

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, MARCH 10, 2025, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Justine Carter; Clayton Johnson; Alexander Edwards; Christopher Widing; Nichelle Clemons; Anton Kreisl, Chairman

Staff Present: Kev Freeman, Planning Director  
Kerry Driver, Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the February 10, 2025 meeting

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to approve the minutes from the February 10, 2025 meeting.

AYE: Alexander Edwards, Christopher Widing, Nichelle Clemons, Justine Carter, Clayton Johnson, Chairman Anton Kreisl

Passed

6. **NEW BUSINESS**

a. **Final Planned Development - Gordy Creek**  
**Parcel ID(s): 2326-130-0000-000-7, 2326-130-0000-010-0**

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the Gordy Creek Final Planned Development (PD), is a PD rezoning application and a Final PD site plan for a proposed residential development of a total of 317 residential units (179 single-family homes and 138 townhome units). The property is located on Gordy Road, south of Okeechobee Road. The site is approximately 76.97 acres and is currently zoned agricultural and the Future Land Use is Mixed Use. The application sets out to provide integration of the proposed development with the natural environment. 10-mile creek is on the west side of the site, within a large, preserved wetland. A 1.36-acre lake situated in the northwest area of this site is surrounded by a trail open to both the public and residents of the development and provides a unique opportunity for outdoor enjoyment and environmental education. Mr. Freeman reviewed the site plan, phasing and architectural drawings with the Board.

Staff recommend the Planning Board move the proposed rezoning of the Gordy Creek Final PD and the site plan to the City Commission with a recommendation of approval subject to the Gordy Creek Residential Planned Development Agreement, including the special conditions of development and the timetable of development.

George Missimer, from Cotleur and Hearing, stated the property was annexed into the City of Fort Pierce in 2006 with agricultural zoning and the proposed zoning is PD with up to 6 dwelling units per acre. He said the site has a 17-acre wetland preserve. Mr. Missimer said a fence around the perimeter, an extensive landscape buffer and a perimeter sidewalk on the frontage of the property are proposed. He highlighted the boardwalk around the 1.63-acre lake is open to the public and will have a small parking area. Mr. Missimer said there will be 170 units built in Phase 1 and 140 units in Phase 2.

Board discussion ensued regarding the location of the school bus stop, the bus stop location being covered, and how the school bus would turn around.

Lara Swanson, applicant representative from Swanson Land Company, explained that Gordy Road terminates to the south and the school bus stop is on the outside of the development. She said they will need to coordinate the bus stop details with the St. Lucie County School Board. Ms. Swanson noted the St. Lucie County cross-section will be improved as well as the access concerns on Okeechobee Road. She said they have addressed the DOT concerns, and they have Access Management Control conditional approval.

Wesley Mills, Civil Engineer, from Mills Short Associates, stated they have designed an entrance with a larger vehicle turn around before the gate with provisions for the school bus turn around.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission subject to the Gordy Creek Residential Planned Development Agreement, including the 12 special conditions of development, shown below and the timetable of development.

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.
2. The minimum Open Space shall be 50.62% of the Final PD site area.

3. The maximum density shall be 6 dwelling units per acre of the Final PD site area.
4. Prior to Building Permit, a Gopher Tortoise Survey shall be carried out on site.
5. Prior to Building Permit, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
6. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit. The reports will be reviewed for compliance with City Code Chapter 119. Stormwater Management and Site Development Technical Regulations.
7. 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.
8. 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.
9. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
10. At the time of Development Permit Review Compliance (DPCR) a full review of the appropriate tree survey and tree mitigation calculations will be performed.
11. Gordy Road is a St. Lucie County owned and maintained facility, the applicant/developer shall coordinate with St. Lucie County pertaining to required roadway improvements.
12. Readdress and look at the school bus turn around.

AYE: Christopher Widing, Nichelle Clemons, Justine Carter, Clayton Johnson, Alexander Edwards, Chairman Anton Kreisl

Passed

b. **Final Planned Development and (Phase 1) Site Plan - Millcreek  
2407-124-0001-000-3**

Mr. Freeman gave an overview of the application and answered questions from the Board. Mr. Freeman stated the Millcreek Final Planned Development is an application amending the Millcreek Planned Development (PD) zoning in respect of one parcel of approximately 62.51 acres of land, generally located north of Orange Avenue and west of 41st Street, to include the Millcreek PD Phase 1 Final Site Plan. The site is approximately 62.51 acres and was annexed into the City of Fort Pierce through an FPUA utility agreement along with properties to the north and west, which retained a light industrial St. Lucie County zoning. Mr. Freeman said the development includes a total of 439 dwelling units, distributed in 309 townhomes and 130 detached single-family homes. The main access to the property is located on Orange Avenue to the south. The primary connection to the major road network is from Orange Avenue between Jenkins Road and Hartman Road at the existing intersection of Orange Avenue and Bent Creek Drive. The project proposes a clubhouse with amenities (to be constructed in phase 2), a dog park and a pocket park. Mr. Freeman said the annexed properties to the north and west would need a Future Land Use change when redeveloped and the property could be rezoned as well. Mr. Freeman reviewed the roadway improvements, phasing plan and architectural drawings. Mr. Freeman said staff recommended approval subject to the Millcreek Residential Planned Development and Traffic Contribution Agreement, including the special conditions of development and the timetable of development.

Tod Mowery, applicant representative, Redtail Design Group, stated it has been two (2) years since the preliminary Master PD. He stated the site used to be citrus groves before being annexed into the city. Mr. Mowery said the main access to the property will be on Orange Avenue, and they are working with the DOT for a traffic deceleration lane. He stated

the community is gated and there will be emergency access on 43rd Street. Mr. Mowery noted the adjoining 5-acre St. Lucie County parcel which they tried to purchase would be given access to the roadway since the access to their property would be taken away. Mr. Mowery said there will be 150 single-family homes and 309 townhomes with a clubhouse, playground, event lawn, dog park, pool and three (3) pocket parks. He said there will be an extensive landscape buffer along with a fence around the property. Mr. Mowery was excited to announce the national home builder, Dreamfinders, for the Millcreek PD.

Dr. Juan Ortega, Engineer from JFO Group, said an analysis was done to get FDOT conceptual approval for using the Orange Avenue intersection as the main access. He said more detailed traffic analysis will be needed by FDOT at a later date.

Mr. Mowery answered questions from the Board about the left turn lane, elevation changes, school bus stop location, emergency access road completion, and if Orange Avenue access is sufficient for the development.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval of the Millcreek PD Final Site Plan to the City Commission subject to the Millcreek Residential planned development and traffic contribution agreement, including the special conditions of development and the timetable of development.

The special conditions include (not limited to):

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.
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 at section 125-212 – Planned Development Zone (PD).
3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
4. Reach out to the St. Lucie County School District for final determination of school bus stop location.
5. Emergency access details are to be spelled out in the development agreement.

AYE: Nichelle Clemons, Justine Carter, Clayton Johnson, Alexander Edwards, Christopher Widing, Chairman Anton Kreisl

Passed

**c. Site Plan - Treasure Townhomes - 4601 Regina Drive**

Ms. Driver gave an overview of the application. She said the applicant is requesting site plan review and approval for the development of ninety-four (94) fee simple townhome units which will be divided into 15 six-and-seven-unit buildings on an approximately 9-acre parcel. The future land use of the parcel is Medium Density Residential, RM, and the zoning is Medium Density Residential, R-4. Ms. Driver showed the site plan, landscape plan, lighting plan, elevations, rendering and color board. She said staff recommend approval with six conditions.

Ms. Driver answered questions from the Board about sidewalk improvements and originally being submitted as an innovative residential development.

George Missimer, applicant representative, Coutleur and Hearing, showed a presentation and explained the site allowed 12 dwelling units per acre, but they went with 10 dwelling units per acre to allow for additional parking. He showed the surrounding uses and site plan and said the access would be on Weatherbee Road. Mr. Missimer said there would be four (4) seven (7) unit buildings and 11 six (6) unit buildings with a one-car garage. He said all the units are three (3) bedrooms and 1,800 square feet with lots of color options. Mr. Missimer stated there would be a sidewalk on the north, east and south sides with substantial landscape buffers and an internal 50-foot-wide roadway within the development. He said they are using larger palm tree species because they don't cause long-term issues with tree roots, causing a tripping hazard on sidewalks. Mr. Missimer highlighted that there is substantially more parking than what is required. He said the community is not gated, and a school bus can circulate completely around the community without any barriers.

Mr. Missimer answered questions from the Board about the location of the overflow parking, number of cars that can fit in a driveway, on-street parking, dumpster location, and why a dog park and playgrounds were not included in the site plan.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commison for 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. An updated Environmental Assessment shall be required
3. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site
4. A 5-ft sidewalk is required along Poinsetta Ave.
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 the building permit application.

AYE: Justine Carter, Clayton Johnson, Alexander Edwards, Christopher Widing, Nichelle Clemons, Chairman Anton Kreisl

Passed

- d. **Final Plat – Savannah Preserve (Phase 1)**  
**Parcel ID(s): 2427-433-0002-000-1, 2426-333-0015-000-5, 2427-433-0001-000-4, 2434-121-0001-000-8**

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the Final Plat is for Phase 1 of the Savannah Preserve PD. He said Phase 1 includes 203 townhome lots; 98 2-family lots; community recreation tract, and areas reserved for future development - phase 2 plat area. Mr. Freeman said the final plat will allow the developer to get precise lot layouts to make obtaining building permits easier. He said the Final Plat was reviewed by the Engineering department and the Engineering consultant. Mr. Freeman stated staff recommended approval with two conditions.

Dennis Murphy, applicant from Culpepper and Terpening, said the first phase is 2/3 townhomes and 1/2 villa units. He said the cul-de-sac was changed in the preliminary site plan to a 'T' configuration to make it fit better. He said Savannah Preserve is a non-gated community with a Community Development District (CDD) and the streets will be maintained by the CDD. He noted the two school bus pickups are by the mail kiosk and the clubhouse.

The chair noted the significant portion of wetland area that is being preserved in the site plan design.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission with two (2) conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a bond in the amount of the agreed opinion of probable cost be submitted to the City Engineer for final approval.

AYE: Clayton Johnson, Alexander Edwards, Christopher Widing, Nichelle Clemons, Justine Carter, Chairman Anton Kreisl

Passed

- e. **Final Plat - Mohawk**  
**Parcel ID(s): 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7**

Mr. Freeman gave an overview of the application and answered questions from the Board. This application requests approval for a Final Plat in respect of the Mohawk Subdivision. The applicant is proposing a Final Plat on approximately 4.109 acres of land lying immediately at the northwest corner of Mohawk Avenue and Bryant Road, within the City of Fort Pierce. The properties consist of three (3) parcels and will be subdivided into 14 residential lots. Mr. Freeman said the R-1 zoned parcels are surrounded mostly by St. Lucie County single-family residences. He concluded that staff recommends approval with two conditions.

Jerardo Ayala, Builder, Mohawk/The Outdoors Quality, said they are turning three (3) lots into 14 homes, and they recently built one on the south side in just over six months. He said they will have to provide drainage plans for each individual home at the time of building permit.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to forward a recommendation of approval of the Mohawk Final Plat to the City Commission with the following conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.

AYE: Alexander Edwards, Christopher Widing, Nichelle Clemons, Justine Carter, Clayton Johnson, Chairman Anton Kreisl

Passed

## 7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## 8. **DIRECTOR'S REPORT**

### a. **Directors Update: Strategic Plan**

Mr. Freeman gave an update on the strategic plan and stated the goals for 2030 all affect Planning: Beautify the Community, Develop the Community, Engage the Community, Serve the Community and Enjoy the Community. He said with the goals there are objectives and challenges. Mr. Freeman asked the Board to review the strategic plan summary and bring back any specific plan or ideas to the Planning Board meeting for discussion. He mentioned several planning actions for 2025, including Affordable Housing, Port Overlay District, Comprehensive Plan Update, Kings Landing Site Plan Amendment, Downtown Development Master Plan, Economic Policies in the Comprehensive Plan, Annexations, Agricultural Zoning in the Comprehensive Plan, Code Changes to Advertising and Mailing Notices, Development Economic Impact, Promoting Natural Environment, Interlinking the City, and Looking at Crime through Community Design. Mr. Freeman mentioned some of the top priorities being code regulations, jobs corridor development, annexations, city-owned properties, beautification, street conditions, community brand and a residential design catalog.

Mr. Freeman explained that the Law Enforcement Impact Fee was presented to the City Commission at the March 10, 2025, meeting. Mr. Freeman noted the state is looking at a couple of bills regarding more leadway on affordable housing and amending the existing property tax exemptions for affordable housing.

## 9. **BOARD COMMENTS**

Mr. Widing noted that over 1,000 residents will be added to the city based on the five (5) agenda items discussed at the Planning Board meeting,

Ms. Carter asked Mr. Freeman if the legislative bills are likely to pass.

## 10. **ADJOURNMENT**



CITY OF FORT PIERCE

PLANNING BOARD

MARCH 10, 2025

**GORDY CREEK REZONING TO FINAL PD SITE PLAN**

## **SUMMARY**

Gordy Greek Final Planned Development (PD), is a PD Rezoning application for Final PD Site Plan for a proposed residential development of a total of 317 residential units (179 single-family homes and 138 townhome units). The property is located on Gordy Road, south of Okeechobee Road.

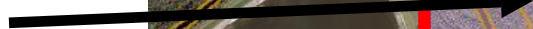
## **APPLICANT**

Cotleur & Hearing



# SITE LOCATION

**SITE**



SITE AREA +/- 76.97 Acres



# APPLICATION

The application sets out to provide integration of the proposed development with the natural environment. 10-mile creek on the west side of the site, within a large, preserved wetland. This creek is the focal point of the development, providing residents and visitors with a beautiful view, while also serving as a natural habitat.

