

November 10, 2025

VIA ELECTRONIC MAIL

Mayor and City Commission
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, Florida 34950

Re: **Objection to Proposed “Sunset Gardens” Development and Ordinance No. 25-035**
To Be Heard on November 17 and December 1, 2025
Parcels 2430-244-0001-0004 & 2430-243-0001-000-1 (Edwards Road)
Future Land Use Designation: Low Density Residential

Dear Mayor Hudson and Commissioners Gaines, Johnson, & Broderick:

I am writing to you in my personal capacity as a resident of River Oak Estates, a single-family neighborhood immediately adjoining the proposed Sunset Gardens development project (“Sunset Gardens”), **to respectfully but firmly object to the current proposal for 112 townhome units** on the above-referenced parcels. While I recognize and support responsible growth within the City of Fort Pierce, Sunset Gardens, as currently designed, represents a substantial departure from both the adopted Comprehensive Plan and the City’s Land Development Code.

The proposed project would increase residential density on this site from the previously approved 40-unit single-family planned development to 112 townhome units—**an increase of approximately 180 percent**—resulting in a density of approximately **6.37 units per acre**, compared to the approximately **1.58 units per acre within River Oak Estates**. This fundamental shift in intensity, design, and character is incompatible with the surrounding area and appears inconsistent with the City’s adopted policies governing land use, neighborhood compatibility, transportation capacity, and infrastructure concurrency. Furthermore, the Sunset Gardens proposal likely violates several provisions of the City’s Comprehensive Plan.

I. Inconsistency with the Future Land Use Designation and Comprehensive Plan

The City’s **Future Land Use Element** establishes the guiding policy that Fort Pierce shall:

regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.

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Goal 1, Future Land Use Element, City of Fort Pierce Comprehensive Plan. Furthermore, **Objective 1.1** requires that future land uses enhance existing neighborhoods and remain compatible with surrounding development patterns, while **Policy 1.1.2** establishes that the **Low Density Residential (RL)** category is intended for development complementary to existing neighborhoods with densities **between 1.0 and 6.5 dwelling units per acre** and a character reflective of low-intensity residential living.

While the applicant may claim numerical consistency with the upper end of the RL density range, the form, scale, and visual massing of the proposed multi-story townhome blocks bear no resemblance to the surrounding low-density pattern that defines this corridor. The proposed Sunset Gardens project consists of **large, multi-unit attached townhome structures with minimal setbacks and limited internal open space**—a marked departure from the **single-family homes within the surrounding neighborhoods** and even from the single-story duplex residences located on the opposite side of the project site.

Those existing duplexes, though technically attached dwellings, maintain a compatible residential character because of their single-story height, limited two-unit composition, traditional rooflines, and substantial setbacks and green space consistent with low-density design principles. In contrast, the proposed development's multi-story height, continuous attached façades spanning multiple units, and compressed building separation **create a sense of bulk and intensity that is incongruent with the surrounding single-family neighborhoods and the established streetscapes.**

This stark contrast demonstrates that the proposed development is **incompatible not only with River Oak Estates** but also with the highest-density existing residential use in the immediate vicinity—the single-story duplexes. **Accordingly, Sunset Gardens cannot reasonably be considered consistent with the intent or spirit of the Low Density Residential designation or the Comprehensive Plan more generally.**

II. Failure to Meet Fort Pierce Code § 125-212 (Planned Development Zone) Standards

Code Section 125-212 governs Planned Development (PD) districts and **requires PD applications to demonstrate compatibility with adjacent development and provide appropriate transitions**, including perimeter setbacks and buffering, so that nearby lower-intensity neighborhoods are protected.

The Sunset Gardens submittal does not satisfy these requirements:

Protection of adjacent development / compatibility. The plan places multi-story, attached townhome buildings directly along the shared property edges with one-story, single-family homes in River Oak Estates and one-story duplexes in the Westglen subdivision. **The resulting disparity in height, massing, and building form does not reflect a compatible transition expected under § 125-212 for PD projects adjoining low-density residential areas.**

Perimeter setbacks and transitions. The perimeter of Sunset Gardens includes an approximately **15-foot setback** with minimal landscaping. Section 125-212 contemplates perimeter standards and transitions that avoid adverse effects on adjoining properties. On this record, the applicant has not shown that the proposed setback and limited buffer function as an equivalent or superior transition when compared to the setbacks and character of the abutting single-family neighborhoods.

Application of PD flexibility. PD flexibility is intended to achieve coordinated, context-sensitive design—not to concentrate the most intense building forms at the project edge. Here, the building arrangement **concentrates taller, attached buildings at the interface with the low-intensity homes**, which amplifies privacy, light, and visual impacts rather than mitigating them.

A PD consistent with § 125-212 in this location would (at minimum) employ substantially deeper perimeter setbacks, meaningful landscape screening, and/or height-step-downs at the shared boundaries to create a clear transition in scale and intensity. Because the current plan does not provide those measures or demonstrate an alternative of equal or greater effectiveness, it fails to meet the PD standards of § 125-212.

III. Transportation Capacity, Level-of-Service Failures, and Safety

The **Transportation Element** of the City of Fort Pierce Comprehensive Plan (July 2019) requires that roadway development and land-use decisions maintain adopted **Level-of-Service (LOS)** standards and coordinate with state and county agencies responsible for shared corridors. For example, **Objective 2.2** of the Transportation Element provides: “Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.”

The corridor serving the proposed Sunset Gardens site already operates below the adopted LOS standard of “D.” According to the St. Lucie TPO 2024 Traffic Count Report, **the adjacent segment of Edwards Road currently experiences approximately 14,000 average daily trips, exceeding its theoretical capacity of 13,800 and operating at Level of Service F—that is, a failing condition.** The Sunset Gardens would generate an estimated **800+ additional daily trips**, doubling the projected impact of the previously approved 2008 PUD (which was approved while Edwards Road was operating at its adopted level of service) and further degrading the roadway’s performance.

The published volume, with 2024 as the last physical count, affirms this segment of **Edwards Road is over capacity – even before developments approved by the City of Fort Pierce in recent years come online**, including multiple residential communities over 100 units each on Edwards/Jenkins, and a significant expansion of the Independence Classical Academy Charter School on Jenkins.

Should the City continue to approve development of this scale, including the requested 180% increase in density from the prior plan, (without widening Edwards Road to four lanes including sidewalks, streetlights, and intersection enhancements), the safety of residents will be endangered further.

