



CITY OF FORT PIERCE

Planning Board

March 10th, 2025

Treasure Townhomes- Site Plan

4601 Regina Dr.

APPLICANT

Cotleur & Hearing

PROPERTY OWNER(S)

Treasure Townhomes, LLC

PARCEL ID #(S):

3403-501-0025-000-5



SUMMARY

The applicant is requesting a site plan review and approval for development of townhomes at 4601 Regina Drive. The ninety-four (94) fee simple units will be divided into 16 six-and-seven- unit buildings.

The proposed development is located on a parcel with an approximate 9 acres. The future land use of the parcel is Medium Density Residential, RM, and the zoning is Medium Density Residential, R-4.



SITE LOCATION



SITE AREA= 9 +/- Acres

4601 Regina Dr. - Treasure Townhomes – Site Plan



FUTURE LAND USE

FLU: RM (Medium Density Residential)

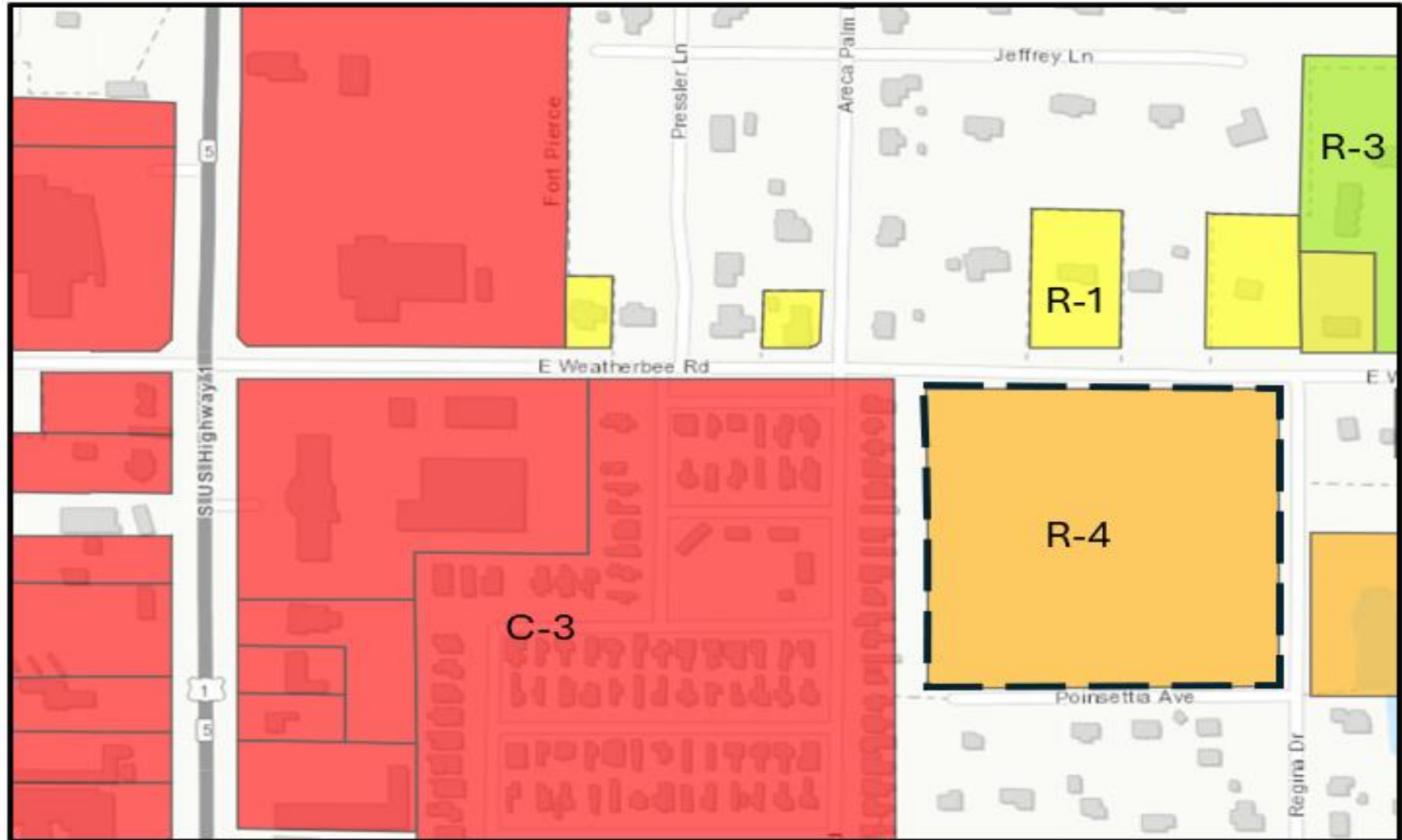


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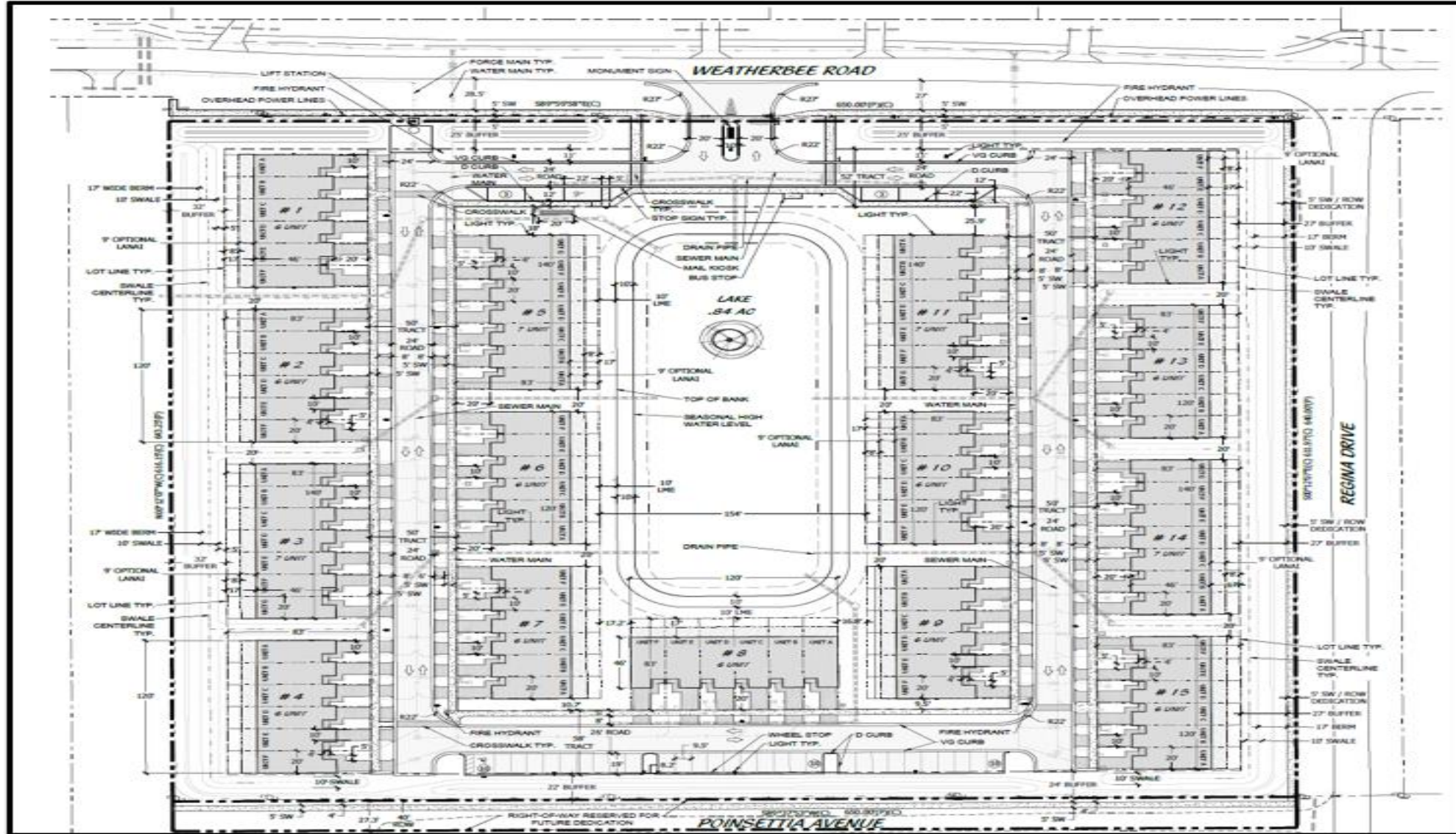