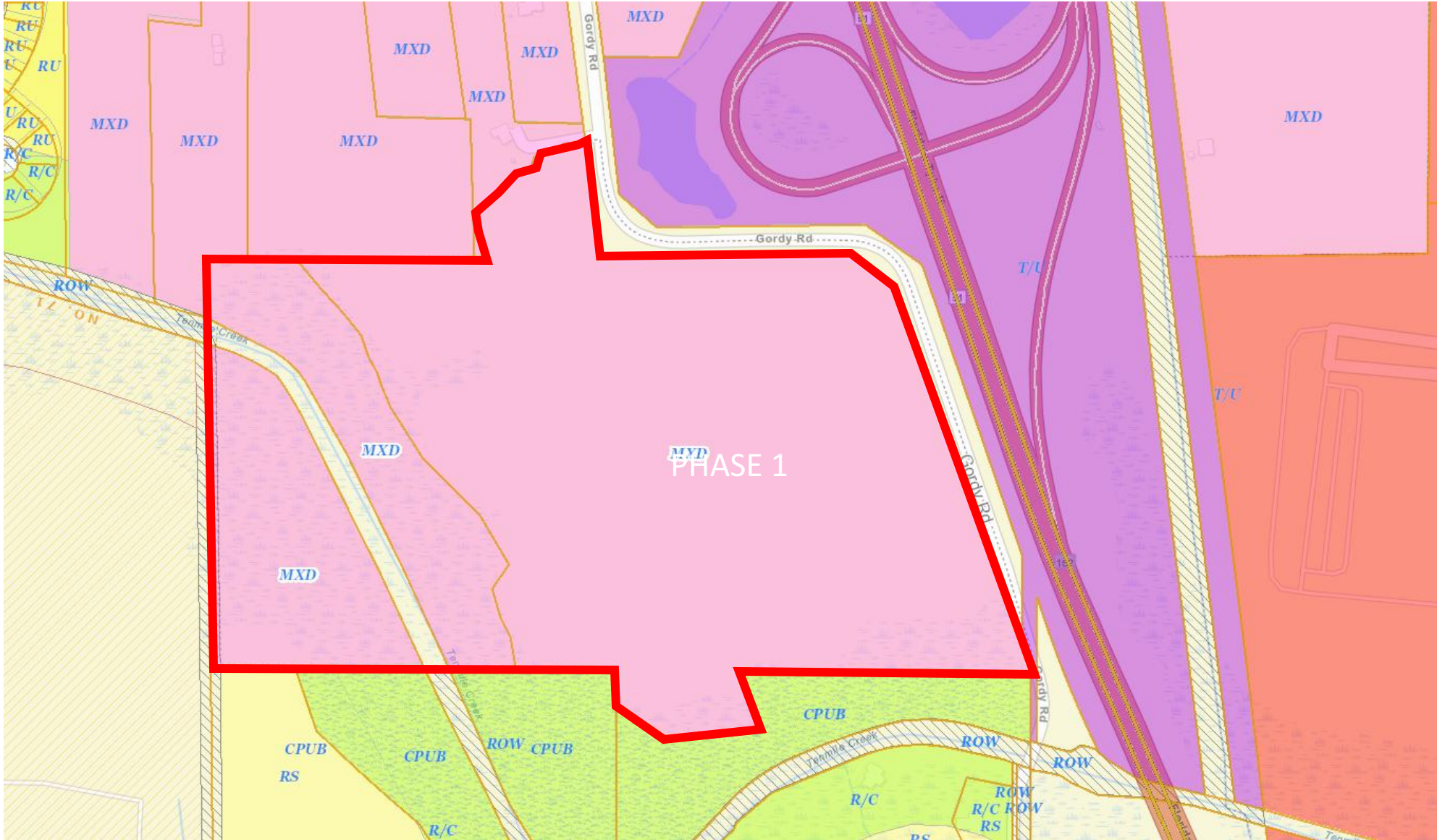
A 1.36-acre lake situated in the Northwest area of this site is surrounded by a trail open to both the public and residents of the development and providing a unique opportunity for outdoor enjoyment and environmental education.

The trail is designed to enhance community engagement and will feature educational signs that provide insights into the wetland ecosystem.

Access to this natural area is facilitated through a separate entryway accessible from Gordy Road, with dedicated parking available for the public.



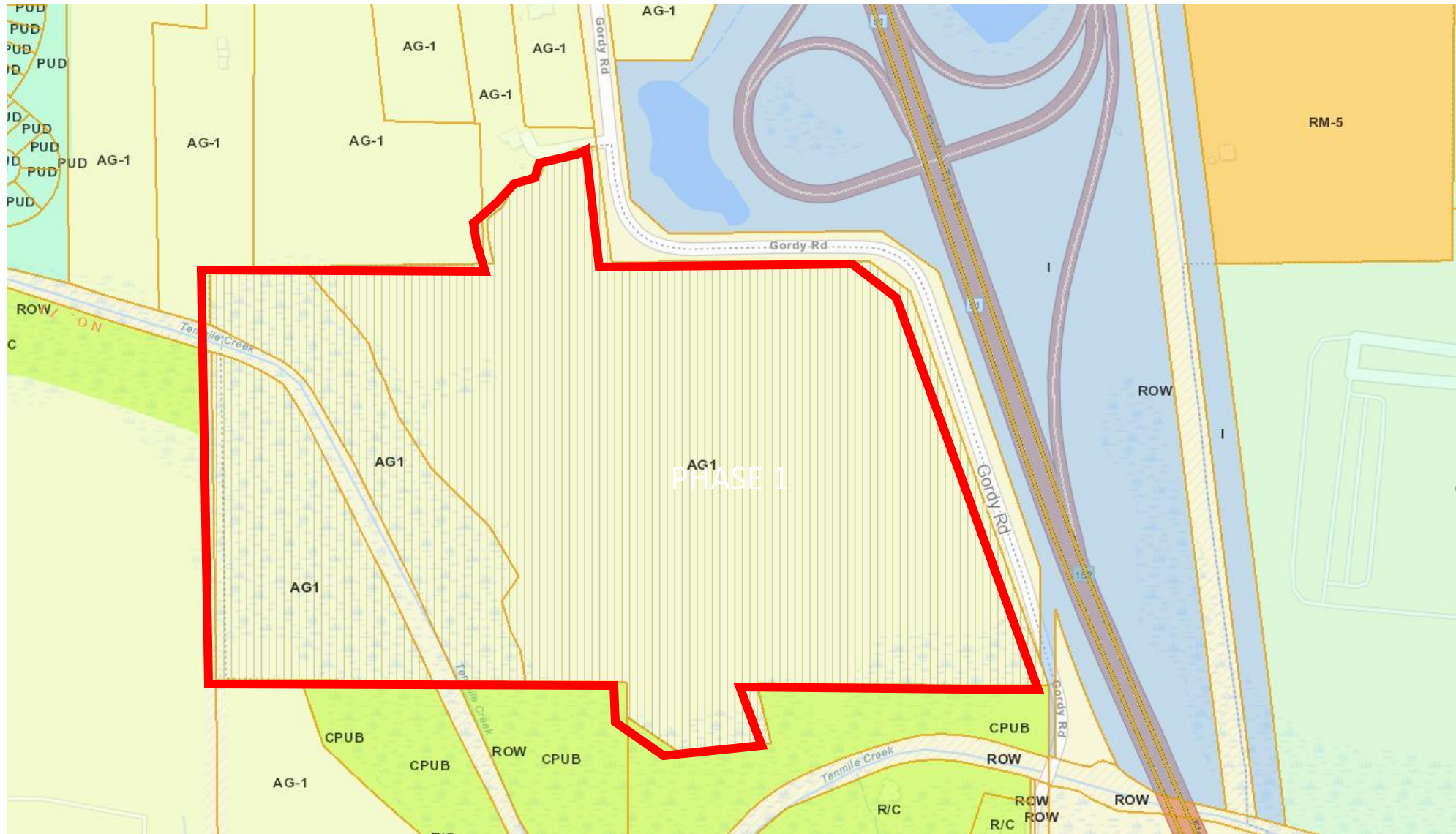
# FUTURE LAND USE



SITE AREA +/- 76.97 Acres



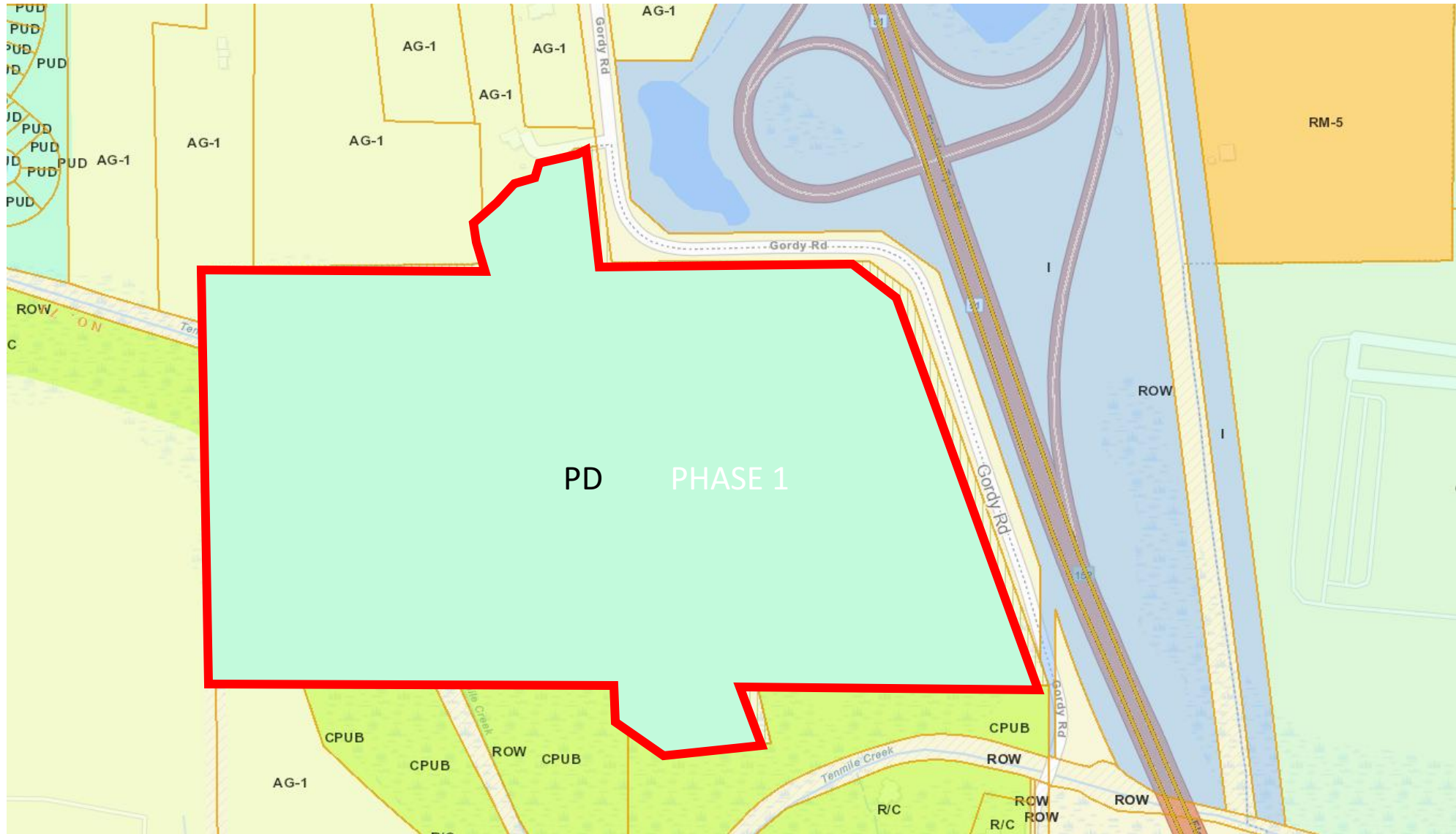
# ZONING



SITE AREA +/- 76.97 Acres



# ZONING



SITE AREA +/- 76.97 Acres



# GORDY CREEK PD - FINAL SITE PLAN

## SITE DATA

EXISTING LAND USE	MUD	PROPOSED LAND USE	MUD	FLOOD ZONE	X
EXISTING ZONING	AG-1	PROPOSED ZONING	PD	UTILITY PROVIDER	SLCU
SITE ACREAGE	75.98	DEVELOPABLE AREA	59.76		
PARCEL NUMBERS					
PARCEL 1	2326-130-0000-000-7				
PARCEL 2	2326-130-0000-010-0				
DWELLING UNITS					
PROPOSED UNITS	316		TOWNHOMES	138 DU	
MAX GROSS DU/AC	6		SINGLE FAMILY LOT	178 DU	
RESIDENTIAL DEVELOPMENT STANDARDS					
MINIMUM LOT SIZE	40' LOT		TOWNHOMES	40' LOT	
MINIMUM LOT DEPTH	1520			4800	
MINIMUM LOT WIDTH	95			120	
MINIMUM LOT COVER	16			40	
MINIMUM LOT COVER	18A			80%	
MINIMUM FRONT SETBACK	20			20	
FOR SIDELOAD GARAGE	10			5	
MINIMUM SIDE SETBACK	5			15	
MINIMUM SIDE SETBACK (CORNER)	10			10	
MINIMUM REAR SETBACK	35			35	
MAXIMUM BUILDING HEIGHT					

## LEGAL DESCRIPTION

LAND SITUATED IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCELS 1  
 BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 324.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 324.6 FEET TO POINT OF BEGINNING, AND

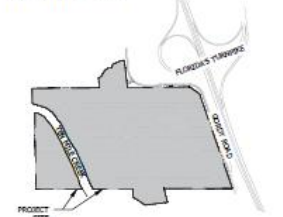
AND BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 123.0 FEET; THENCE TURNING EASTWARD AT AN ANGLE OF 123 DEGREES 51 MINUTES TO THE FORECLOSURE LINE AND RUN 129.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 136 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 423.8 FEET TO THE POINT OF BEGINNING, AND

AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

PARCELS 2  
 BEGIN 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 370.36 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE EAST 365.76 FEET TO THE POINT OF BEGINNING, AND

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

## VICINITY MAP



## DRAINAGE STATEMENT

NO NEGATIVE IMPACTS TO THE VOLUME OF STORMWATER DISCHARGED TO TEMPLE CREEK ARE PROPOSED. THE DESIGNED SWMS RESTRICTS DISCHARGE TO A VOLUME OF 2" OVER THE SITE AREA PER DAY, PER INSURANCE STANDARDS. THE POST-DEVELOPMENT DISCHARGE RATE WILL BE DECREASED FROM THE PRE-DEVELOPMENT RATE, BECAUSE TEMPLE CREEK IS AN IMPROVED WATER BODY, 150% OF THE REQUIRED TREATMENT VOLUME WILL BE STAGED BEFORE ANY STORMWATER IS DISCHARGED FROM THE SYSTEM.