IV. Flooding, Drainage, and Environmental Concerns.

River Oak Estates and the surrounding areas are prone to flooding during heavy rain. The City's Infrastructure Element requires that new development manage stormwater in a way that prevents flooding and protects nearby properties. The Element directs the City to make sure stormwater systems are designed to handle major rain events and limit runoff leaving the site to pre-development levels. The Conservation Element reinforces these goals by requiring the City to protect natural drainage features and flood-prone areas and to make sure that new development preserves open space and prevents unnecessary alteration of natural systems.

The current Sunset Gardens site is generally undeveloped, following the demolition of the single-family residence that previously existed on the property. The Sunset Gardens proposal removes the open-space and water-retention features that were part of the previously approved (and now expired) 2008 plan—such as the artificial creek and large green areas—and replaces them with extensive impervious surfaces and the minor expansion of the property's pre-existing pond. With 112 townhomes, paved streets, and parking areas, the project would sharply increase runoff and reduce the amount of water the site can naturally absorb.

Sunset Gardens **risks worsening localized flooding and drainage problems** along Edwards Road and within the surrounding neighborhoods.

V. Lack of Community Engagement.

Residents of the surrounding neighborhoods and streets, including River Oak Estates, have not had a meaningful opportunity to participate in the review of the Sunset Gardens proposal. Although notice was posted, many property owners were unaware of the application until after the Planning and Zoning Board meeting had already taken place. (Pursuant to the City's Code, mailers were not required until the current stage of review.)

The developer made **no effort to communicate** with nearby residents, hold a neighborhood meeting, or share information about the project's scope or potential impacts. **As a result, those most affected by the proposed density, traffic, and drainage changes were not able to review the plans or provide informed input before the proposal advanced through the approval process.**

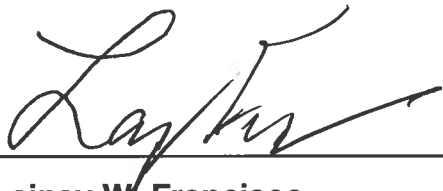
This lack of outreach and early communication has prevented nearby homeowners from engaging in what should be a transparent and collaborative review process for a project of this scale and proximity

VI. Conclusion

The "Sunset Gardens" proposal, in its present form, disregards the City's guiding principles of compatibility, infrastructure adequacy, and neighborhood preservation. As a resident of **River Oak Estates**, I urge the City Commission to preserve and protect the integrity of our neighborhood and the surrounding area; and I request that the Commission ensure that any development on this property complies with the comprehensive plan and reflects the scale, character, and infrastructure capacity envisioned for this area.

Thank you for your attention to these concerns and for your commitment to thoughtful, lawful, and community-based planning.

Respectfully submitted.

A handwritten signature in black ink, appearing to read "Lainey", written over a horizontal line.

Lainey W. Francisco
Resident, River Oak Estates

To: Fort Pierce City Commission
From: JENNIFER SNEED
Address: 3249 RIVER DR, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

The residents of **River Oak Estates (ROE)** were unaware of the **Sunset Gardens Master Planned Development (SG)** until we received mailed notice of the November 17, 2025 City Commission meeting on this topic over the Halloween weekend. I was not aware of the previous Planning and Zoning Meeting on this issue because **mailers are not required at that stage, the notice at the property was missed having only been posted for a few days, and the developer never contacted or met with our neighborhood** to explain the project. As a result, ROE residents did not have an adequate opportunity to participate in the earlier review process or provide input about how this project directly affects our community. Please accept my apology for not voicing these concerns earlier.

After reviewing the plans, I am deeply concerned. SG **nearly maxes out the allowable residential units per acre** under the Comprehensive Plan and seems aimed at squeezing every dollar from the property rather than producing a quality, compatible development. The Commission has the discretion to deny SG as proposed and should do so. Even though SG is only at **Master Site Plan review**, it should not advance to Final Site Plan review **without major reductions in density and design changes.**

THE PREVIOUSLY APPROVED (AND EXPIRED) PLANNED DEVELOPMENT

This property previously contained a single-family home and already had an approved plan for a single-family subdivision of roughly **40 homes**. While our neighborhood was not thrilled with that level of development, it was **far more reasonable and compatible** with the surrounding area. **The current proposal of 112 units grossly exceeds that scale, both in density and intensity.**

SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

DENSITY & NEIGHBORHOOD COMPATIBILITY: The proposal is about **four times denser** than our single-family neighborhood, with **only a 15-foot buffer** separating multi-story townhomes from our predominantly single-story homes. This is entirely incompatible with the single-family pattern that has defined this area for more than fifty years. Such a minimal buffer fails to protect privacy, property values, or neighborhood character.

FISCAL IMPACT AND LONG-TERM CITY COSTS: High-density projects are **no longer reliable tax generators** in Florida—public service and infrastructure costs (roads, drainage, police, fire, schools) often exceed the property-tax revenue they produce. Given the Florida Executive and Legislative Branches' current views on property taxes, **the City could end up subsidizing this project rather than benefiting from it.**

TRAFFIC: **Edwards Road, which is two lanes**, is already overloaded with traffic; **adding almost 1,000 trips per day is unsafe and irresponsible.** This development will increase congestion and make it harder for residents, commercial traffic, and emergency vehicles to navigate the area safely.

FLOOD & DRAINAGE: The area is notoriously **flood-prone** and floods during heavy rainfall. Paving over much of this approx. 17-acre parcel and removing existing vegetation will reduce the land's ability to absorb stormwater. The proposal maintenance of the pre-existing pond on the property will do nothing to mitigate this issue. Without robust stormwater retention and drainage systems, **runoff will increase and may worsen flooding for neighboring homes and roadways.**

ENVIRONMENT: The property lies along **Ten Mile Creek**, which feeds the **North Fork of the St. Lucie River** and ultimately the **Indian River Lagoon—one of Florida's most sensitive ecosystems**. The plan would result in the **removal of a significant number of trees**, reducing the site's ability to naturally filter runoff and provide habitat for wildlife. These trees and vegetated areas help protect the Creek and the Lagoon from sediment and pollution.

QUALITY OF LIFE & COMMUNITY IMPACT: Our neighborhood, and community as a whole, values open space, quiet streets, and balance between development and the environment. This proposal would disrupt that balance and place **new strains on infrastructure, public works and safety services, and the environment**. Growth should enhance community character, not overwhelm it.

REQUEST TO THE CITY COMMISSION

I respectfully ask that the City require the developer to:

- **Reduce the density** and design a project that fits the surrounding single-family neighborhood;
- **Increase the buffer** between Sunset Gardens and River Oak Estates with trees, fencing, and additional landscaping;
- **Review and address existing traffic issues on Edwards Road**, especially with the additional trips;
- **Fully address stormwater and flooding concerns** to protect nearby homes and waterways; and
- **Limit and mitigate tree removal** and protect the Ten Mile Creek corridor.