ZONING

Zoning: R-4, Medium Density Residential



SITE PLAN



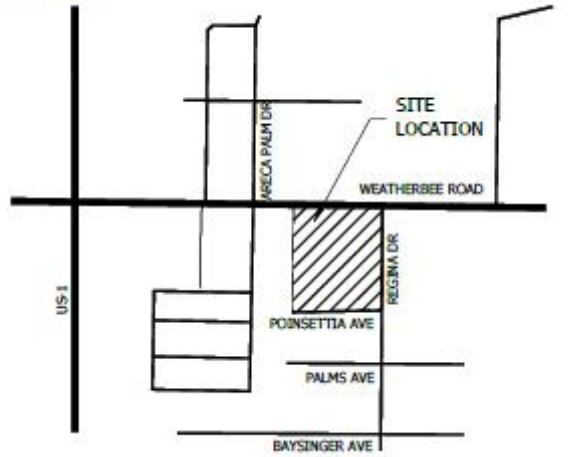
4601 Regina Dr. - Treasure Townhomes – Site Plan



SITE PLAN details

TREASURE TOWNHOMES SITE DATA			
PARCEL: 340350100250005 4601 REGINA DRIVE			
LAND USE	RM		
ZONING	R-4		
FIRM/FLOOD ZONE	ZONE X, A; MAP # 12111C0279K		
BUILDING DATA			
TOTAL SITE AREA	ACRES	SQUARE FEET	
	9.574	417,043	
TOTAL BUILDINGS	15	BUILDINGS	
7 UNIT BUILDINGS	1		
6 UNIT BUILDINGS	11		
TOTAL PROPOSED UNITS	94	UNITS	
DENSITY	9.82	UNITS/ACRE	
MEDIAN ROOF HEIGHT	23'		
PARKING CALCULATIONS			
REQUIRED PARKING	188	SPACES	
*1.5 SPACES PER UNIT			
PROVIDED PARKING			
OFF-STREET STANDARD PARKING	34	SPACES	
OFF-STREET HANDICAPPED PARKING	2	SPACES	
DRIVEWAY PARKING	94	SPACES	
GARAGE PARKING	94	SPACES	
TOTAL	224	SPACES	
PERVIOUS/IMPERVIOUS CALCULATIONS			
PERVIOUS	ACRES	SQUARE FEET	PERCENT
BUFFER TRACT	1.49	65,055	15.6%
LME & LAKE PLANTING	0.41	17,909	4.3%
40' WIDTH TRACT	0.41	17,916	4.3%
LOT OPEN SPACE	0.76	33,134	7.9%
OTHER LANDSCAPE AREA	0.96	41,852	10.0%
SUB-TOTAL	4.04	175,866	42.2%
IMPERVIOUS	ACRES	SQUARE FEET	PERCENT
BUILDING COVERAGE	1.86	80,888	19.4%
VEHICULAR USE AREA	1.29	56,129	13.5%
PAVER DRIVEWAYS & WALKS	0.75	32,806	7.9%
OPTIONAL LANAI (MAX COVERAGE)	0.39	16,920	4.1%
SIDEWALKS, CONCRETE PADS	0.41	17,809	4.3%
WATER SURFACE	0.84	36,625	8.8%
SUB-TOTAL	5.54	241,177	57.8%
TOTAL	9.574	417,043	100.0%