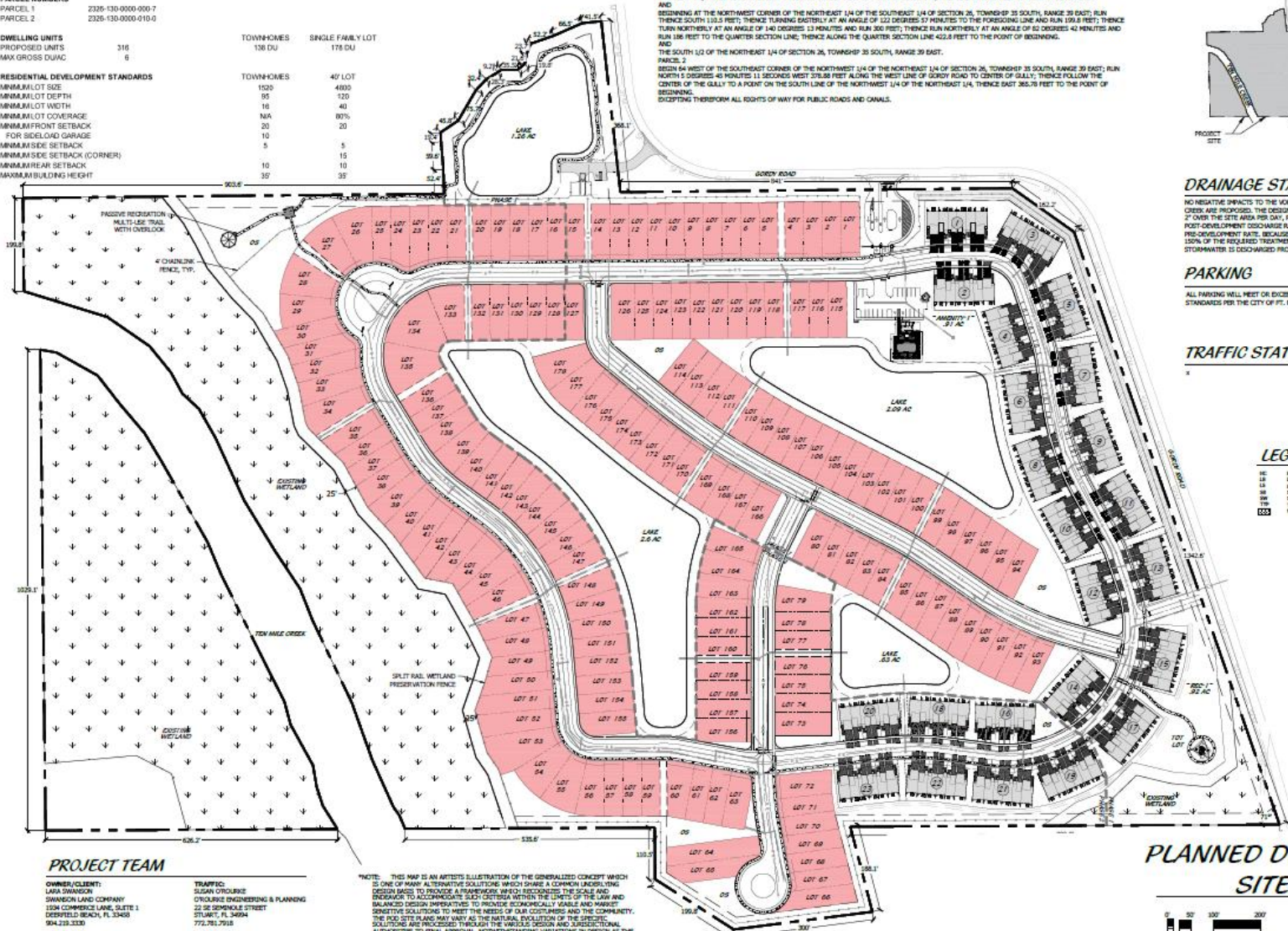
## PARKING

ALL PARKING WILL MEET OR EXCEED INSTITUTE OF TRANSPORTATION ENGINEERS STANDARDS FOR THE CITY OF FT. PIERCE REQUIREMENTS.

## TRAFFIC STATEMENT

## LEGEND

HC	HIGHWAY	HC	HC MARK
LS	LANE	ST	STOP SIGN
LA	LANE	SW	SOFT WATER
SW	SIDEWALK	PC	PEDESTRIAN CROSSING
TR	TRAIL	PL	PARKING LIGHT
W	WETLAND/PROTECTIVE		

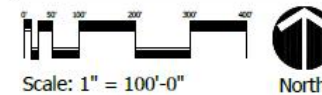


## PROJECT TEAM

<b>OWNER/CLIENT:</b> LARA SWANSON SWANSON LAND COMPANY 1524 COMMERCE LANE, SUITE 11 DEERFIELD BEACH, FL 33448 954.233.3330	<b>TRAFFIC:</b> SUSAN O'DONNELL O'DONNELL ENGINEERING & PLANNING 22 58 COMBIDGE STREET STUART, FL 34904 772.781.7918
<b>AGENT/LANDSCAPE ARCHITECT/PLANNER:</b> COTLER & HENNING, INC. 1524 COMMERCE LANE, SUITE 11 DEERFIELD BEACH, FL 33448 954.515.4600	<b>ENGINEER:</b> WELBY HILLS MELLS, SHORT & ASSOCIATES 785 22ND PL., SUITE 201 3D VERO BEACH, FL 32909 772.226.7282

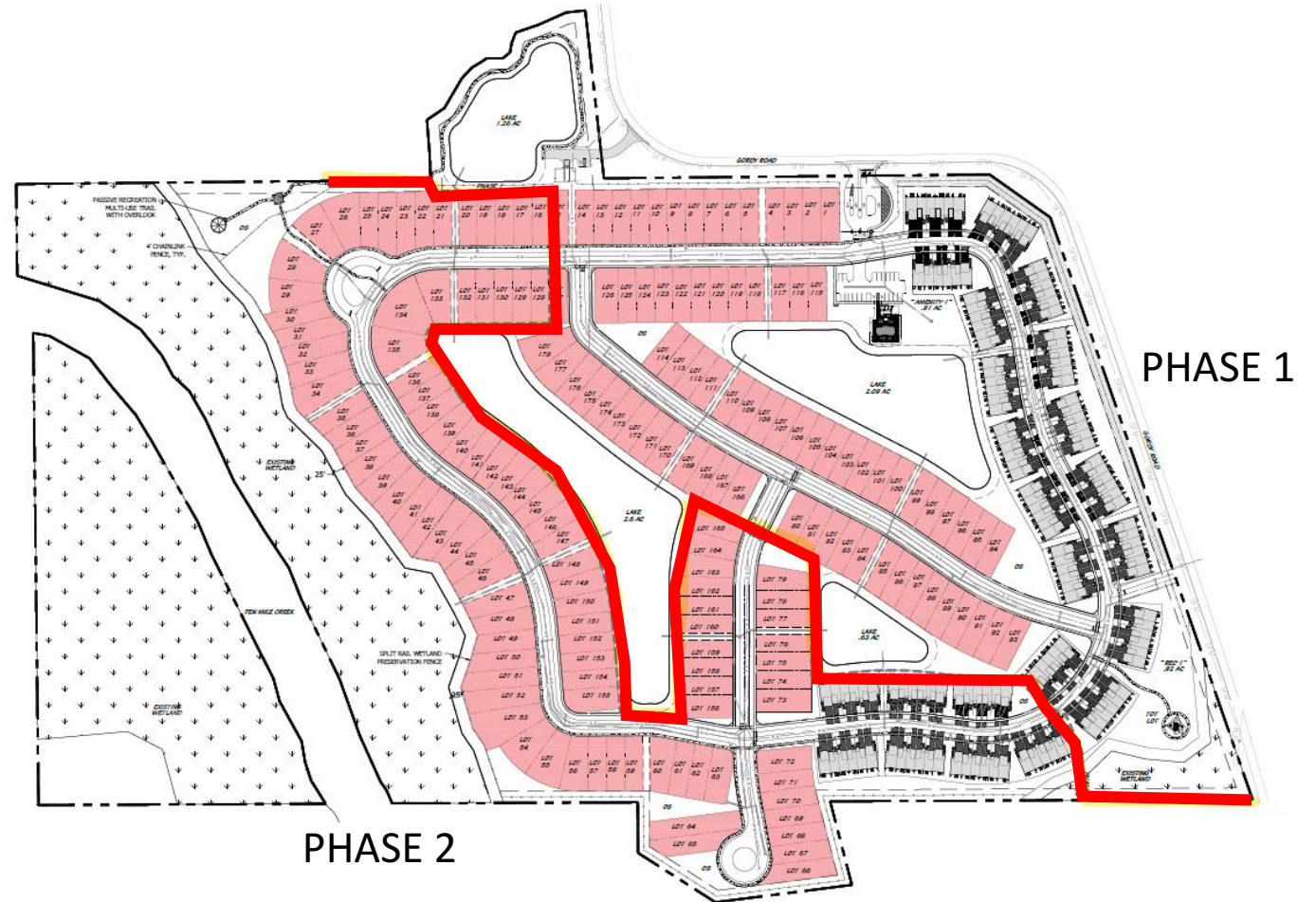
\*NOTE: THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDORSE TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN OPERATIVE TO PROVIDE ECONOMICALLY FEASIBLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY. THE 200' SITE PLANS MAY VARY AS THE PRELIMINARY DESIGN AND SUBSEQUENTIAL SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND SUBSEQUENTIAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING, VARIATIONS IN DESIGN AS THE DETAILED SITE PLAN BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLED THE APPLICANT WITHOUT RETURNING FOR SPECIFIC DESIGN BY PRIOR AUTHORITIES TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME REFINED. THE PROPERTY OWNER AND/OR DEVELOPER RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

## PLANNED DEVELOPMENT SITE PLAN



# GORDY CREEL– FINAL SITE PLAN - PHASING

	Phase 1	Phase 2
Single Family Units	76	103
Multifamily Units	96	42
Estimated Start Date	2025	2027
Estimated Completion Date	2025	2027
Maximum Building Height	35'	35'
Maximum Building Coverage (Single-Family)	80%	80%
Maximum Building Coverage (Multifamily)	90%	90%
Amenity Area	100%	0%
Parking Lot	100%	0%
Preserve Overlook Area	0%	100%
Tot Lot	100%	0%
Lift Station	100%	0%
Lakes	6.58 ac	0 ac



# GORDY CREEK – ARCHITECTURALS



# GORDY CREEK – ARCHITECTURALS



## RECOMMENDATION

Staff recommend the Planning Board move the proposed Rezoning of the Gordy Creek Final PD and Site Plan to City Commission with a recommendation of APPROVAL subject to the Gordy Creek Residential Planned Development Agreement, including the special conditions of development and the timetable of development.

The special conditions include (not limited to):

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.



## RECOMMENDATION – (continued)

2. The minimum Open Space shall be 50.62% of the Final PD site area.
3. The maximum Density shall be 6 dwelling units per acre of the Final PD site area.
4. Prior to Building Permit, a Gopher Tortoise Survey shall be carried out on site.
5. Prior to Building Permit, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
6. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit. The reports will be reviewed for compliance with City Code Chapter 119. Stormwater Management and Site Development Technical Regulations.



## RECOMMENDATION – (continued)

7. 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.

8. 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.

9. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.



## RECOMMENDATION – (continued)

10. At the time of Development Permit Review Compliance (DPCR) a full review of the appropriate tree survey and tree mitigation calculations will be performed.
11. Gordy Road is a St. Lucie County owned and maintained facility, the applicant/developer shall coordinate with St. Lucie County pertaining to required roadway improvements.