Until these issues are addressed, I urge you to **deny** the Sunset Gardens development. Responsible growth means following the City's own Comprehensive Plan—protecting neighborhood character, infrastructure, and natural resources while ensuring the City does not take on more long-term costs than benefits.

Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,



JENNIFER SNEED

Resident, River Oak Estates

To: Fort Pierce City Commission
From: ETHEL F ROWLAND
Address: 3248 RIVER DR, Fort Pierce, FL 34981

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ETHEL F ROWLAND

Resident, River Oak Estates

To: Fort Pierce City Commission
From: ROSALBA HASHAS
Address: 3260 River Dr., Fort Pierce, FL 34981

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To: Fort Pierce City Commission
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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,



NICHOLAS EWEN
Resident, River Oak Estates

To: Fort Pierce City Commission
From: JONATHAN AND JENNA SPECKER
Address: 3256 RIVER DR, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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DENSITY & NEIGHBORHOOD COMPATIBILITY: The proposal is about **four times denser** than our single-family neighborhood, with **only a 15-foot buffer** separating multi-story townhomes from our predominantly single-story homes. This is entirely incompatible with the single-family pattern that has defined this area for more than fifty years. Such a minimal buffer fails to protect privacy, property values, or neighborhood character.

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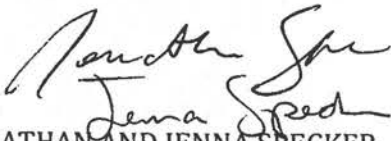
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Resident, River Oak Estates

To: Fort Pierce City Commission
From: JAMES FISHER
DOROTHY FISHER
Address: 3204 RIVER DR, Fort Pierce, FL 34981

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To: Fort Pierce City Commission
From: OFFICER Amy L. Maloveczky
Address: 3237 MEMORY LN, Fort Pierce, FL 34981

772 291 8047

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OFFICER
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To: Fort Pierce City Commission
From: REESA ROBERTS
Address: 3209 LIVE OAK LN, Fort Pierce, FL 34981

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REESA ROBERTS
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To: Fort Pierce City Commission
From: CLEOPATRA STERN
Address: 3232 MEMORY LN, Fort Pierce, FL 34981

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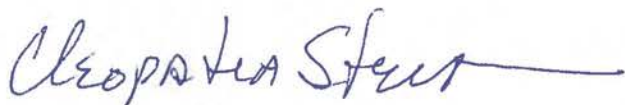
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CLEOPATRA STERN
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To: Fort Pierce City Commission
From: KENNETH SCHWARZ
BONNIE E SCHWARZ
LESLIE R WATSON
Address: 3228 RIVER DR, Fort Pierce, FL 34981

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To: Fort Pierce City Commission
From: MARTIN PRIOR
Address: 3220 MEMORY LN, Fort Pierce, FL 34981

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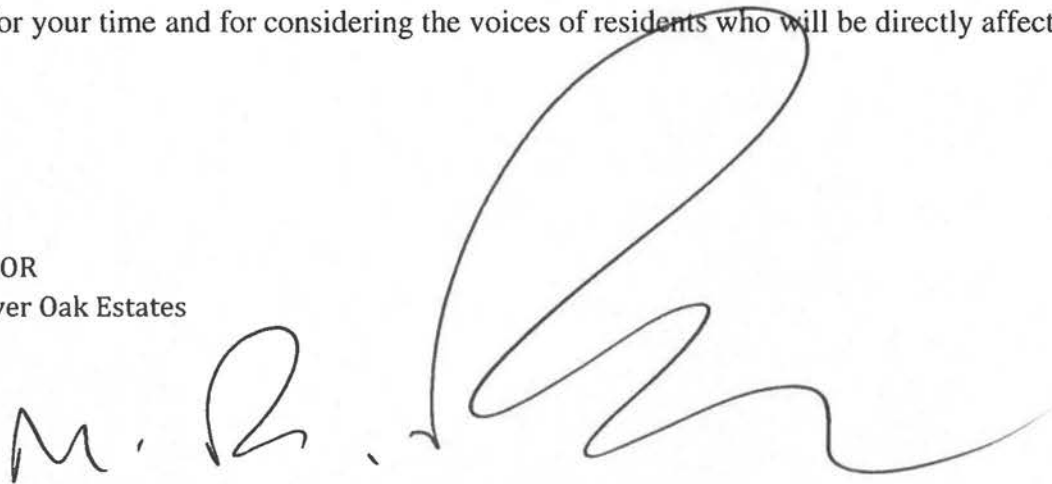
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Sincerely,

MARTIN PRIOR
Resident, River Oak Estates

A handwritten signature in black ink, appearing to read 'M. R. Prior', written over a large, faint circular watermark or stamp.

To: Fort Pierce City Commission
From: STEPHANIE RAVANI
Address: 3204 MEMORY LN, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

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This property previously contained a single-family home and already had an approved plan for a single-family subdivision of roughly **40 homes**. While our neighborhood was not thrilled with that level of development, it was **far more reasonable and compatible** with the surrounding area. **The current proposal of 112 units grossly exceeds that scale, both in density and intensity.**

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STEPHANIE RAVANI
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To: Fort Pierce City Commission
From: PERRY AND NIKITA LLOYD
Address: 3259 RIVER DR, Fort Pierce, FL 34981

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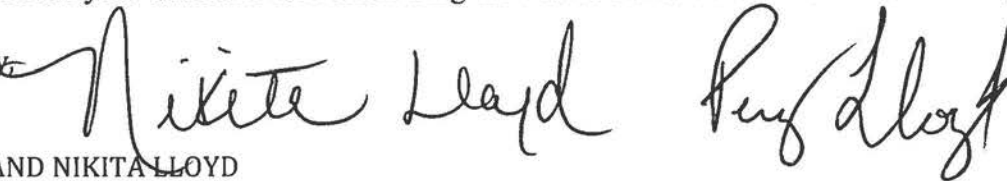
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To: Fort Pierce City Commission
From: THOMAS J GEARHART
SHARON K GEARHART
Address: 3217 LIVE OAK LN, Fort Pierce, FL 34981

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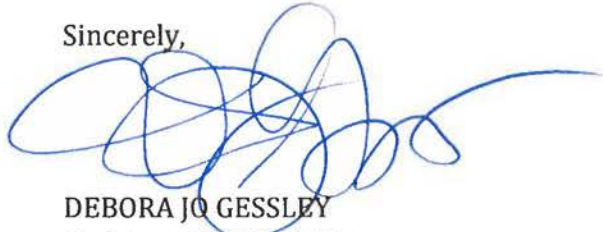
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11/6/25

DEBORA JO GESSLEY
Resident, River Oak Estates

To: Fort Pierce City Commission
From: EDWARD AND LINDA FREDRYK
Address: 3205 LIVE OAK LN, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

The residents of **River Oak Estates (ROE)** were unaware of the **Sunset Gardens Master Planned Development (SG)** until we received mailed notice of the November 17, 2025 City Commission meeting on this topic over the Halloween weekend. I was not aware of the previous Planning and Zoning Meeting on this issue because **mailers are not required at that stage, the notice at the property was missed having only been posted for a few days, and the developer never contacted or met with our neighborhood** to explain the project. As a result, ROE residents did not have an adequate opportunity to participate in the earlier review process or provide input about how this project directly affects our community. Please accept my apology for not voicing these concerns earlier.