KEY MAP

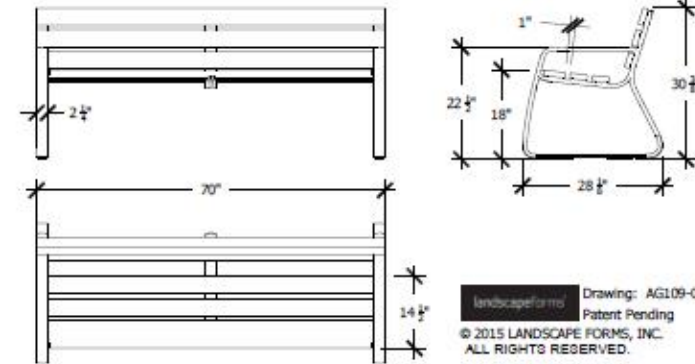


BENCH DETAIL

FGP BENCH, BACKED, 70", WOOD, END ARMS
Product Drawing

Date: 6/8/2015
Ph: 800.521.2546
www.landscapeforms.com

M/S



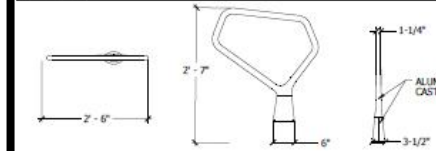
landscapeforms Drawing: AG109-01
Patent Pending
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BIKE RACK DETAIL

