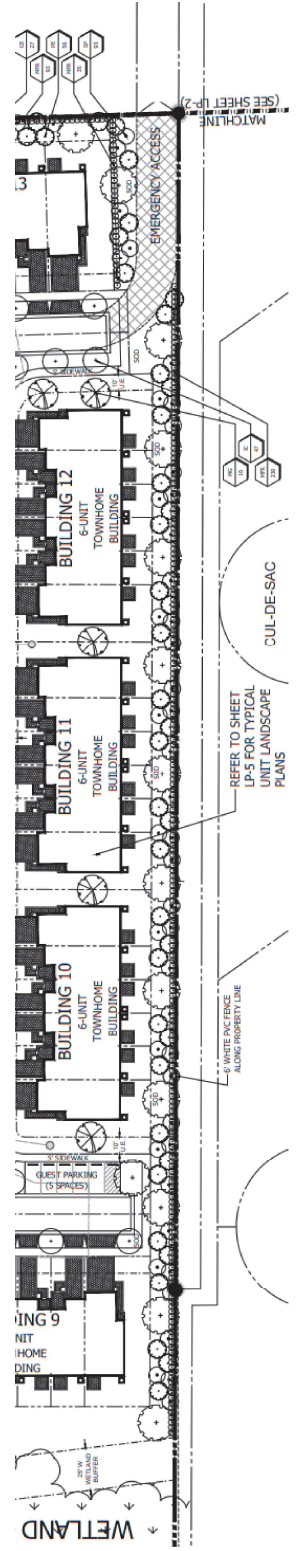




# SUNSET GARDENS PROPOSED MASTER PD LANDSCAPE PLAN



# SUNSET GARDENS PROPOSED MASTER PD LANDSCAPE PLAN DETAILS



- TREES PROVIDED:**  
WEST PERIMETER LANDSCAPE STRIP = 43 TREES  
EAST PERIMETER LANDSCAPE STRIP = 53 TREES  
NORTH PERIMETER LANDSCAPE STRIP = 49 TREES  
ENTRY DRIVE PERIMETER LANDSCAPE STRIP = 92 TREES  
INTERIOR VERTICAL US AREAS = 26,378 S.F.
- TREES REQUIRED:**  
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 80 L.L.S. X 15 WIDE  
EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 70 L.L.S. X 15 WIDE  
NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 60 L.L.S. X 15 WIDE  
ENTRY DRIVE PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 1,500 L.F. X 30' WIDE  
INTERIOR VERTICAL US AREAS = 26,378 S.F.  
26,378 S.F. / 23 S.F. = 1,147 TREES REQUIRED PLANTING AREA / 100 = 51  
5 INTERIOR VERTICAL TREES
- TOTAL TREES PROVIDED: \*355 TREES**
- SHRUBS PROVIDED:**  
WEST PERIMETER LANDSCAPE STRIP = 208 SHRUBS  
EAST PERIMETER LANDSCAPE STRIP = 234 SHRUBS  
NORTH PERIMETER LANDSCAPE STRIP = 207 SHRUBS  
ENTRY DRIVE PERIMETER LANDSCAPE STRIP = 603 SHRUBS
- SHRUBS REQUIRED:**  
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 80 L.L.S.  
CONTINUOUS HEDGE @ 30' O.C. = 28 SHRUBS  
EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 70 L.L.S.  
CONTINUOUS HEDGE @ 30' O.C. = 24 SHRUBS  
NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 60 L.L.S.  
CONTINUOUS HEDGE @ 30' O.C. = 20 SHRUBS  
ENTRY DRIVE PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 1,408 L.F.  
CONTINUOUS HEDGE @ 30' O.C. = 683 SHRUBS
- TOTAL SHRUBS PROVIDED: 1,312 SHRUBS**
- TOTAL SHRUBS REQUIRED: 1,312 SHRUBS**

- TREE LEGEND**
- GREEN BUTTWOOD (CONOCARPUS ERECTUS)
  - DAHOON HOLLY (ILEX CASSINE)
  - SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)
  - BALD CYPRESS (TAXODIUM DISTICHUM)
  - RED MAPLE (ACER RUBRUM)
  - S. FLA. SLASH PINE (PINUS ELLIOTTI DENSATA)
  - CABBAGE PALM (SABAL PALMETTO)
  - CHINESE FAN PALM (LIVISTONA CHINENSIS)

## TYPICAL BUFFER DETAIL

TOTAL SHRUBS PROVIDED: 1,312 SHRUBS

TOTAL TREES PROVIDED: \*355 TREES



# SUNSET GARDENS PROPOSED MASTER PD TRAFFIC ANALYSIS

## 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.**



# SUNSET GARDENS PROPOSED MASTER PD 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**



## PLANNING BOARD

The project was presented to the Planning Board at its May 12, 2025, meeting. The Board recommended that the project be forwarded to the City Commission for **Approval** with 14 conditions by a vote of 5-0.



## RECOMMENDATION

Based on findings that the proposal is in compliance with the Comprehensive Plan and that the proposal promotes the public health, safety and general welfare through site design and infrastructure improvements.

Staff recommend the City Commission **APPROVE** the site plan subject to the stated fourteen (14) conditions of approval.



## 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 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.



## CONDITIONS (continued)

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:
  - 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.
  - vi. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.



## **CONDITIONS (continued)**

11. Any required sidewalk or roadway improvements 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 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.



## **ALTERNATIVE RECOMMENDATION**

Approve with amended Conditions

Or

Disapprove