After reviewing the plans, I am deeply concerned. SG **nearly maxes out the allowable residential units per acre** under the Comprehensive Plan and seems aimed at squeezing every dollar from the property rather than producing a quality, compatible development. The Commission has the discretion to deny SG as proposed and should do so. Even though SG is only at **Master Site Plan review**, it should not advance to Final Site Plan review **without major reductions in density and design changes.**

THE PREVIOUSLY APPROVED (AND EXPIRED) PLANNED DEVELOPMENT

This property previously contained a single-family home and already had an approved plan for a single-family subdivision of roughly **40 homes**. While our neighborhood was not thrilled with that level of development, it was **far more reasonable and compatible** with the surrounding area. **The current proposal of 112 units grossly exceeds that scale, both in density and intensity.**

SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

DENSITY & NEIGHBORHOOD COMPATIBILITY: The proposal is about **four times denser** than our single-family neighborhood, with **only a 15-foot buffer** separating multi-story townhomes from our predominantly single-story homes. This is entirely incompatible with the single-family pattern that has defined this area for more than fifty years. Such a minimal buffer fails to protect privacy, property values, or neighborhood character.

FISCAL IMPACT AND LONG-TERM CITY COSTS: High-density projects are **no longer reliable tax generators** in Florida—public service and infrastructure costs (roads, drainage, police, fire, schools) often exceed the property-tax revenue they produce. Given the Florida Executive and Legislative Branches' current views on property taxes, **the City could end up subsidizing this project rather than benefiting from it.**

TRAFFIC: Edwards Road, which is two lanes, is already overloaded with traffic; **adding almost 1,000 trips per day is unsafe and irresponsible.** This development will increase congestion and make it harder for residents, commercial traffic, and emergency vehicles to navigate the area safely.

FLOOD & DRAINAGE: The area is notoriously **flood-prone** and floods during heavy rainfall. Paving over much of this approx. 17-acre parcel and removing existing vegetation will reduce the land's ability to absorb stormwater. The proposal maintenance of the pre-existing pond on the property will do nothing to mitigate this issue. Without robust stormwater retention and drainage systems, **runoff will increase and may worsen flooding for neighboring homes and roadways.**

ENVIRONMENT: The property lies along **Ten Mile Creek**, which feeds the **North Fork of the St. Lucie River** and ultimately the **Indian River Lagoon—one of Florida's most sensitive ecosystems**. The plan would result in the **removal of a significant number of trees**, reducing the site's ability to naturally filter runoff and provide habitat for wildlife. These trees and vegetated areas help protect the Creek and the Lagoon from sediment and pollution.

QUALITY OF LIFE & COMMUNITY IMPACT: Our neighborhood, and community as a whole, values open space, quiet streets, and balance between development and the environment. This proposal would disrupt that balance and place **new strains on infrastructure, public works and safety services, and the environment**. Growth should enhance community character, not overwhelm it.

REQUEST TO THE CITY COMMISSION

I respectfully ask that the City require the developer to:

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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,

EDWARD AND LINDA FREDRYK
Resident, River Oak Estates

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To: Fort Pierce City Commission
From: ROBERT AND KATHLEEN NOBILE
Address: 3204 LIVE OAK LN, Fort Pierce, FL 34981

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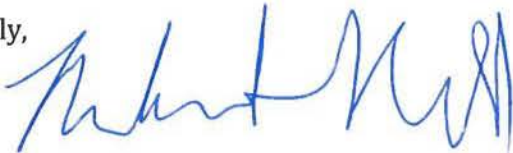
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ROBERT AND KATHLEEN NOBILE
Resident, River Oak Estates

To: Fort Pierce City Commission
From: JASON LITTON
Address: 3208 LIVE OAK LN, Fort Pierce, FL 34981

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JASON LITTON
Resident, River Oak Estates

To: Fort Pierce City Commission
From: TIFFANY BENNETT
Address: 3212 LIVE OAK LN, Fort Pierce, FL 34981

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TIFFANY BENNETT
Resident, River Oak Estates

To: Fort Pierce City Commission
From: RICHARD AND ANITA CRANMER
Address: 3216 LIVE OAK LN, Fort Pierce, FL 34981

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RICHARD AND ANITA CRANMER
Resident, River Oak Estates

To: Fort Pierce City Commission
From: DONNA IVEY ARD
Address: 3220 LIVE OAK LN, Fort Pierce, FL 34981

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DONNA IVEY ARD
Resident, River Oak Estates

To: Fort Pierce City Commission
From: MINH-TAM A FRYE
DAVID FRYE
Address: 3221 RIVER DR, Fort Pierce, FL 34981

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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,

MINH-TAM A FRYE

DAVID FRYE

Resident, River Oak Estates

The image shows two handwritten signatures in blue ink. The top signature is 'Minh-Tam Frye' and the bottom signature is 'David Frye'. Both signatures are written in a cursive, flowing style.