FGP BIKE RACK
Product Drawing

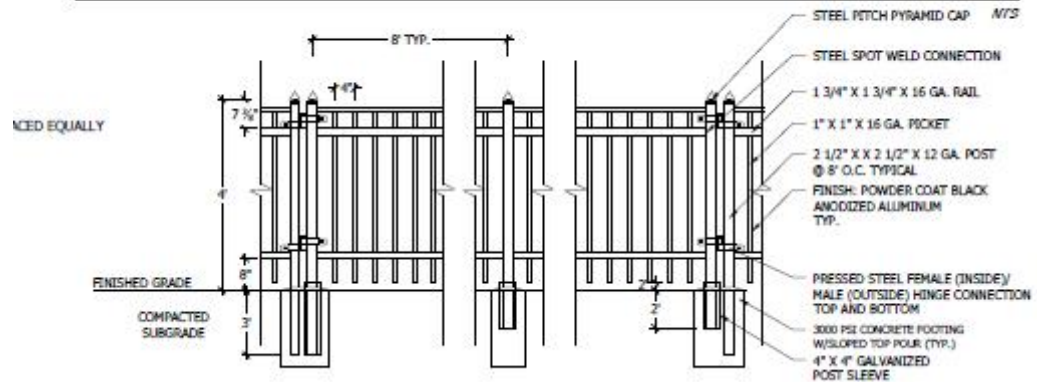
M/S

Date: 6/8/2015
Ph: 800.521.2546
www.landscapeforms.com



TYPE: LANDSCAPE FORMS FGP BIKE RACK
COLOR: DARK GREY/SILVER
FINISH: POWDER COAT
landscapeforms
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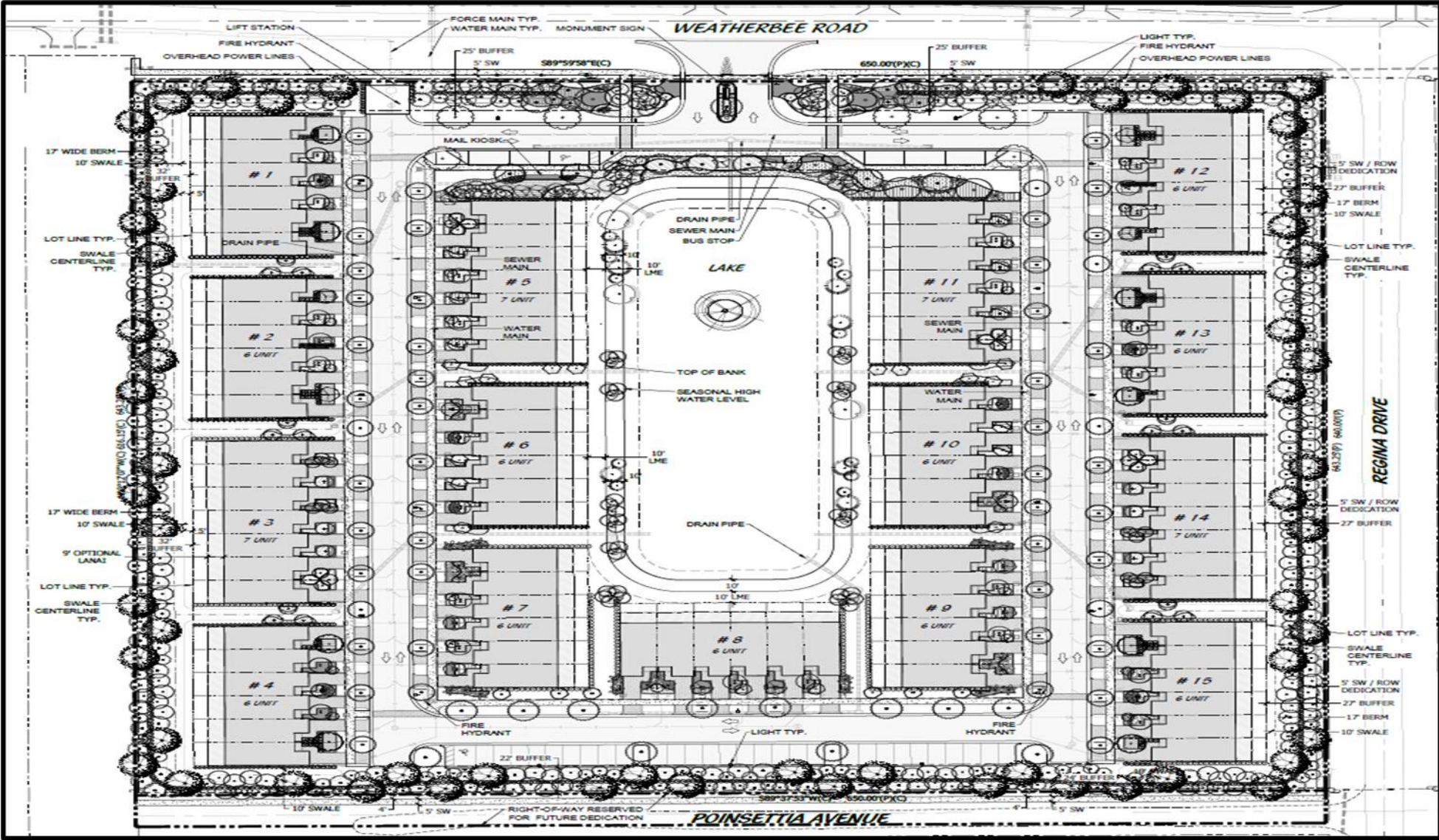
DECORATIVE FENCE DETAIL