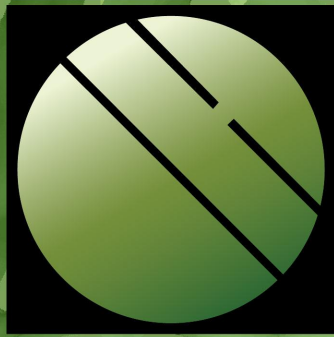
# ALTERNATIVE RECOMMENDATION

Approve with amended Conditions

Or

Disapprove





# Cotleur & Hearing

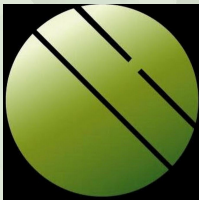
**Gordy Creek  
PD Rezoning**

**Project #24-43900001**

Planning and Zoning Commission – March 10th, 2025  
Fort Pierce, Florida



**Applicant – Swanson Land Company**  
- Lara Swanson



**Landscape Architects and Planners – Cotleur & Hearing**  
- George Missimer, AICP  
- Leah Heinzelmann, PLA  
- Phobe Prentner

Mills, Short  
& Associates  
CIVIL & STRUCTURAL ENGINEERING | ENVIRONMENTAL

**Civil Engineer – Mills Short Associates**  
- Wesley Mills, P.E.  
- Katie Rogers



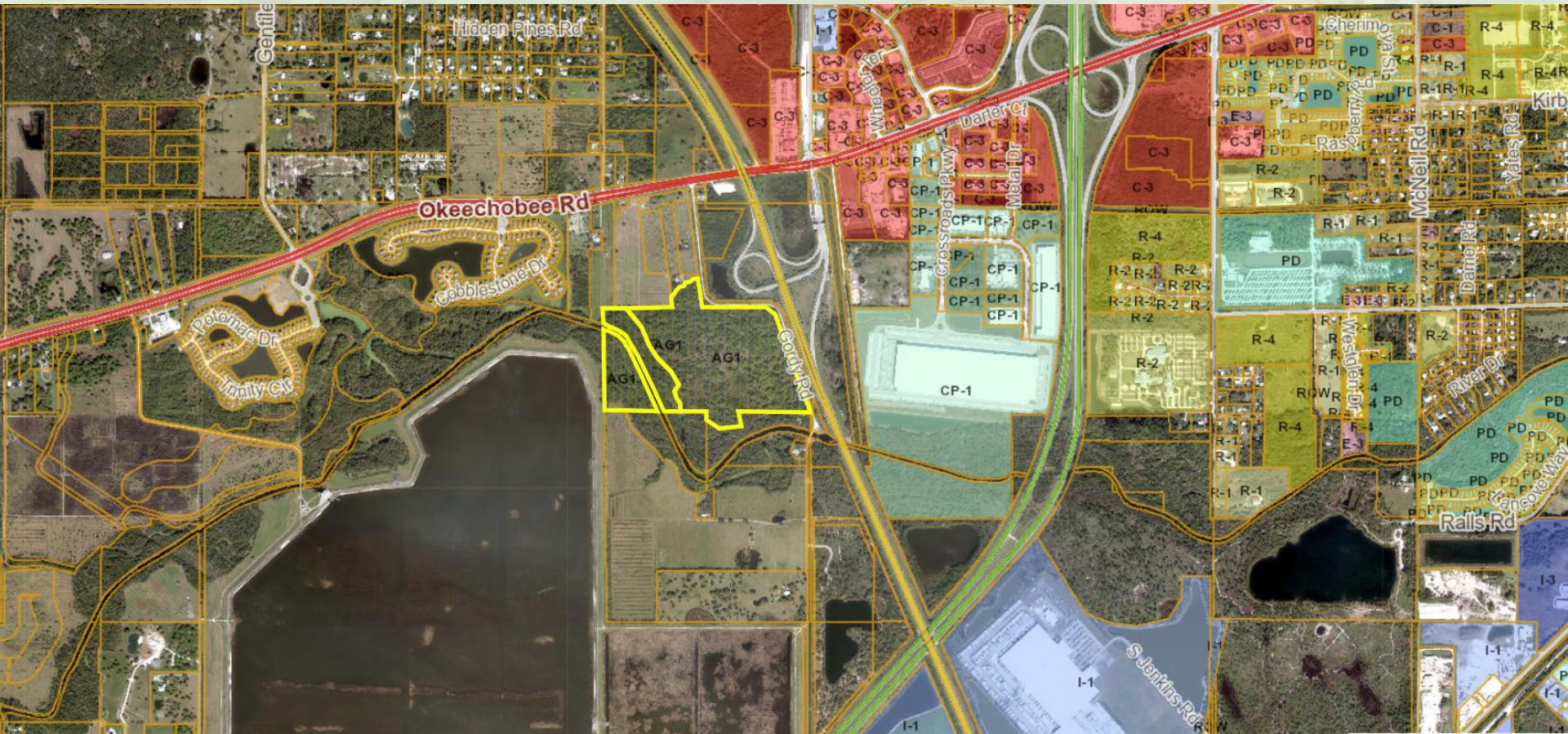
**Traffic Engineer- O'Rourke Engineering & Planning**  
- Luke Lambert, AICP, PTP

**PD Rezoning**  
*Fort Pierce, FL*

- Property: +/- 75.98 AC
- Existing Land Use: Mixed Use (MXD)
- Existing Zoning: Agricultural (AG-1)
  - This is a previous St Lucie County zoning that was never rezoned after the site was annexed into Fort Pierce
- Proposed Zoning: PD for up to 6 du/ac



The property is located in proximity to the highly active and intensive node that is the interchange of Okeechobee Road and I-95 as well as the interchange of Okeechobee Road and the Turnpike. The proximity to these Commercial and Commercial Parkway zoning districts will provide additional housing opportunities for workers in the area.



# Site | Proposed Site Plan

75.98 AC

138 Townhome Units  
178 Single-Family Units  
316 Total Units

6 DU/AC

Gordy Road

FL Turnpike

Phase 1

Phase 2



PD Rezoning  
Fort Pierce, FL

# Site | Proposed Site plan

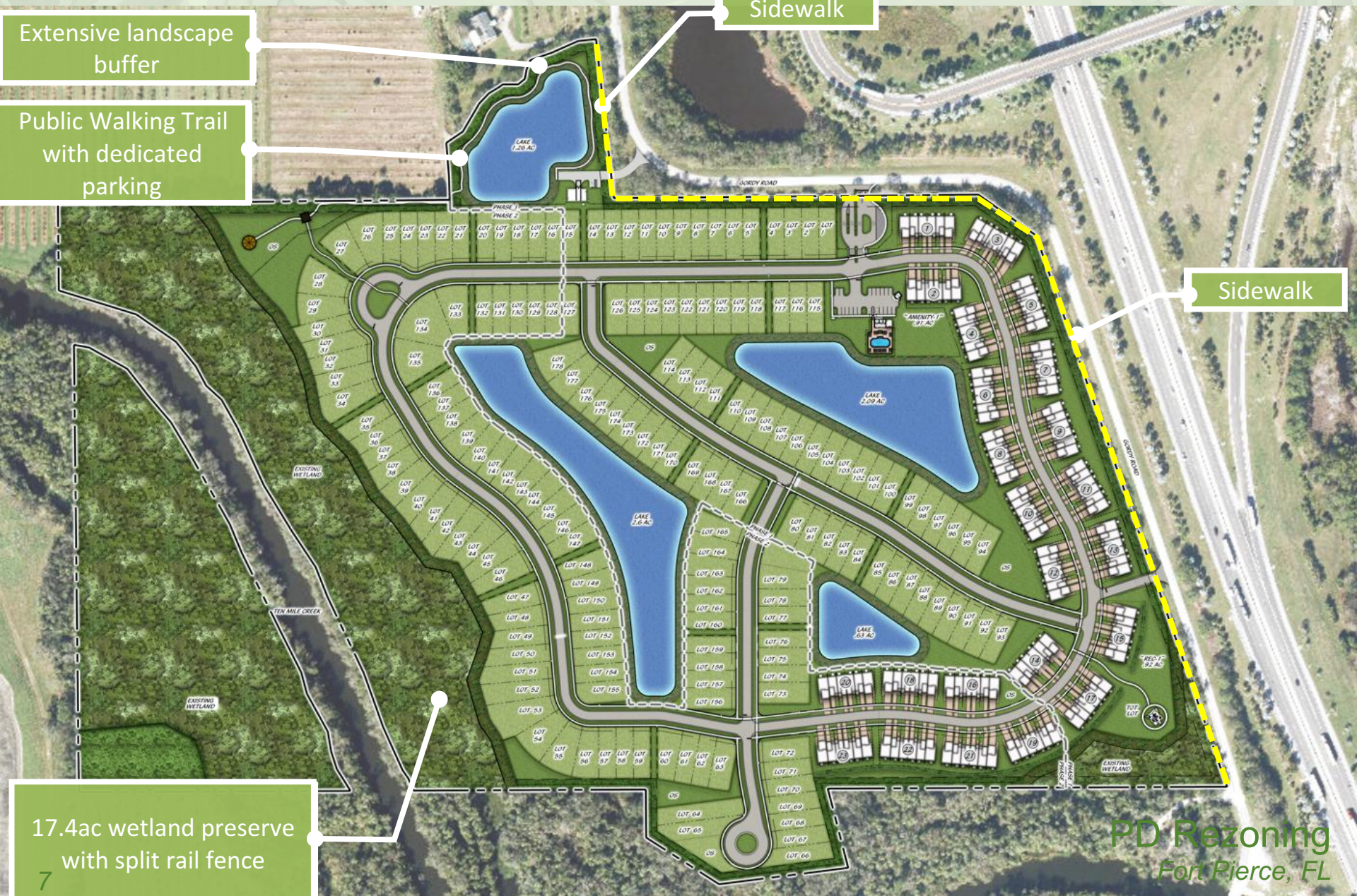
Extensive landscape  
buffer

Public Walking Trail  
with dedicated  
parking

Sidewalk

Sidewalk

17.4ac wetland preserve  
with split rail fence



Low-density residential development with a mix of housing types provides good use of an existing undeveloped Mixed-Use site near an active commercial and employment area.

The PD zoning allows for the best design to preserve the sensitive areas adjacent to the Ten Mile Creek.

Requested rezoning and density is consistent with the provisions in the underlying land use and is compatible with the surrounding area.

Technical Review Committee recommends approval of Project #24-43900001.

# Thank You

Questions?



CITY OF FORT PIERCE

PLANNING BOARD

MARCH 10, 2025

MILLCREEK PD PHASE 1 FINAL SITE PLAN

## **SUMMARY**

PD2024-00001 Millcreek Final Planned Development, an application amending the Millcreek Planned Development (PD) zoning in respect of one parcel of approximately 62.51 acres of land, generally located north of Orange Ave and west of 41st Street, to include the Millcreek PD Phase 1 Final Site Plan

## **APPLICANT**

REDTAIL DG. Tod Mowery.



# SITE LOCATION



SITE AREA +/- 62.51 Acres



# APPLICATION

The application for the Millcreek PD Phase 1 Final Planned Development Site Plan includes a total of 439 dwelling units, distributed in 309 townhomes and 130 detached single-family homes. The density is 7.1 du/ac. (allowed 12 du/ac). The main access to the property is located on Orange Avenue to the south. The primary connection to the major road network is from Orange Avenue between Jenkins Road and Hartman Road at the existing intersection of Orange Avenue and Bent Creek Drive.

The project proposes a clubhouse with amenities (to be constructed at phase 2), a dog park and a pocket park. Phase 1 incorporates 4 stormwater lakes. Emergency access is planned which aligns with N 43rd Street.



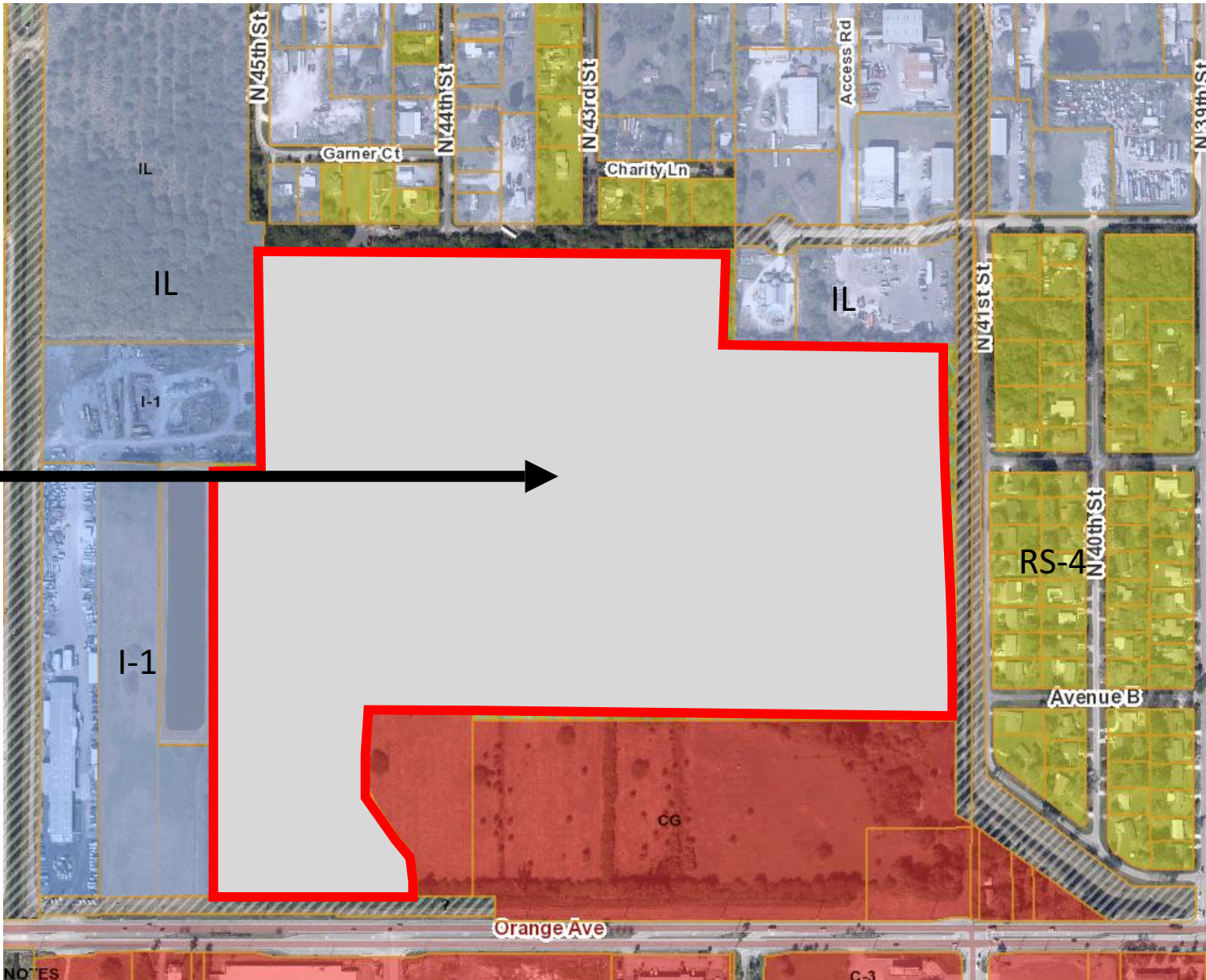
# PROPOSED ZONING - PLANNED DEVELOPMENT (PD)

NORTH: County RS-4 & IL  
SOUTH: City C-1, County CG  
EAST: County RS-4  
WEST: City I-1, County IL

Phase 1 : Millcreek  
Planned Development

439 dwelling units (309  
townhomes and 130 detached  
single-family homes.