To: Fort Pierce City Commission
From: DAVID AND LORI CANDEE
Address: 3216 MEMORY LN, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

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SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

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To: Fort Pierce City Commission
From: RICHARD AND PAMELA OWENS
Address: 4790 RIVER OAK LN, Fort Pierce, FL 34981

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RIVER OAK LN

To: Fort Pierce City Commission
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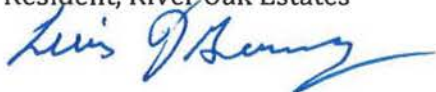
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LUIS AND MONICA GAMEZ
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To: Fort Pierce City Commission

From: THE CHURCH OF GOD AT FORT PIERCE FLORIDA A/K/A SPIRIT LIFE CHURCH OF GOD

BILLY BAIRD (TR)

SONJA PHILLIPS (TR)

Address: 3217 RIVER DR, Fort Pierce, FL 34981

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To: Fort Pierce City Commission
From: MATTHEW M WINDLE
SHANNON K BARBUSCI
Address: 3212 RIVER DR, Fort Pierce, FL 34981

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To: Fort Pierce City Commission
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From: HULYA AYAZ

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THE PREVIOUSLY APPROVED (AND EXPIRED) PLANNED DEVELOPMENT

This property previously contained a single-family home and already had an approved plan for a single-family subdivision of roughly **40 homes**. While our neighborhood was not thrilled with that level of development, it was **far more reasonable and compatible** with the surrounding area. **The current proposal of 112 units grossly exceeds that scale, both in density and intensity.**

SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

DENSITY & NEIGHBORHOOD COMPATIBILITY: The proposal is about **four times denser** than our single-family neighborhood, with **only a 15-foot buffer** separating multi-story townhomes from our predominantly single-story homes. This is entirely incompatible with the single-family pattern that has defined this area for more than fifty years. Such a minimal buffer fails to protect privacy, property values, or neighborhood character.

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TRAFFIC: Edwards Road, which is two lanes, is already overloaded with traffic; **adding almost 1,000 trips per day is unsafe and irresponsible.** This development will increase congestion and make it harder for residents, commercial traffic, and emergency vehicles to navigate the area safely.

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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,

HULYA AYAZ
Resident, River Oak Estates



To: Fort Pierce City Commission
From: STEVE GAIOLINI
KELLY A GAIOLINI
Address: 3209 RIVER DR, Fort Pierce, FL 34981

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To: Fort Pierce City Commission
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ROLAND A BERGERON
Address: 3200 RIVER DR, Fort Pierce, FL 34981

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From: MEGAN CHANDRA HINKLE
BRENDAN RICHARD QUINN
Address: 3216 RIVER DR, Fort Pierce, FL 34981

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Address: 3228 MEMORY LN, Fort Pierce, FL 34981

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To: Fort Pierce City Commission
From: ROBERT MICHAEL AND LISA KAROL SULLIVAN
Address: 4885 RIVER OAK LN, Fort Pierce, FL 34981

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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,

EVAN MICHAEL FRANCISCO
Resident, River Oak Estates



To: Fort Pierce City Commission
From: BRIAN AND JAMIE BECHT
Address: 4820 RIVER OAK LN, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

The residents of **River Oak Estates (ROE)** were unaware of the **Sunset Gardens Master Planned Development (SG)** until we received mailed notice of the November 17, 2025 City Commission meeting on this topic over the Halloween weekend. I was not aware of the previous Planning and Zoning Meeting on this issue because **mailers are not required at that stage, the notice at the property was missed having only been posted for a few days, and the developer never contacted or met with our neighborhood** to explain the project. As a result, ROE residents did not have an adequate opportunity to participate in the earlier review process or provide input about how this project directly affects our community. Please accept my apology for not voicing these concerns earlier.

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THE PREVIOUSLY APPROVED (AND EXPIRED) PLANNED DEVELOPMENT

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SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

DENSITY & NEIGHBORHOOD COMPATIBILITY: The proposal is about **four times denser** than our single-family neighborhood, with **only a 15-foot buffer** separating multi-story townhomes from our predominantly single-story homes. This is entirely incompatible with the single-family pattern that has defined this area for more than fifty years. Such a minimal buffer fails to protect privacy, property values, or neighborhood character.

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TRAFFIC: Edwards Road, which is two lanes, is already overloaded with traffic; **adding almost 1,000 trips per day is unsafe and irresponsible.** This development will increase congestion and make it harder for residents, commercial traffic, and emergency vehicles to navigate the area safely.

FLOOD & DRAINAGE: The area is notoriously **flood-prone** and floods during heavy rainfall. Paving over much of this approx. 17-acre parcel and removing existing vegetation will reduce the land's ability to absorb stormwater. The proposal maintenance of the pre-existing pond on the property will do nothing to mitigate this issue. Without robust stormwater retention and drainage systems, **runoff will increase and may worsen flooding for neighboring homes and roadways.**

ENVIRONMENT: The property lies along **Ten Mile Creek**, which feeds the **North Fork of the St. Lucie River** and ultimately the **Indian River Lagoon—one of Florida’s most sensitive ecosystems**. The plan would result in the **removal of a significant number of trees**, reducing the site’s ability to naturally filter runoff and provide habitat for wildlife. These trees and vegetated areas help protect the Creek and the Lagoon from sediment and pollution.

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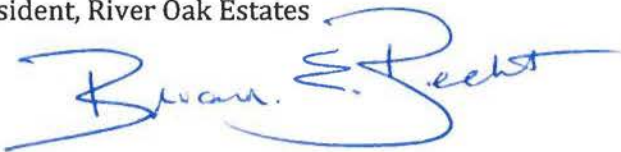
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BRIAN AND JAMIE BECHT
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To: Fort Pierce City Commission
From: GEORGIANA POLK
Address: 4880 RIVER OAK LN, Fort Pierce, FL 34981

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GEORGIANA POLK
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To: Fort Pierce City Commission
From: MICHAEL AND LOUISA LALOTA
Address: 3212 MEMORY LN, Fort Pierce, FL 34981

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From: REBECCA BURTON
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REBECCA BURTON
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To: Fort Pierce City Commission
From: TIMOTHY ROUCH AND CASSIE HARRIS
Address: 3208 MEMORY LN, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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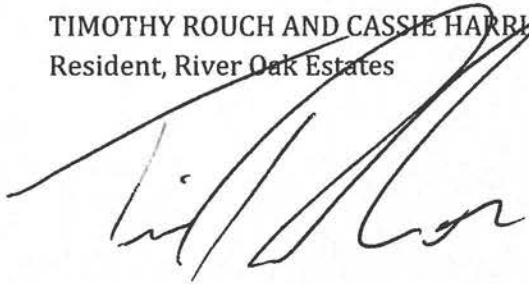
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To: Fort Pierce City Commission
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BONNIE HENDERSON
Address: 3252 RIVER DR, Fort Pierce, FL 34981

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CORBY S HENDERSON
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To: Fort Pierce City Commission

From: CAROL CREEL

Address: 3200 MEMORY LN, Fort Pierce, FL 34981

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REQUEST TO THE CITY COMMISSION

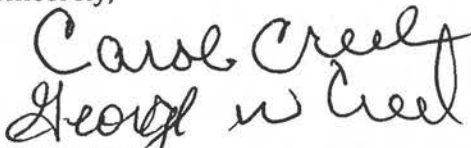
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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,

Handwritten signature of Carol Creel in black ink.