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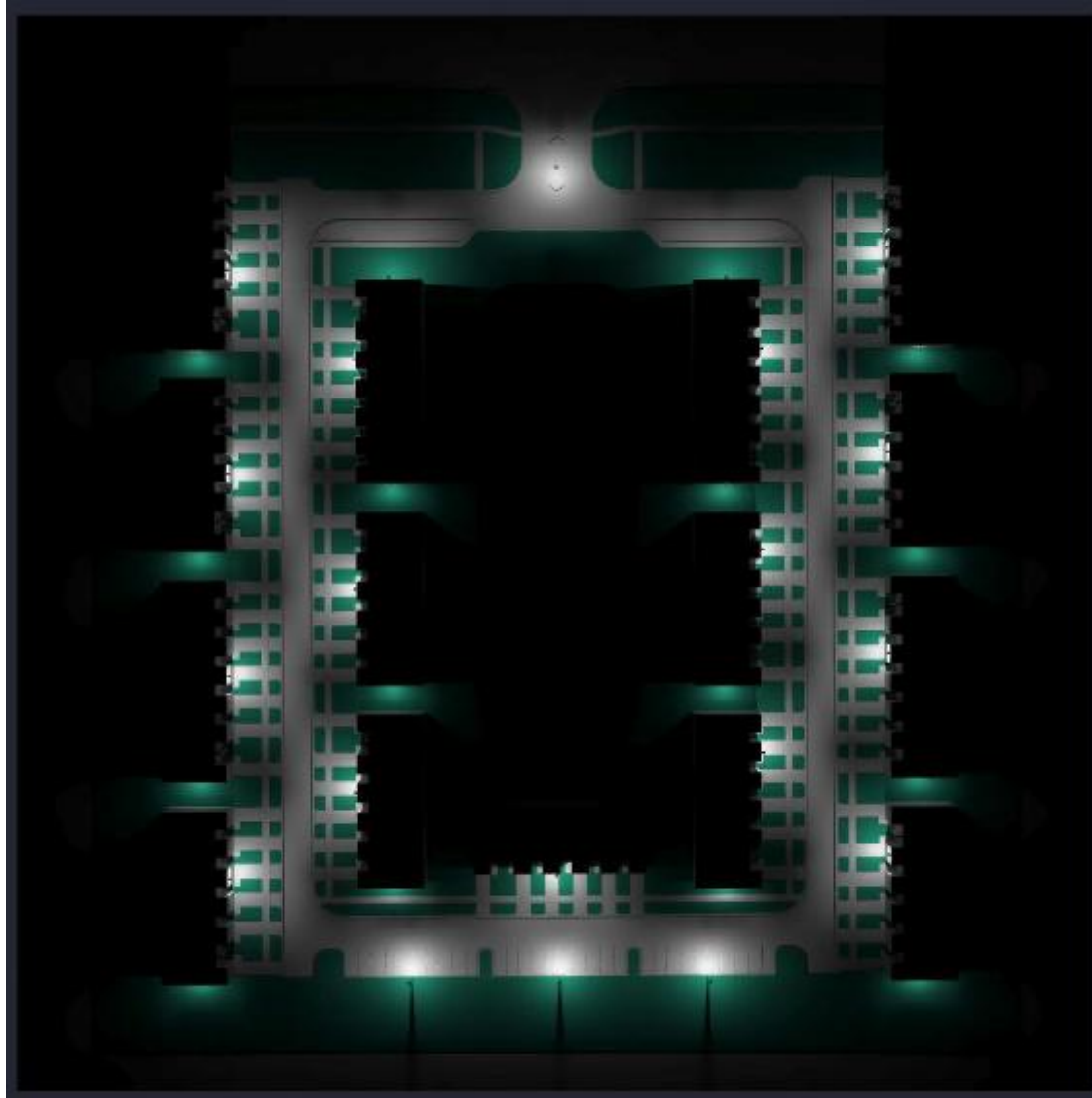
LANDSCAPE PLAN