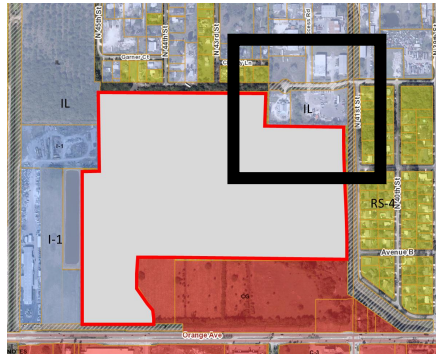
The density is 7.1 du/ac



NOTES

C-3

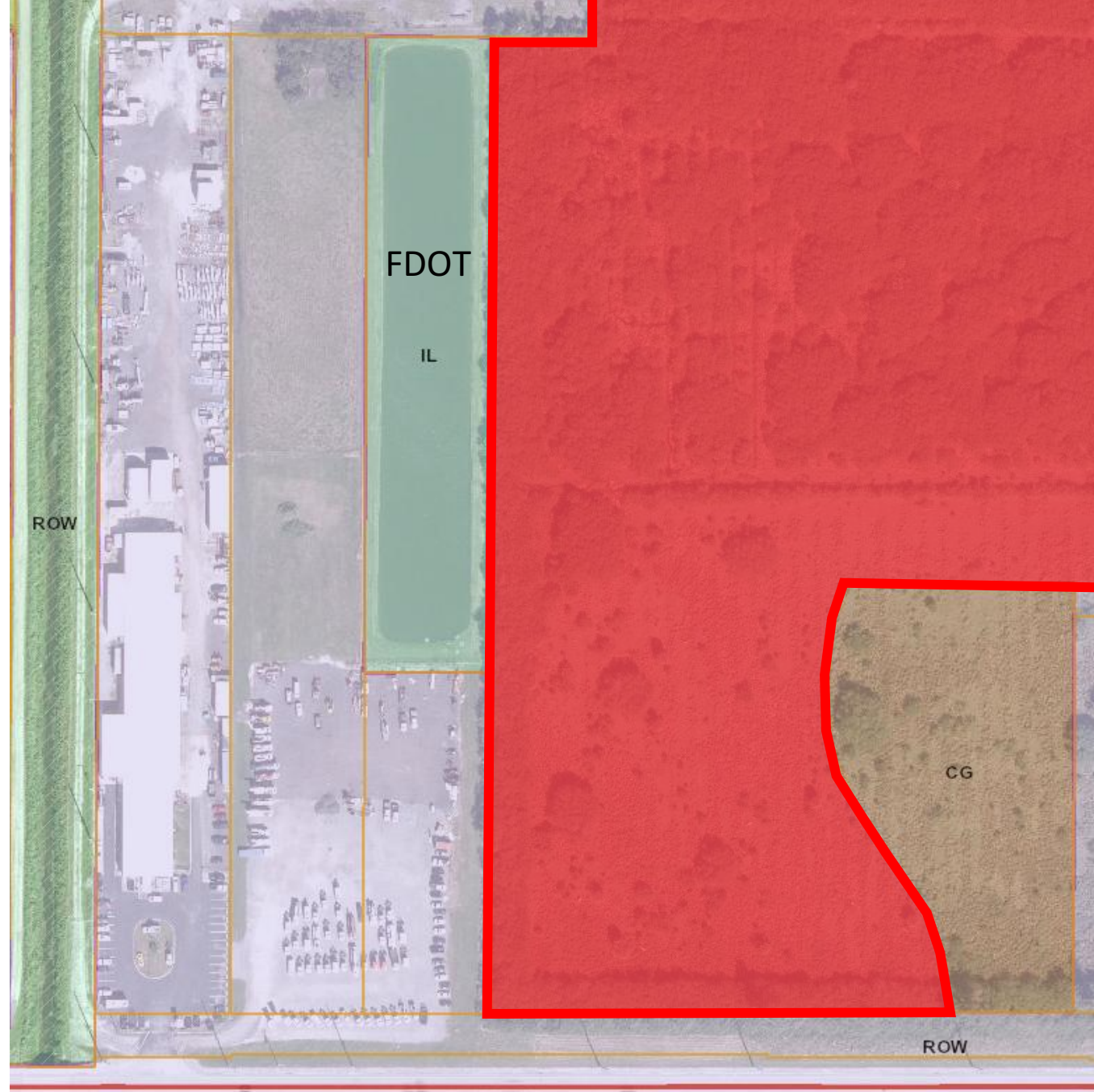
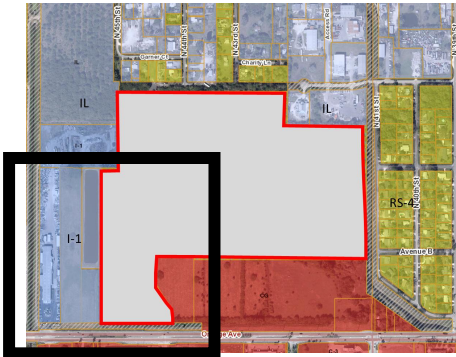




© 2025 Google 4105 Muriah CIR Zoned County IL – Annexed as part of a FPUA agreement – zoning is retained





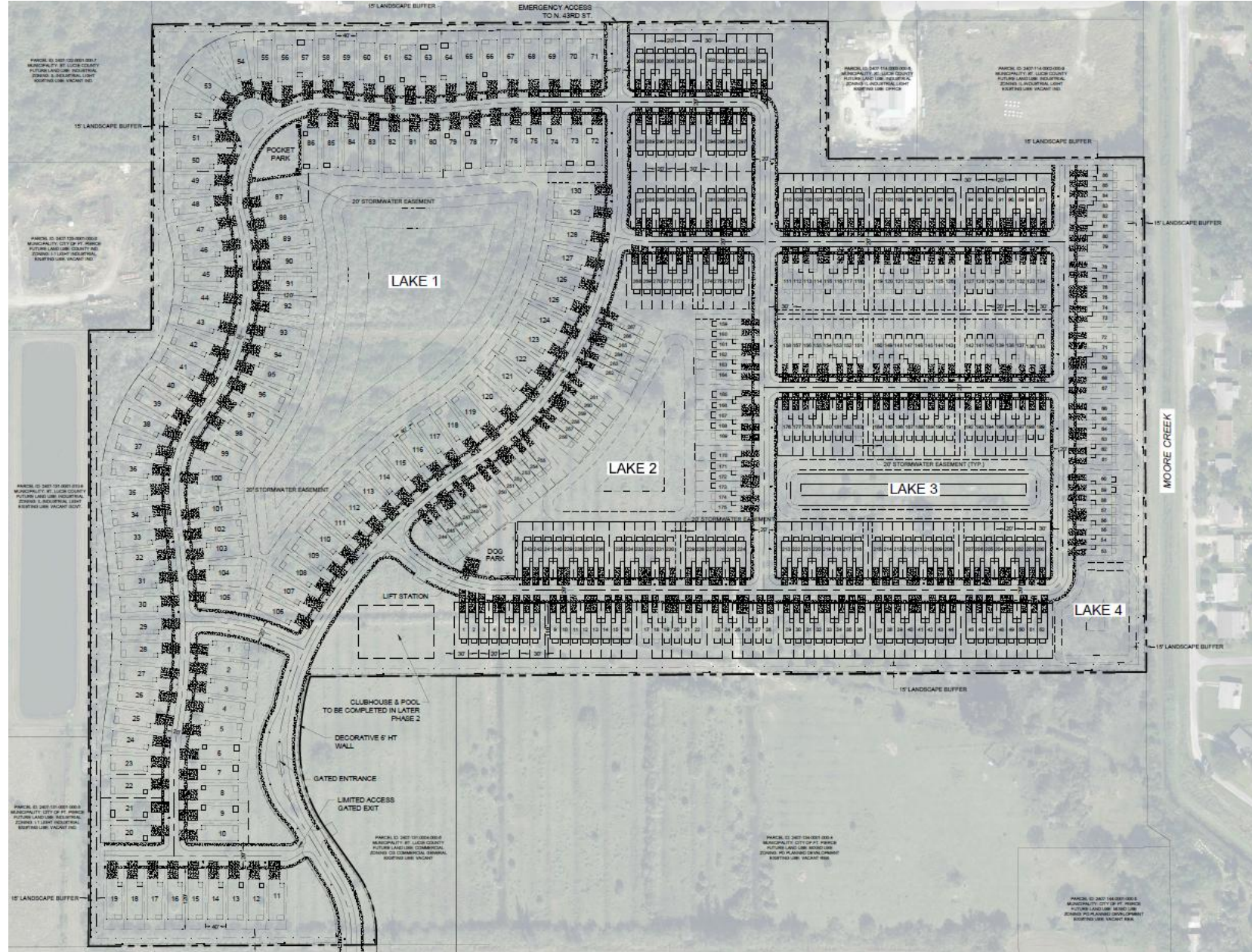


© 2025 Google 4850 Orange Ave Zoned County IL – Annexed as part of a FPUA agreement – zoning is retained





# MILLCREEK PD PHASE 1 – FINAL SITE PLAN



## ROADWAY IMPROVEMENTS:

It is proposed that the applicant make the following intersection improvements at Orange Avenue and Bent Creek Drive:

1. Eastbound: Subject to approval by FDOT at the time of driveway permits, the queue length for the existing eastbound left turn lane will be determined and improved accordingly as required by FDOT.
2. Westbound: Subject to approval by FDOT at the time of driveway permits, a westbound right turn lane will be built according to the requirements of the Florida Design Manual (FDM).
3. Should FDOT require a traffic signal as part of the approvals, then the applicant will construct a traffic signal at the intersection of Orange Avenue and Bent Creek Drive, which will align with the primary access to the PD.





# MILLCREEK PD PHASE 1 – ARCHITECTURALS

## AVONDALE

1,844 sq. ft. | 3 Bed | 2 Bath | 2-Car Garage



# MILLCREEK PD PHASE 1 – ARCHITECTURALS

## STOCKTON

2,036 sq. ft. | 4 Bed | 2.5 Bath | 2-Car Garage



# MILLCREEK PD PHASE 1 – ARCHITECTURALS

## VILANO

2,500 sq. ft. | 4 Bed | 3 Bath | 2-Car Garage



# MILLCREEK PD PHASE 1 – ARCHITECTURALS

## Warbler

1,445 sq. ft. | 3 Bed | 2.5 Bath | 1-Car Garage



## RECOMMENDATION

Staff recommend the Planning Board move the proposed Millcreek PD Final Site Plan to City Commission with a recommendation of APPROVAL subject to the Millcreek Residential Planned Development and Traffic Contribution Agreement, including the special conditions of development and the timetable of development.

The special conditions include (not limited to):

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.



## RECOMMENDATION – (continued)

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 at section 125-212 – Planned Development Zone (PD).

3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.