CAROL CREEL

Resident, River Oak Estates

To: Fort Pierce City Commission
From: DIONES FERRAZ
MICHELLE PICHARDO
Address: 3236 RIVER DR, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

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This property previously contained a single-family home and already had an approved plan for a single-family subdivision of roughly **40 homes**. While our neighborhood was not thrilled with that level of development, it was **far more reasonable and compatible** with the surrounding area. **The current proposal of 112 units grossly exceeds that scale, both in density and intensity.**

SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

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DIONES FERRAZ
MICHELLE PICHARDO
Resident, River Oak Estates

To: Fort Pierce City Commission

From: DISTRIJASS LLC

Address: 3201 LIVE OAK LN, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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Sincerely,

Hector Santana

~~DISTRIBASS ELC~~

Resident, River Oak Estates



LIVE OAK LN

To: Fort Pierce City Commission
From: HEATHER BLACKMON GORDON SANFORD GORDON
Address: 3224 LIVE OAK LN, Fort Pierce, FL 34981

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To: Fort Pierce City Commission

From: ROBERT TODD CASH

Address: 4845 RIVER OAK LN, Fort Pierce, FL 34981

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 11-7-2025

ROBERT TODD CASH
Resident, River Oak Estates

To: Fort Pierce City Commission
From: ERIC E TARTARO - SACHIKO MINAKATA
Address: 3231 MEMORY LN, Fort Pierce, FL 34981

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ERIC E TARTARO - SACHIKO MINAKATA
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To: Fort Pierce City Commission

From: Noe Gomez

Address: 3221 Memory Lane, Fort Pierce, FL 34981

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Noe Gomez
Resident, River Oak Estates

To: Fort Pierce City Commission
From: Dennis and Rose Wong
Address: 3227 Live Oak Ln, Fort Pierce, FL 34981

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After reviewing the plans, I am deeply concerned. SG **nearly maxes out the allowable residential units per acre** under the Comprehensive Plan and seems aimed at squeezing every dollar from the property rather than producing a quality, compatible development. The Commission has the discretion to deny SG as proposed and should do so. Even though SG is only at Master Site Plan review, it should not advance to Final Site Plan review without major reductions in density and design changes.

THE PREVIOUSLY APPROVED (AND EXPIRED) PLANNED DEVELOPMENT

This property previously contained a single-family home and already had an approved plan for a single-family subdivision of roughly 40 homes. While our neighborhood was not thrilled with that level of development, it was far more reasonable and compatible with the surrounding area. **The current proposal of 112 units grossly exceeds that scale, both in density and intensity.**

SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

DENSITY & NEIGHBORHOOD COMPATIBILITY: The proposal is about **four times denser** than our single-family neighborhood, with **only a 15-foot buffer** separating multi-story townhomes from our predominantly single-story homes. This is entirely incompatible with the single-family pattern that has defined this area for more than fifty years. Such a minimal buffer fails to protect privacy, property values, or neighborhood character.

FISCAL IMPACT AND LONG-TERM CITY COSTS: High-density projects are **no longer reliable tax generators** in Florida—public service and infrastructure costs (roads, drainage, police, fire, schools) often exceed the property-tax revenue they produce. Given the Florida Executive and Legislative Branches' current views on property taxes, **the City could end up subsidizing this project rather than benefiting from it.**

TRAFFIC: Edwards Road, which is two lanes, is already overloaded with traffic; **adding almost 1,000 trips per day is unsafe and irresponsible.** This development will increase congestion and make it harder for residents, commercial traffic, and emergency vehicles to navigate the area safely.

FLOOD & DRAINAGE: The area is notoriously flood-prone and floods during heavy rainfall. Paving over much of this approx. 17-acre parcel and removing existing vegetation will reduce the land's ability to absorb stormwater. The proposal maintenance of the pre-existing pond on the property will do nothing to mitigate this issue. Without robust stormwater retention and drainage systems, **runoff will increase and may worsen flooding for neighboring homes and roadways.**

ENVIRONMENT: The property lies along **Ten Mile Creek**, which feeds the **North Fork of the St. Lucie River** and ultimately the Indian River Lagoon—**one of Florida's most sensitive ecosystems.** The plan would result in the removal of a significant number of trees, reducing the site's ability to naturally filter runoff and

provide habitat for wildlife. These trees and vegetated areas help protect the Creek and the Lagoon from sediment and pollution.

QUALITY OF LIFE & COMMUNITY IMPACT: Our neighborhood, and community as a whole, values open space, quiet streets, and balance between development and the environment. This proposal would disrupt that balance and place **new strains on infrastructure, public works and safety services, and the environment.** Growth should enhance community character, not overwhelm it.

REQUEST TO THE CITY COMMISSION

I respectfully ask that the City require the developer to:

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Until these issues are addressed, I urge you to **deny** the Sunset Gardens development. Responsible growth means following the City's own Comprehensive Plan—protecting neighborhood character, infrastructure, and natural resources while ensuring the City does not take on more long-term costs than benefits.

Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,



Dennis and Rose Wong
Resident, River Oak Estates

To: Fort Pierce City Commission
From: JOHN MICHAEL BRENNAN (TR)
ELAINE B BRENNAN (TR)
Address: 3221 LIVE OAK LN, Fort Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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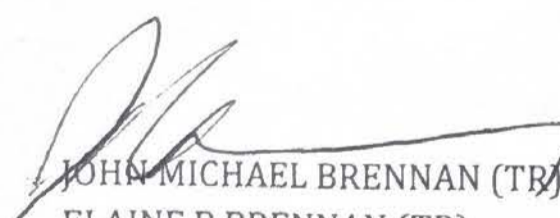
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ELAINE B BRENNAN (TR)
Resident, River Oak Estates


Elaine Brennan

To: Fort Pierce City Commission

From: Jeffrey Sneed

Address: 3008 LOST TREE BLVD

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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neighborhoods with lots no smaller than 12,000 square feet. The current proposal, however, replaces that vision with a high-density project of 112 townhomes—representing a 180% increase in density from what was previously approved.