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LIGHTING PLAN



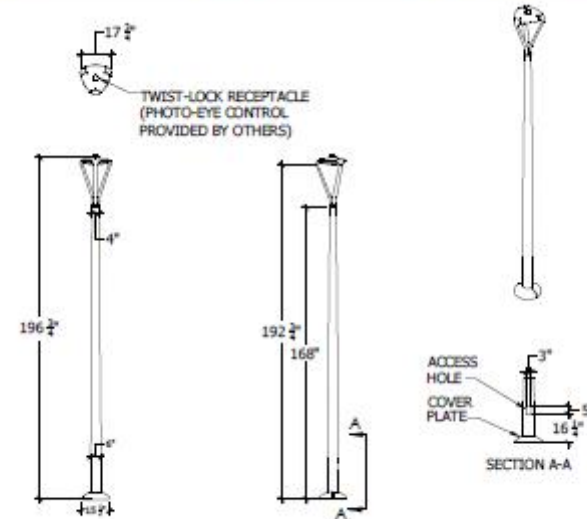
LIGHTING DETAIL

472

FGP LIGHT

AREA LIGHT, 16 FT, TYPE 5, WITH COVER PLATE, TWIST LOCK

Date: 10/5/2018
Ph: 800.521.2546
www.landscapeforms.com



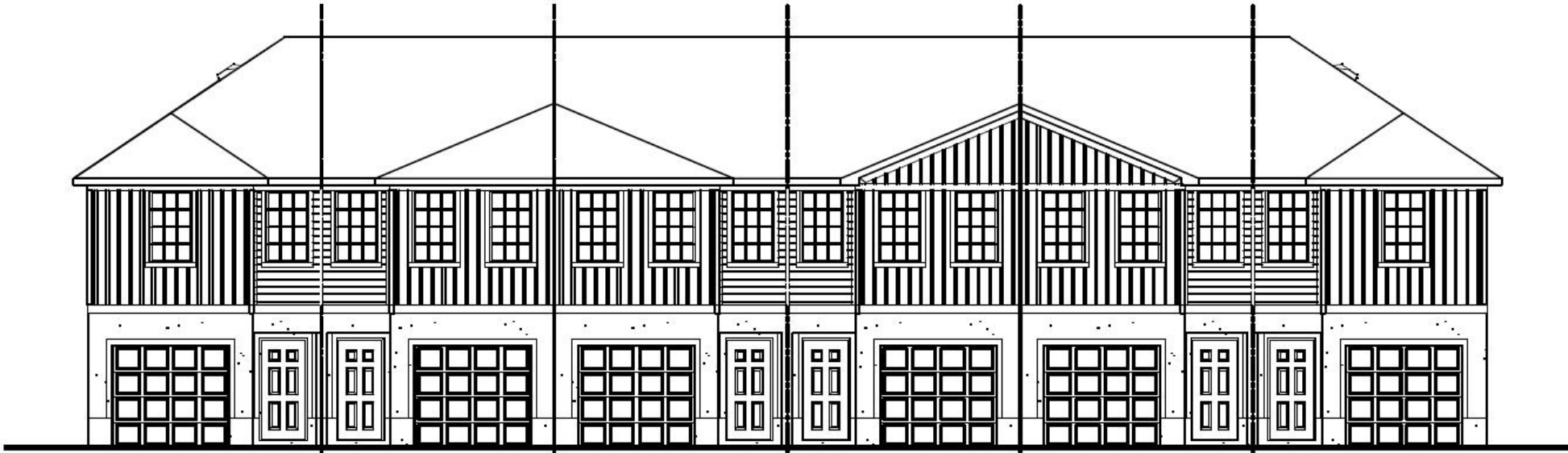
FIXTURE SCHEDULE

Luminaire Schedule								
Qty	Symbol	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description
21		A1-P	Single	234.05	4915.05	31724	0.930	STRK2305K T4 U SF BZ
4		B-P	Single	236.44	945.76	32883	0.930	STRK2305K T3 U SF BZ
14		C	Single	27.1608	380.251	6879	0.930	NOVA2 WSCS BZ

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ELEVATIONS DETAILS



UNIT F
ELEVATION "A"
(PER PLAN)

UNIT E
ELEVATION "C"
(REVERSE)

UNIT D
ELEVATION "C"
(PER PLAN)

UNIT C
ELEVATION "B"
(REVERSE)