## ALTERNATIVE RECOMMENDATION

Approve with amended Conditions

Or

Disapprove





# MILLCREEK

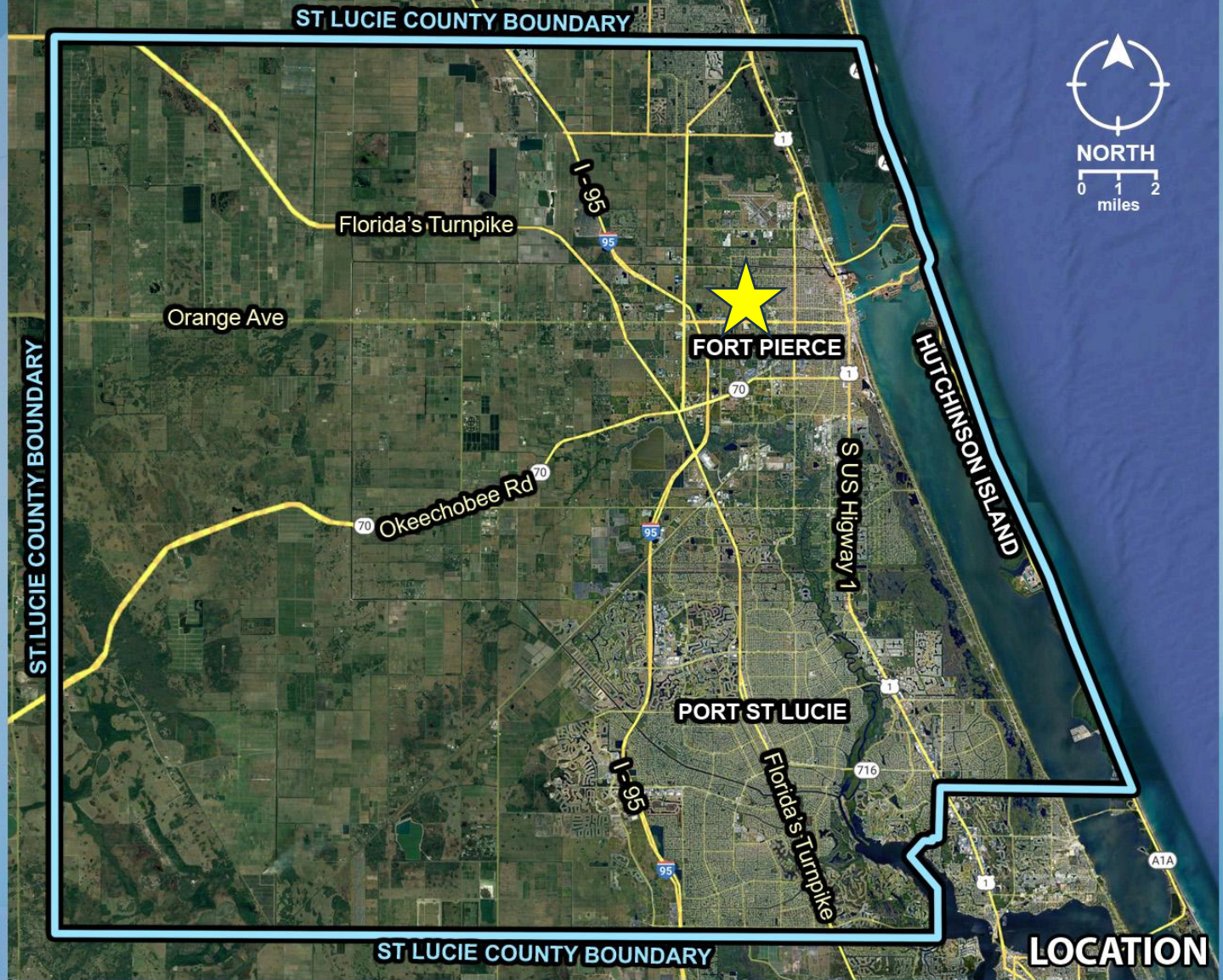
Final PD

---

City of Fort Pierce  
Planning Board Meeting  
Monday, March 10, 2025



MILLCREEK



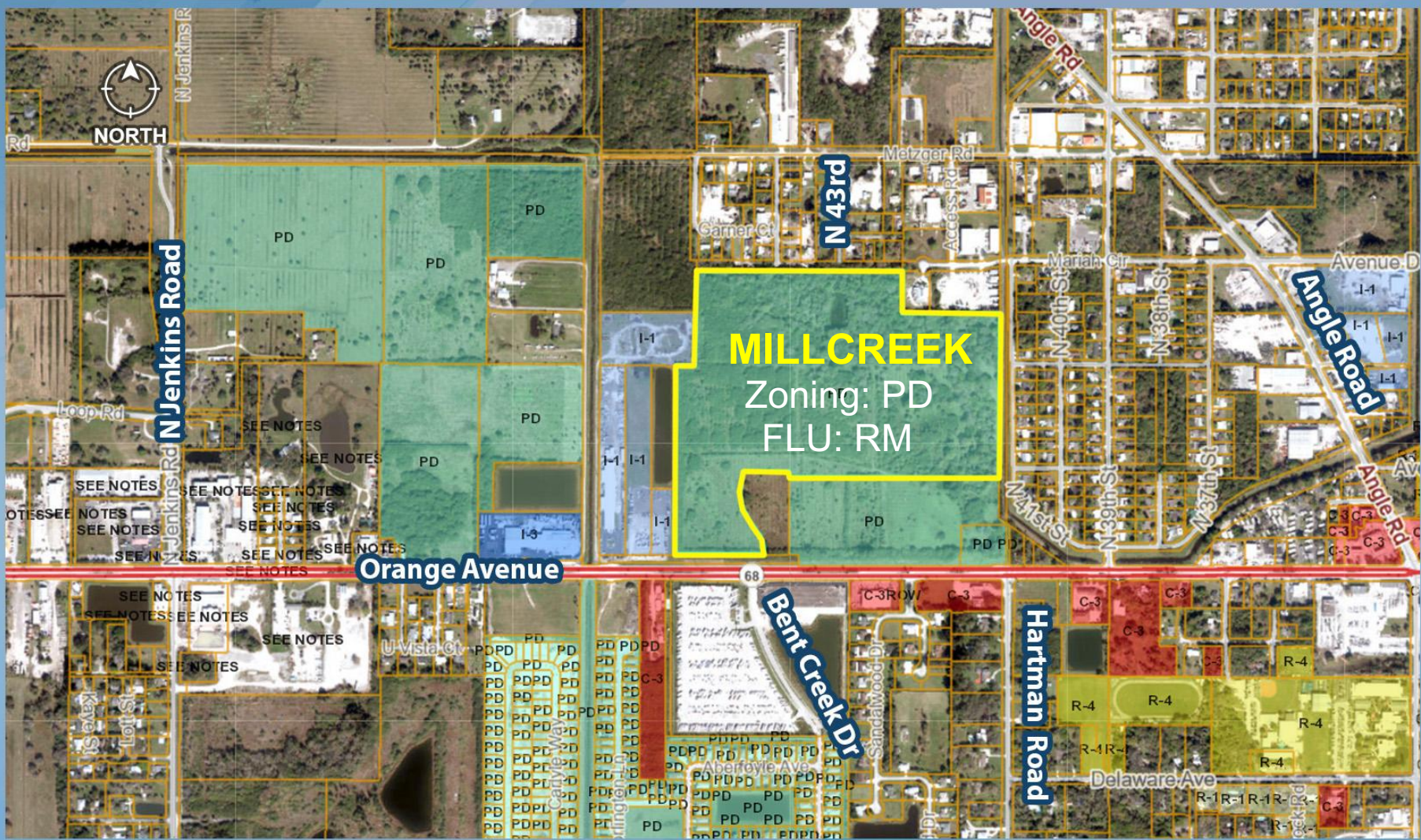
LOCATION



VICINITY

City of  
Fort Pierce

ZONING  
MAP



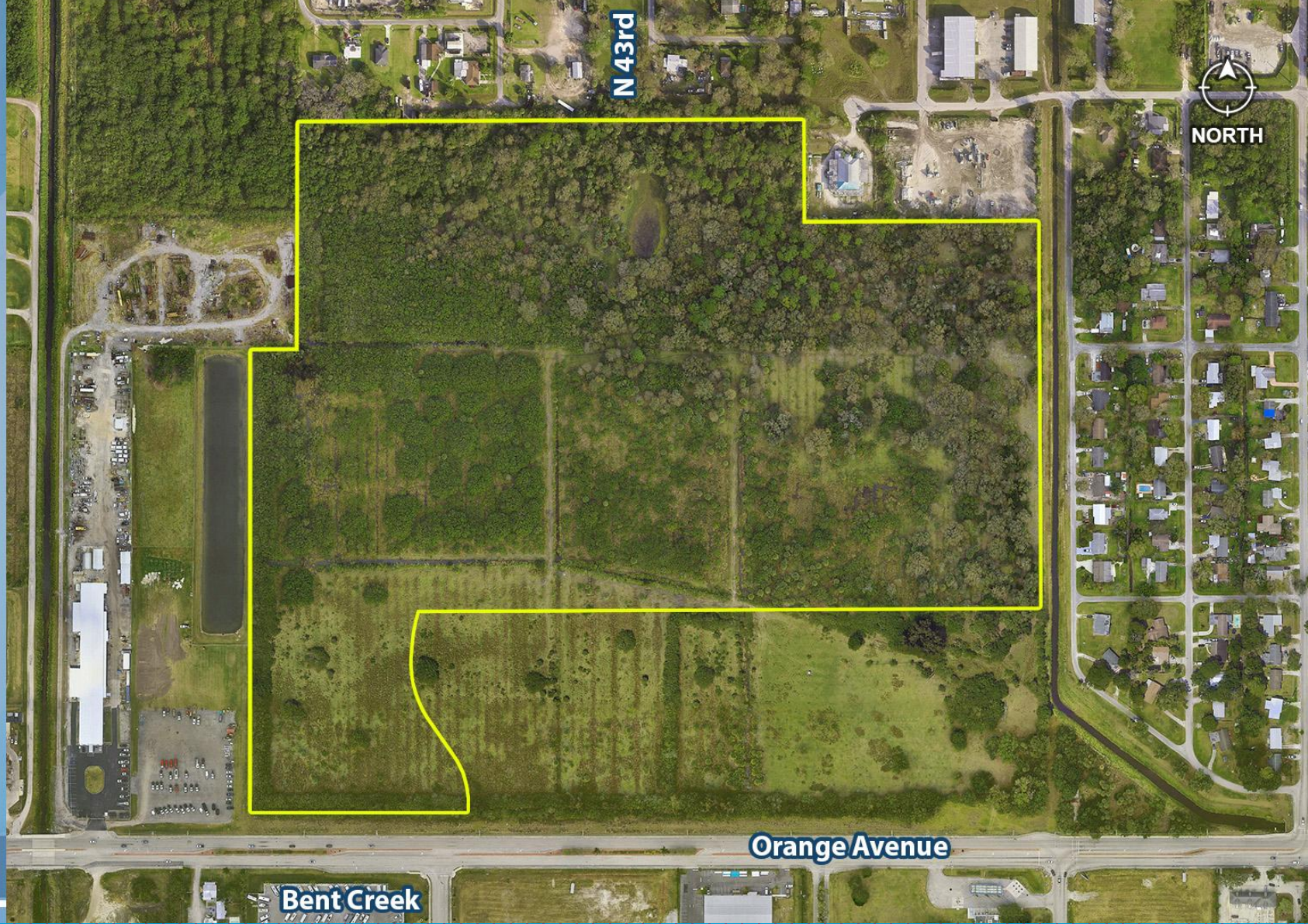
MILLCREEK



## ACREAGE

Acreage: 62.51 ac

# MILLCREEK



N 43rd



NORTH

Orange Avenue

Bent Creek



## STORMWATER AND ACCESS

5.84 ac Stormwater  
Access

MILLCREEK





## STORMWATER AND ACCESS

# MILLCREEK



N 43rd



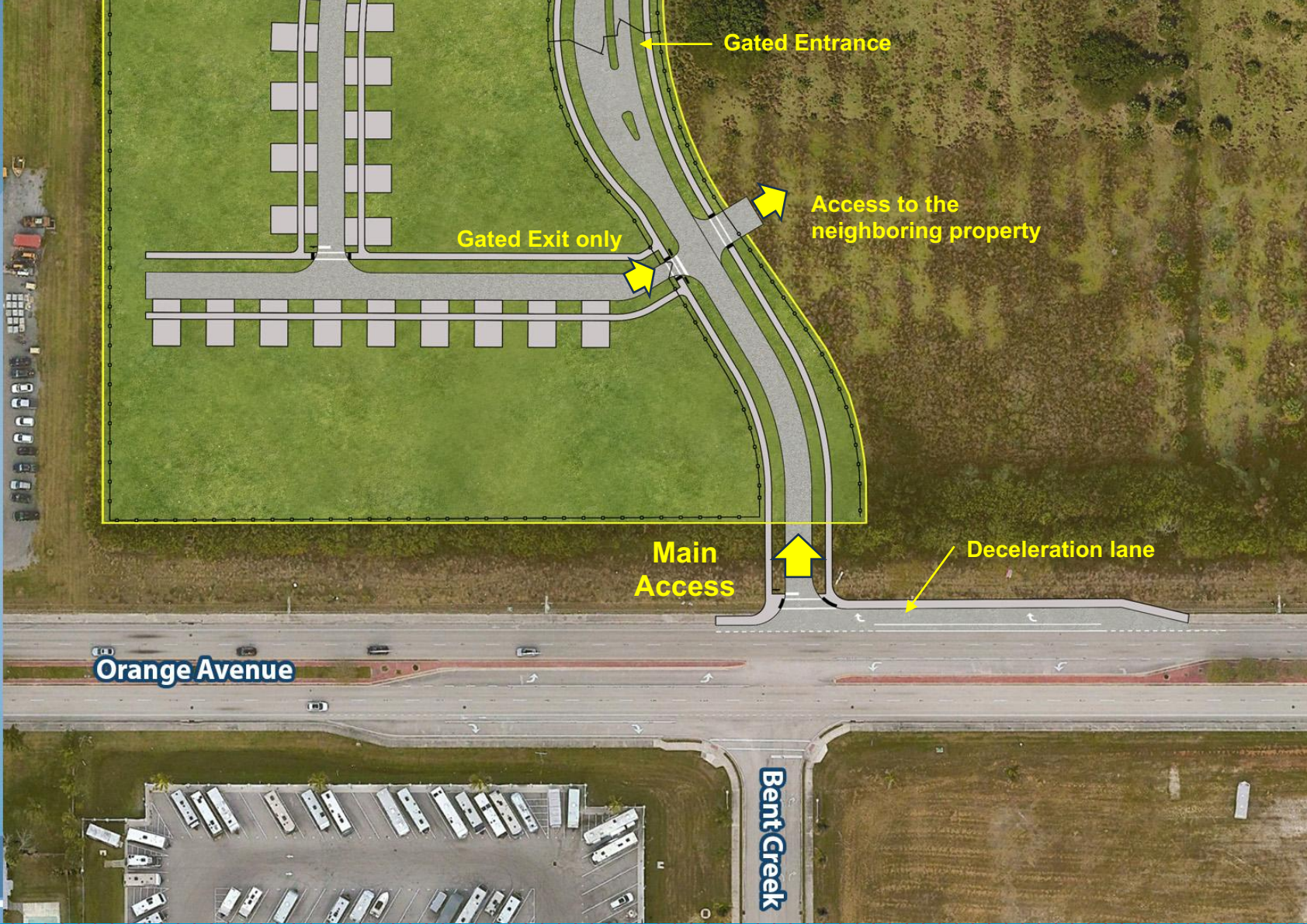
NORTH

Orange Avenue

Bent Creek



## MAIN ACCESS



Gated Entrance

Gated Exit only

Access to the neighboring property

Main Access

Deceleration lane

Orange Avenue

Bent Creek



Zoomed-in area

Orange Avenue

Bent Creek

# MILLCREEK



## SITE PLAN

130 Single Family

MILLCREEK





## SITE PLAN

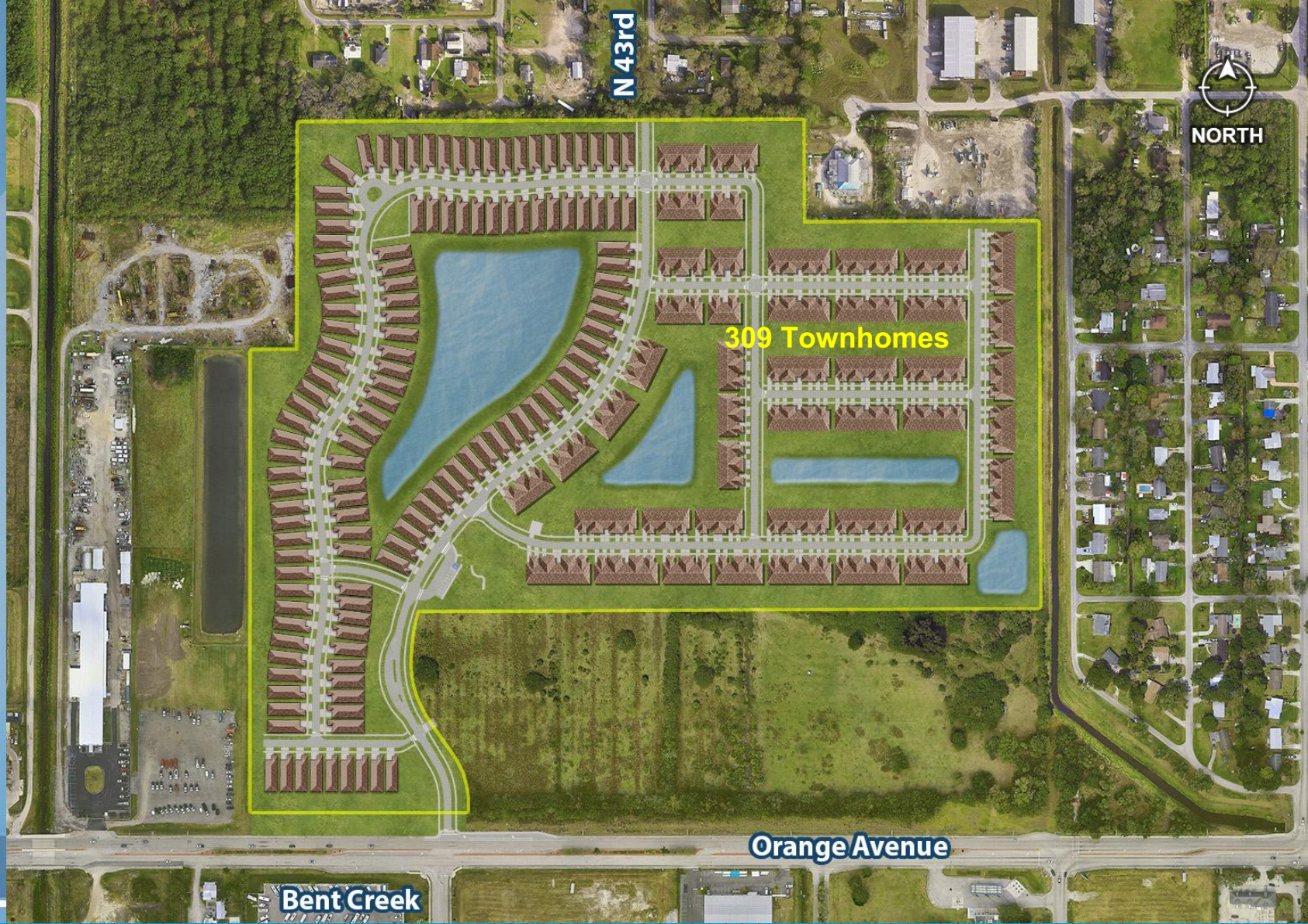
130 Single Family

309 Townhomes

439 Total homes

7 dwelling units/ac

# MILLCREEK

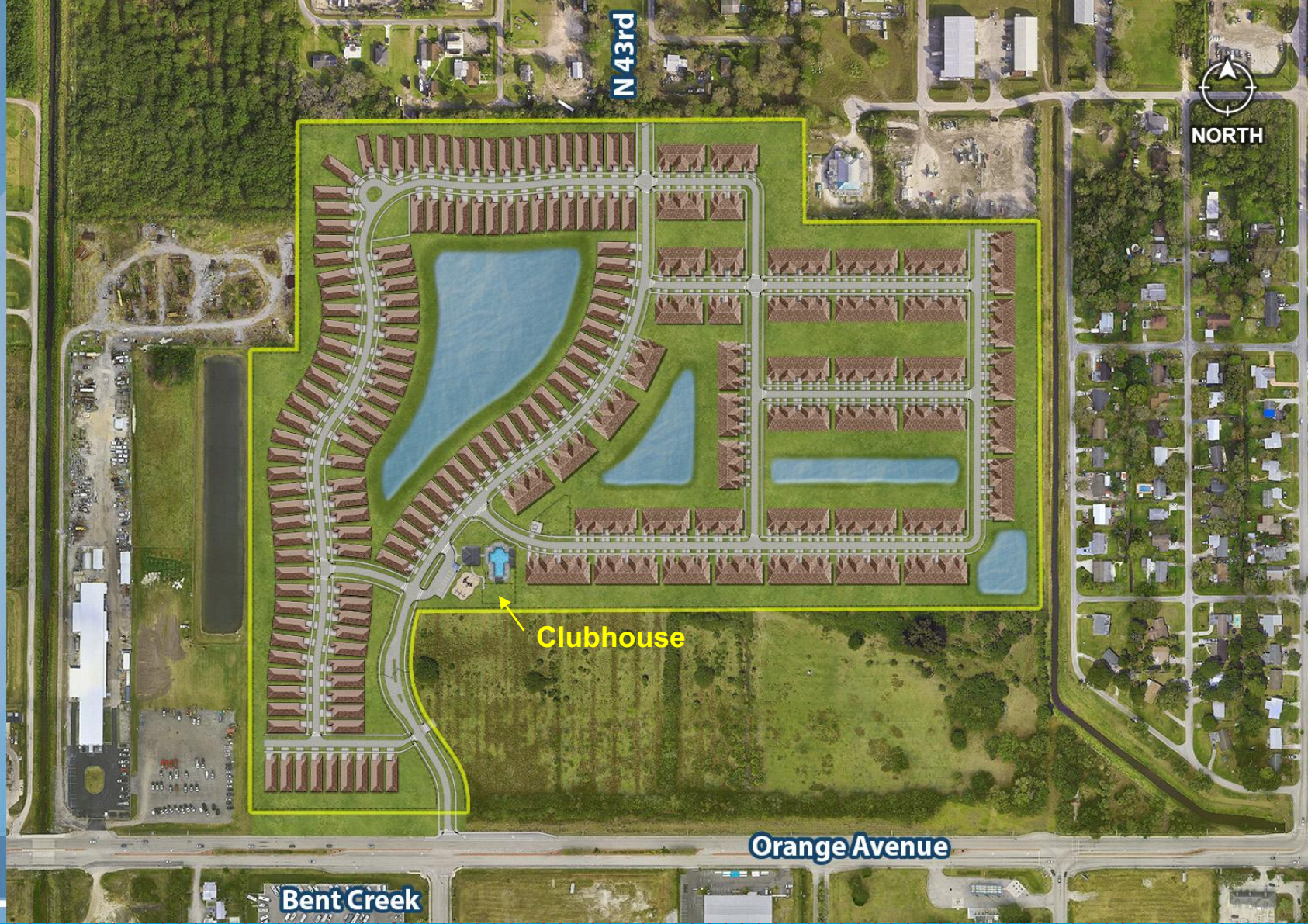




## AMENITIES

- Clubhouse
- Pool Deck
- Pool
- Playground
- Dog Park
- Event Lawn

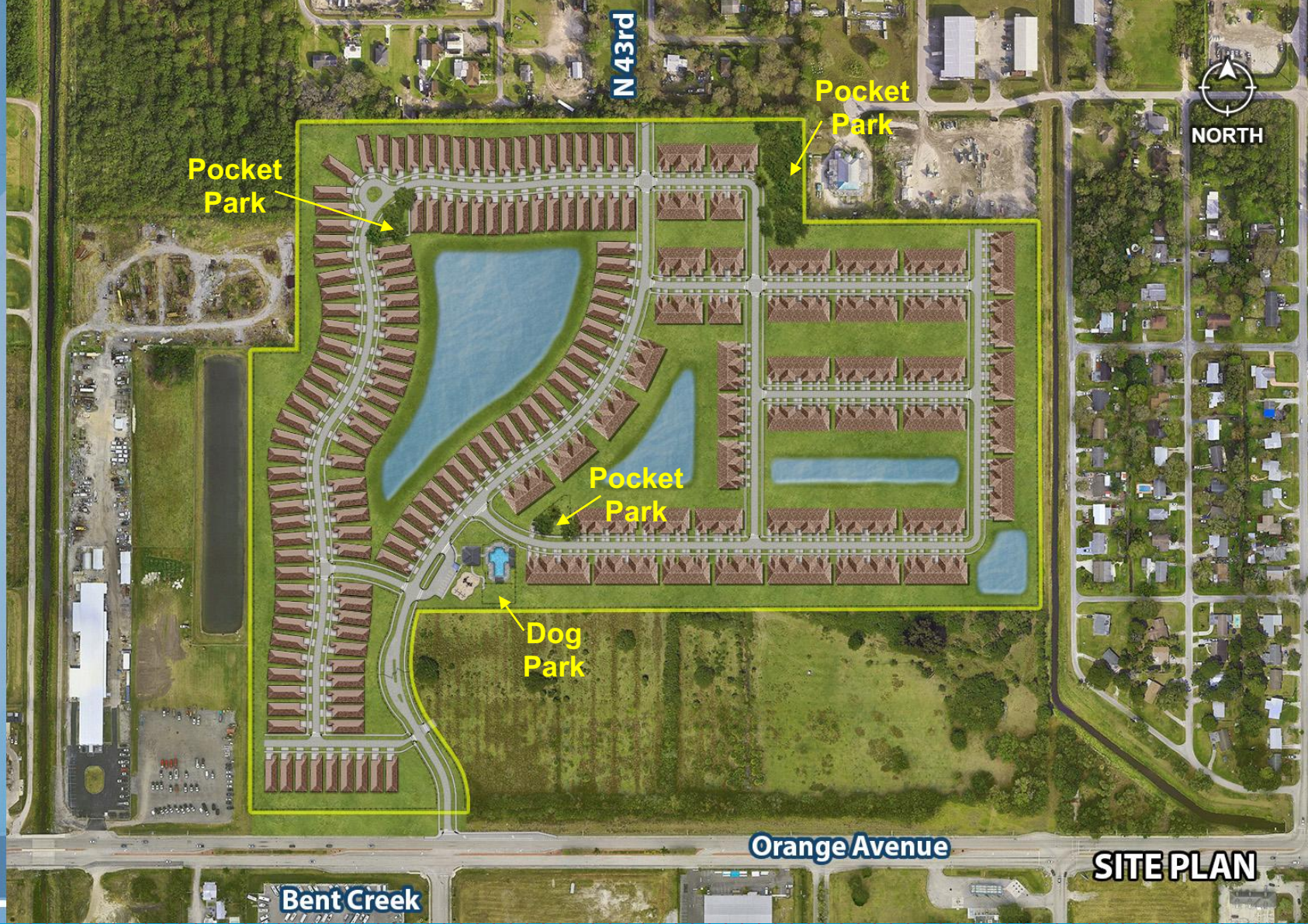
# MILLCREEK







# PARKS



Pocket Park

Pocket Park

Pocket Park

Dog Park

N 43rd

Orange Avenue

Bent Creek

SITE PLAN

# MILLCREEK



# LANDSCAPING

# MILLCREEK



N 43rd



NORTH

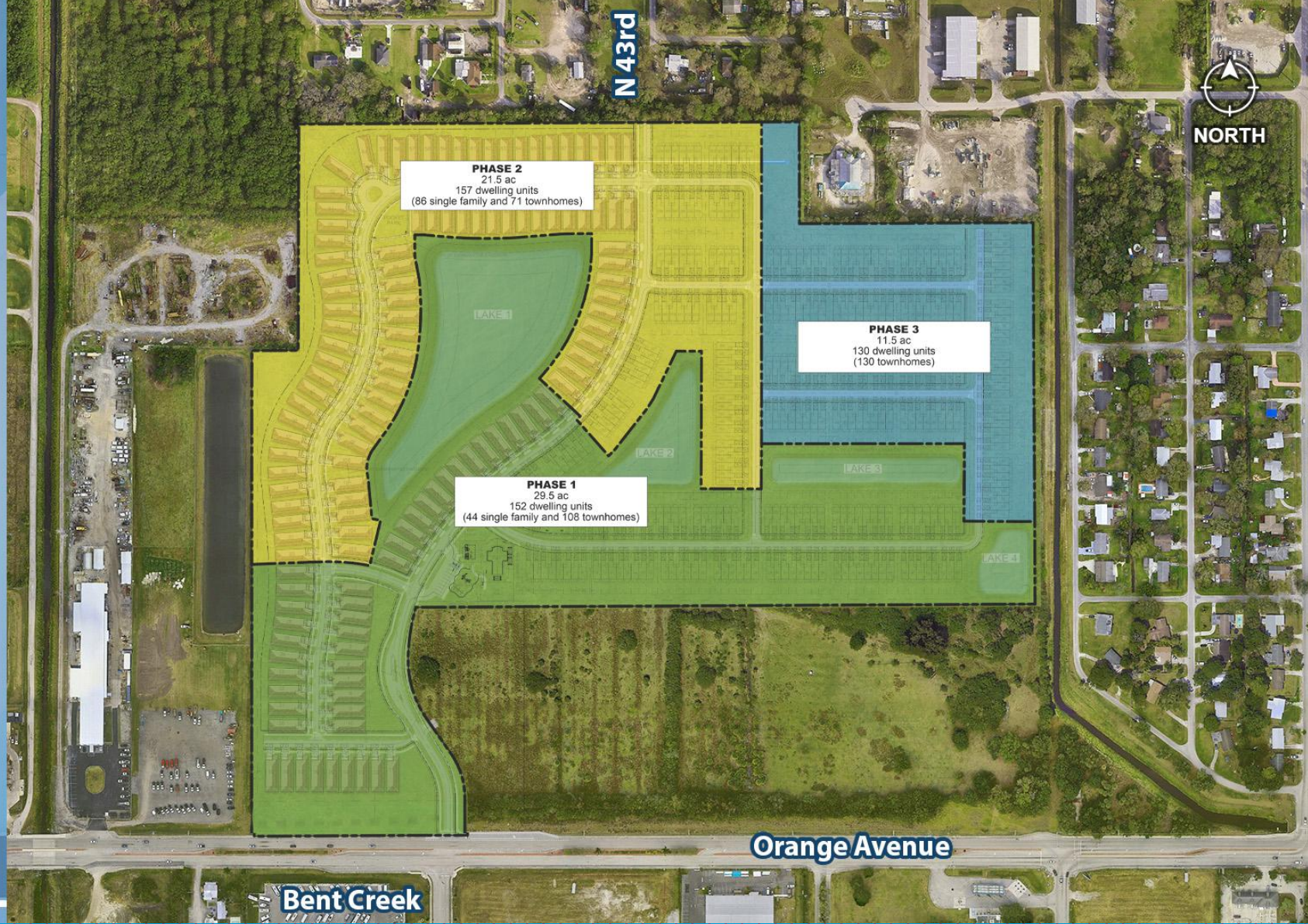
Orange Avenue