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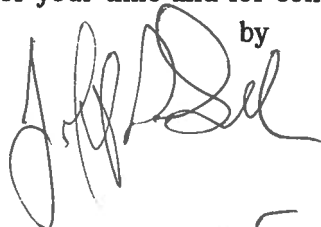
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Resident

11-9-25

To: Fort Pierce City Commission

From: 

Address: 

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Sincerely, 

Resident

To: Fort Pierce City Commission

From: Bill Hicks

Address: 3604 River Birch Dr.
34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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Resident

To: Fort Pierce City Commission

From:

Jason Richardson

Address:

3601 River Birch Dr.

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Resident



To: Fort Pierce City Commission

From:

Michael Hutman

Address:

3601 Chestnut Oak Dr.
Ft. Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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As a nearby resident affected by the proposed Sunset Gardens Master Planned Development (SG), I am writing to express my strong concerns about the project and the process that has led to this point. Many surrounding homeowners were unaware of this proposal until the mailed notice for the November 17, 2025 City Commission meeting arrived over the Halloween weekend. We did not receive notice of the prior Planning and Zoning Meeting because mailers are not required at that stage, the sign posted on the property was only visible for a short time, and the developer never contacted or met with nearby residents to explain the project. As a result, our community did not have an adequate opportunity to participate in the earlier review process or provide input about how this project will directly affect our area.

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The rezoning at that time was intended to support innovative but compatible development under the City's R-1 standards, which are designed to promote sound, low-density

neighborhoods with lots no smaller than 12,000 square feet. The current proposal, however, replaces that vision with a high-density project of 112 townhomes—representing a 180% increase in density from what was previously approved.

SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

DENSITY & NEIGHBORHOOD COMPATIBILITY:

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TRAFFIC:

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The property lies along Ten Mile Creek, which feeds the North Fork of the St. Lucie River and ultimately the Indian River Lagoon—one of Florida’s most sensitive ecosystems. The plan would result in the removal of a significant number of trees, reducing the site’s ability to naturally filter runoff and provide habitat for wildlife. These trees and vegetated areas help protect the Creek and the Lagoon from sediment and pollution.

QUALITY OF LIFE & COMMUNITY IMPACT:

Residents in this area value open space, quiet streets, and a balance between development and the environment. This proposal would disrupt that balance and place new strains on infrastructure, public works and safety services, and the environment. Growth should enhance community character, not overwhelm it.

REQUEST TO THE CITY COMMISSION

I respectfully ask that the City require the developer to:

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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,



Resident

To: Fort Pierce City Commission

From:

Sterling Olson

Address:

3004 Lost Lake Blvd

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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Sincerely, 

Resident

To: Fort Pierce City Commission

From:

Nicolaas VanUliet Jr & Brenda VanUliet

Address:

4810 Edwards Rd

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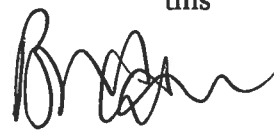
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Resident

To: Fort Pierce City Commission

From: *Yvona Scarberry*

Address: *4824 Edwards Rd*

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Resident

To: Fort Pierce City Commission

From: KELLY PAGE

Address: 5170 EDWARDS RD
Ft Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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Sincerely,

Resident 

To: Fort Pierce City Commission

From: *Adam Jacobs*

Address: *5080 Edwards Rd*

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I respectfully ask that the City require the developer to:

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- Fully address stormwater and flooding concerns to protect nearby homes and waterways; and
- Limit and mitigate tree removal and protect the Ten Mile Creek corridor.

Until these issues are addressed, I urge you to deny the Sunset Gardens development. Responsible growth means following the City's own Comprehensive Plan—protecting neighborhood character, infrastructure, and natural resources while ensuring the City does not take on more long-term costs than benefits.

Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,

Resident 

To: Fort Pierce City Commission

From: Marshall Ashley

Address: 4974 Edwards Road
Fort Pierce

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

As a nearby resident affected by the proposed Sunset Gardens Master Planned Development (SG), I am writing to express my strong concerns about the project and the process that has led to this point. Many surrounding homeowners were unaware of this proposal until the mailed notice for the November 17, 2025 City Commission meeting arrived over the Halloween weekend. We did not receive notice of the prior Planning and Zoning Meeting because mailers are not required at that stage, the sign posted on the property was only visible for a short time, and the developer never contacted or met with nearby residents to explain the project. As a result, our community did not have an adequate opportunity to participate in the earlier review process or provide input about how this project will directly affect our area.

After reviewing the plans and the City's historical approvals for this property, I am deeply concerned. The current SG proposal nearly maxes out the allowable residential units per acre under the Comprehensive Plan, prioritizing density and profit over compatibility and safety. The Commission has the discretion to deny SG as proposed and should do so. Even though SG is only at Master Site Plan review, it should not advance to Final Site Plan review without major reductions in density, significant infrastructure commitments, and design changes.

THE PREVIOUSLY APPROVED (AND EXPIRED) PLANNED DEVELOPMENT

This property was previously approved in 2008 for a single-family Planned Unit Development (PUD) of roughly 40 single-family homes. That plan included upscale homes priced around \$600,000 and up, featuring two-car garages, a clubhouse, pool, playground, gazebo, backup generators, and a network of open space and trails including an artificial creek. It was specifically designed to preserve environmentally sensitive areas while maintaining a "stable residential character" compatible with surrounding neighborhoods.

The rezoning at that time was intended to support innovative but compatible development under the City's R-1 standards, which are designed to promote sound, low-density

neighborhoods with lots no smaller than 12,000 square feet. The current proposal, however, replaces that vision with a high-density project of 112 townhomes—representing a 180% increase in density from what was previously approved.

SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

DENSITY & NEIGHBORHOOD COMPATIBILITY:

The proposal is about four times denser than nearby single-family neighborhoods, with only a 15-foot buffer separating multi-story townhomes from existing single-story homes. This is entirely incompatible with the single-family pattern that has defined this area for more than fifty years. Such a minimal buffer fails to protect privacy, property values, or neighborhood character.

FISCAL IMPACT AND LONG-TERM CITY COSTS:

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TRAFFIC:

Traffic safety and congestion are among the most critical issues. The 2006 Traffic Impact Report for the prior PUD identified 10,500 average daily trips on Edwards Road, with a 13,800-trip capacity. According to the 2024 TPO Traffic Count Report, that same stretch now experiences 14,000 average daily trips—exceeding capacity (Level of Service “F”) even before several recently approved developments have been built.

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FLOOD & DRAINAGE:

The area is notoriously flood-prone and floods during heavy rainfall. Paving over much of this approx. 17-acre parcel and removing existing vegetation will reduce the land's ability to absorb stormwater. The proposed maintenance of the pre-existing pond on the property will do nothing to mitigate this issue. Without robust stormwater retention and drainage systems, runoff will increase and may worsen flooding for nearby homes and roadways.

ENVIRONMENT:

The property lies along Ten Mile Creek, which feeds the North Fork of the St. Lucie River and ultimately the Indian River Lagoon—one of Florida’s most sensitive ecosystems. The plan would result in the removal of a significant number of trees, reducing the site’s ability to naturally filter runoff and provide habitat for wildlife. These trees and vegetated areas help protect the Creek and the Lagoon from sediment and pollution.