UNIT B
ELEVATION "B"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

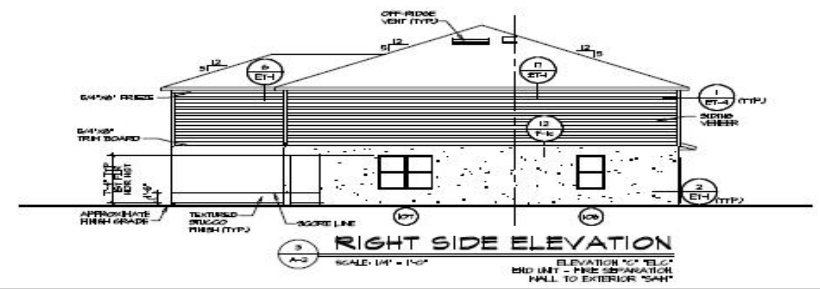
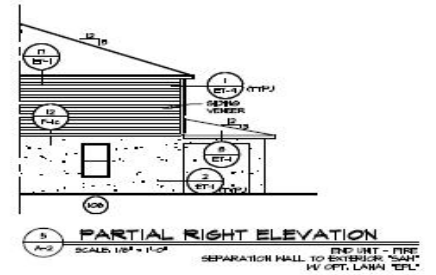
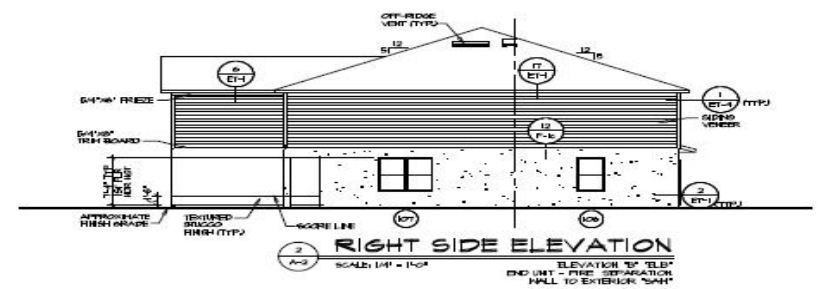
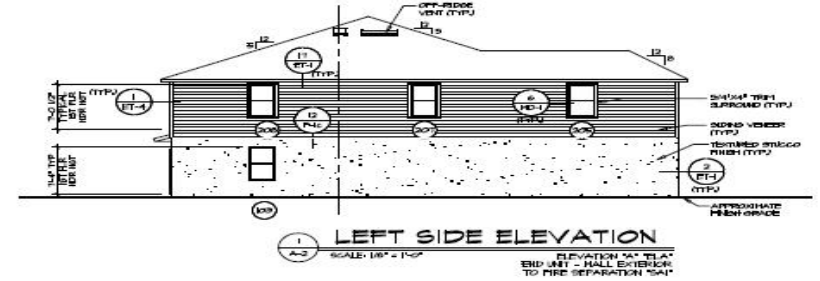
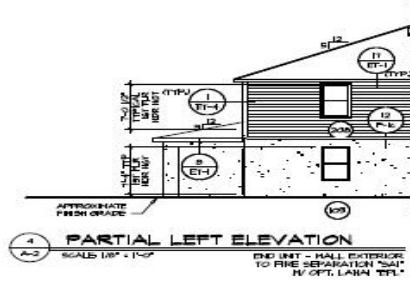
6
B-2

6 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FL606



ELEVATIONS DETAILS cont'd



RECOMMENDATIONS

Staff's recommendation is **APPROVAL** of the site plan with the following six (6) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article
 - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance
2. The dual directional arrow markings on the site entrance shall be removed and replaced single directional arrow markings. Dual arrows signify two lanes, which does not meet the 24-foot requirement.
3. Site plan shall remove "50 ROW." Right-of-way requirements are 60-feet. The plat shall denote the roadway width's as 50-feet in the roadway tract.
4. A 5-ft sidewalk is required along Poinsetta Ave.



RECOMMENDATIONS cont'd

5. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity.
6. Addresses will need to be submitted to the Planning Department for all units prior to building permit application

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.
2. Recommend Disapproval.





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