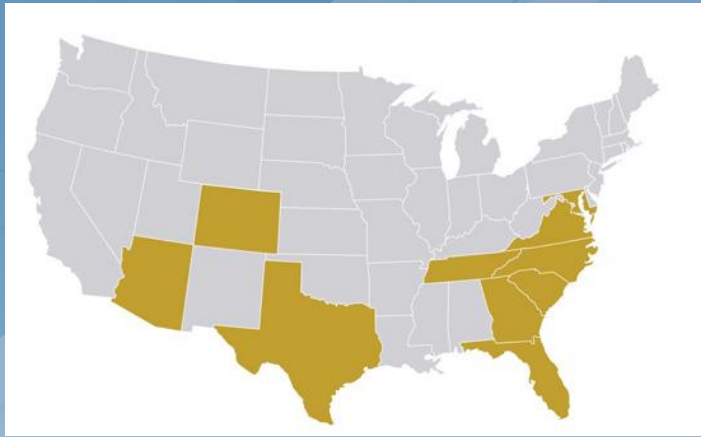
Bent Creek



# PHASING PLAN

# MILLCREEK





10 STATES  
22 MARKETS  
225 COMMUNITIES  
31,000 HOMES  
SENIOR LIVING  
2021 NASDAQ  
2022 PGA TOUR  
2024 BUILDER



FOUNDED IN 2008



DREAM FINDERS HOMES



**Builder**

**2024 Builder 100**

14

Dream Finders Homes (p)

MILLCREEK

**NATIONAL HOME BUILDER**



## AVONDALE

1,864 SQFT  
3 Beds  
2 Full Baths  
2-Car Garage



OPTION 1



OPTION 2



OPTION 3

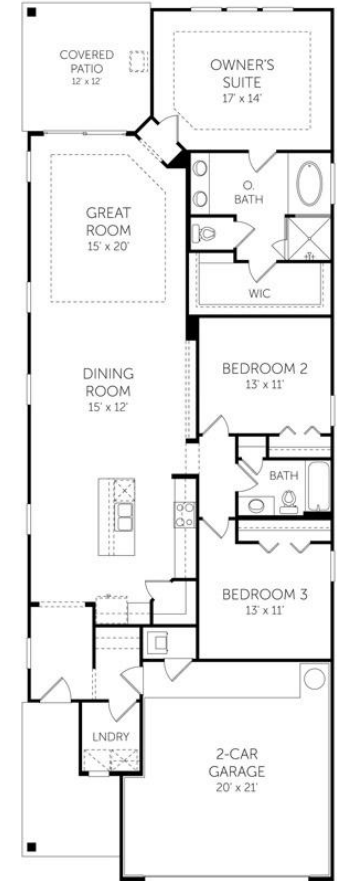


DREAM FINDERS HOMES

### Avondale 1,864 SQFT

First Floor  
3 Beds  
2 Full Baths

No Options Selected



[DREAMFINDERSHOMES.COM](http://DREAMFINDERSHOMES.COM)

Dream Finders Homes reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within the floor plans and elevations do exist. Square footage are approximate and will vary. Options may differ from what is shown per community, please contact a sales consultant for more information. © 2024 Dream Finders Homes CBC125729

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AVONDALE - SINGLE FAMILY



## STOCKTON

2,098 SQFT

3 Beds

2 Full Baths

1 Half Bath

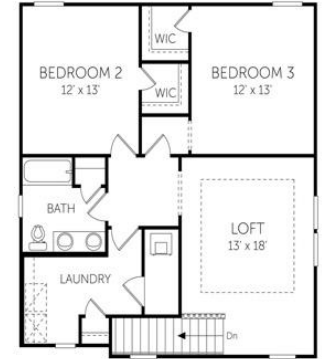
2-Car Garage



 DREAM FINDERS HOMES

**Stockton**  
First Floor  
3 Beds  
2 Full Baths | 1 Half Bath  
2,098 Sq. Ft.

No Options Selected



DREAMFINDERHOMES.COM  
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MILLCREEK

STOCKTON - SINGLE FAMILY



## VILANO

2,500 SQFT

4 Beds

3 Full Baths

2-Car Garage



### Vilano

Second Floor  