QUALITY OF LIFE & COMMUNITY IMPACT:

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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely, 

Resident

To: Fort Pierce City Commission

From: Debra Pierce & Terry Pierce

Address: 3052 Dame Rd
Ft. Pierce, FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

As a nearby resident affected by the proposed Sunset Gardens Master Planned Development (SG), I am writing to express my strong concerns about the project and the process that has led to this point. Many surrounding homeowners were unaware of this proposal until the mailed notice for the November 17, 2025 City Commission meeting arrived over the Halloween weekend. We did not receive notice of the prior Planning and Zoning Meeting because mailers are not required at that stage, the sign posted on the property was only visible for a short time, and the developer never contacted or met with nearby residents to explain the project. As a result, our community did not have an adequate opportunity to participate in the earlier review process or provide input about how this project will directly affect our area.

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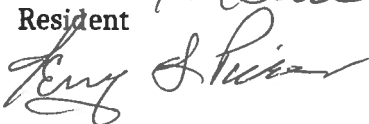
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Sincerely,



Resident



To: Fort Pierce City Commission

From:



Address: 3106 DAME RD
FORT PIERCE FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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Resident

To: Fort Pierce City Commission

From: DM Thompson

Address: 3130 Dame Rd
Ft Pierce, FL

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Sincerely,



Resident

To: Fort Pierce City Commission

From: *Carol Sanolt*

Address: *3162 Edwards Rd 34981*

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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Resident

To: Fort Pierce City Commission

From: Sommer Parrish

Address: 4921 Edwards Rd
Fort Pierce, FL 34981

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FLOOD & DRAINAGE:

The area is notoriously flood-prone and floods during heavy rainfall. Paving over much of this approx. 17-acre parcel and removing existing vegetation will reduce the land's ability to absorb stormwater. The proposed maintenance of the pre-existing pond on the property will do nothing to mitigate this issue. Without robust stormwater retention and drainage systems, runoff will increase and may worsen flooding for nearby homes and roadways.

ENVIRONMENT:

The property lies along Ten Mile Creek, which feeds the North Fork of the St. Lucie River and ultimately the Indian River Lagoon—one of Florida’s most sensitive ecosystems. The plan would result in the removal of a significant number of trees, reducing the site’s ability to naturally filter runoff and provide habitat for wildlife. These trees and vegetated areas help protect the Creek and the Lagoon from sediment and pollution.

QUALITY OF LIFE & COMMUNITY IMPACT:

Residents in this area value open space, quiet streets, and a balance between development and the environment. This proposal would disrupt that balance and place new strains on infrastructure, public works and safety services, and the environment. Growth should enhance community character, not overwhelm it.

REQUEST TO THE CITY COMMISSION

I respectfully ask that the City require the developer to:

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Until these issues are addressed, I urge you to deny the Sunset Gardens development. Responsible growth means following the City’s own Comprehensive Plan—protecting neighborhood character, infrastructure, and natural resources while ensuring the City does not take on more long-term costs than benefits.

Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,

Resident



To: Fort Pierce City Commission

From: Sanja C. Sallette

Address: 3052 McVest Rd.

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

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neighborhoods with lots no smaller than 12,000 square feet. The current proposal, however, replaces that vision with a high-density project of 112 townhomes—representing a 180% increase in density from what was previously approved.

SUMMARY OF CONCERNS REGARDING THE CURRENT PROPOSAL

DENSITY & NEIGHBORHOOD COMPATIBILITY:

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TRAFFIC:

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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,



Resident

To: Fort Pierce City Commission

From: Ken Rizzo

Address: 3080 McNEIL Rd Fort Pierce FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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Sincerely,

Resident



To: Fort Pierce City Commission

From: Grace & Pasquale Gibilisco

Address: 3098 McNeil Rd Ft. Pierce

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,

Resident *Grace Gibilisco - Pasquale Gibilisco*
Pasquale Gibilisco



To: Fort Pierce City Commission

From: Lowell A. Sisser

Address: 3124 McNeil Road
Fort Pierce FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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Resident 



To: Fort Pierce City Commission

From: *Glorivette Morales - WPOA Property Manager*

Address: *90 Westglen Dr. Fort Pierce, FL 34981*

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Resident

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ENVIRONMENT:

The property lies along Ten Mile Creek, which feeds the North Fork of the St. Lucie River and ultimately the Indian River Lagoon—one of Florida’s most sensitive ecosystems. The plan would result in the removal of a significant number of trees, reducing the site’s ability to naturally filter runoff and provide habitat for wildlife. These trees and vegetated areas help protect the Creek and the Lagoon from sediment and pollution.

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Residents in this area value open space, quiet streets, and a balance between development and the environment. This proposal would disrupt that balance and place new strains on infrastructure, public works and safety services, and the environment. Growth should enhance community character, not overwhelm it.

REQUEST TO THE CITY COMMISSION

I respectfully ask that the City require the developer to:

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Thank you for your time and for considering the voices of residents who will be directly affected by this project.

Sincerely,



Resident

To: Fort Pierce City Commission

From:

Address:

Subject: Objection Regarding the Sunset Gardens Master Planned Development

Dear Mayor and Commissioners,

As a nearby resident affected by the proposed Sunset Gardens Master Planned Development (SG), I am writing to express my strong concerns about the project and the process that has led to this point. Many surrounding homeowners were unaware of this proposal until the mailed notice for the November 17, 2025 City Commission meeting arrived over the Halloween weekend. We did not receive notice of the prior Planning and Zoning Meeting because mailers are not required at that stage, the sign posted on the property was only visible for a short time, and the developer never contacted or met with nearby residents to explain the project. As a result, our community did not have an adequate opportunity to participate in the earlier review process or provide input about how this project will directly affect our area.

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Sincerely,

Rick Shepherd

Resident

To: Fort Pierce City Commission

From: Dan & Kathy Osking

Address: 4322 Thousand Pines Drive,
Fort Pierce FL 34981

Subject: Objection Regarding the Sunset Gardens Master Planned Development

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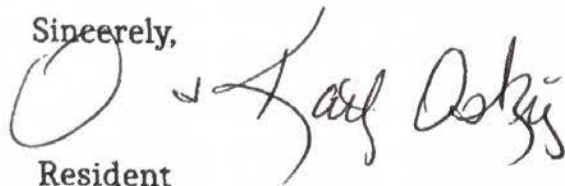
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Resident

To: Fort Pierce City Commission

From: John Browning

Address: 3090 Rogers Rd
Ft. Pierce, Fl. 34980

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