4 Beds  
3 Full Baths  
1 Garage  
2,500 Sq. Ft.

No Options Selected



DREAMFINDERHOMES.COM  
Dream Finders Homes reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within the floor plans and elevations do exist. Square footage are approximate and will vary. Options may differ from what is shown per community, please contact a sales consultant for more information. © 2022, Dream Finders Homes, LLC (C022022)



OPTION 1



OPTION 2



OPTION 3

## WARBLER

1,438 SQFT

3 Beds

2 Full Baths

1 Half bath

1-Car Garage

## WARBLER

3 BEDROOM | 2.5 BATH | 1 CAR GARAGE | 1,438 SQ. FT. LIVING AREA



DREAM FINDERS HOMES  
HOMES BUILT TO FIT YOUR LIFESTYLE

DREAMFINDERSHOMES.COM

Dream Finders Homes reserves the right to change floorplans, specifications, materials and pricing without prior notice. Variations within the floorplans and elevations do exist. Square footages are approximate and will vary. ©2019 Dream Finders Homes 7/19



CBC125759

MILLCREEK

WARBLER-TOWNHOMES



THANK YOU  
FOR YOUR  
ATTENTION

QUESTIONS?

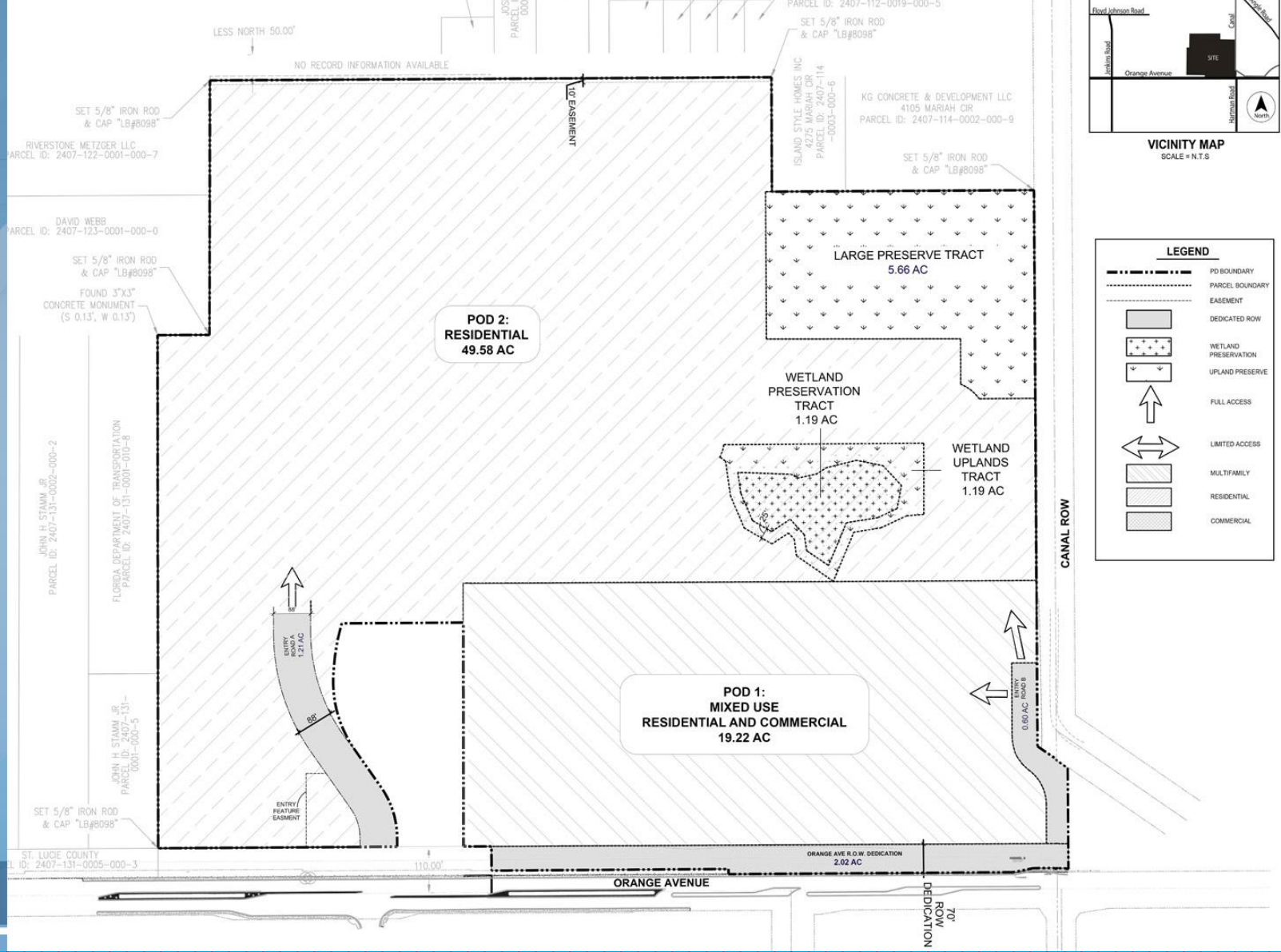
MILLCREEK





# APPROVED PRELIMINARY PLAN

# MILLCREEK





# CITY OF FORT PIERCE

## Planning Board

March 10<sup>th</sup>, 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 15 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



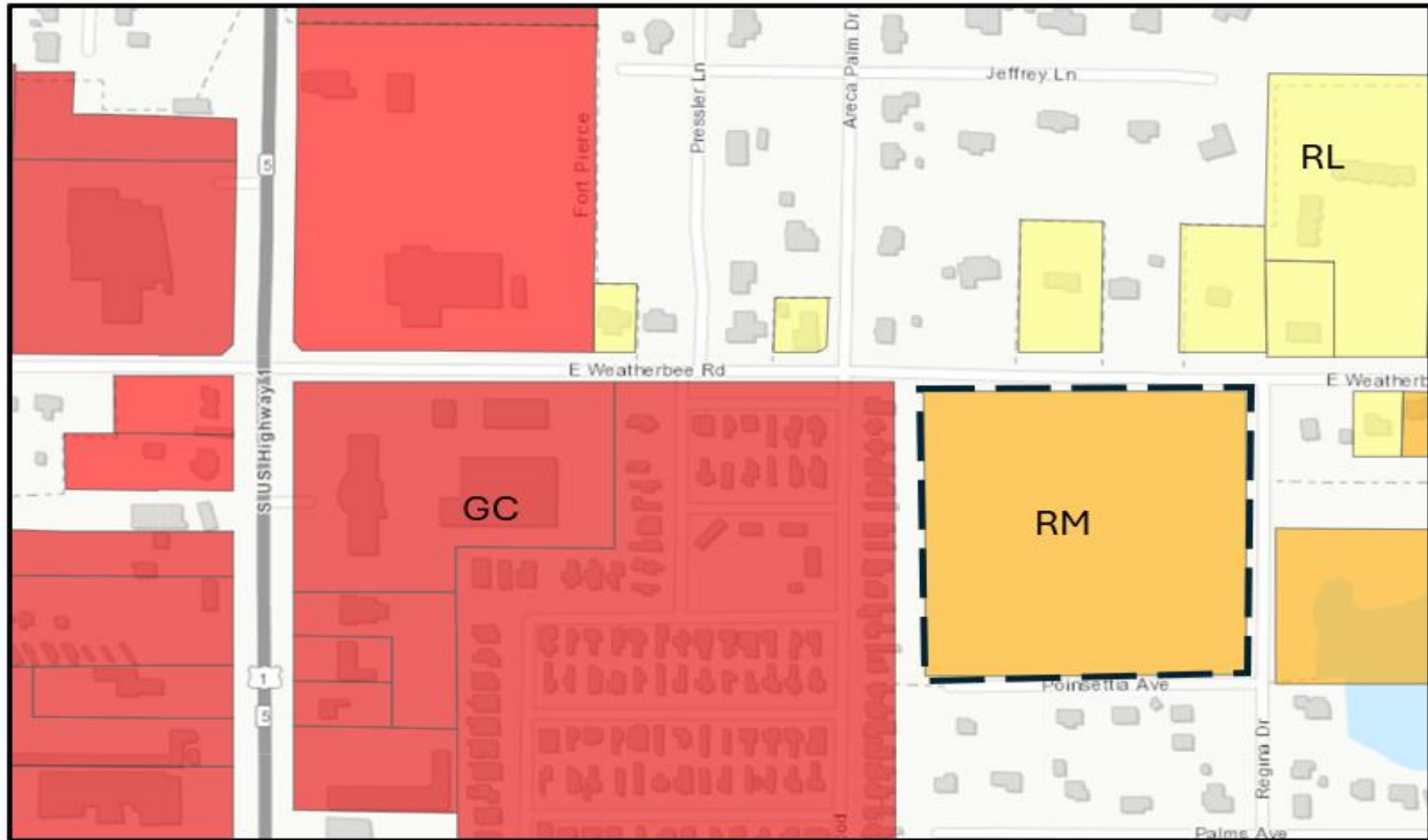
SITE AREA= 9 +/- Acres

4601 Regina Dr. - Treasure Townhomes – Site Plan



# FUTURE LAND USE

FLU: RM (Medium Density Residential)

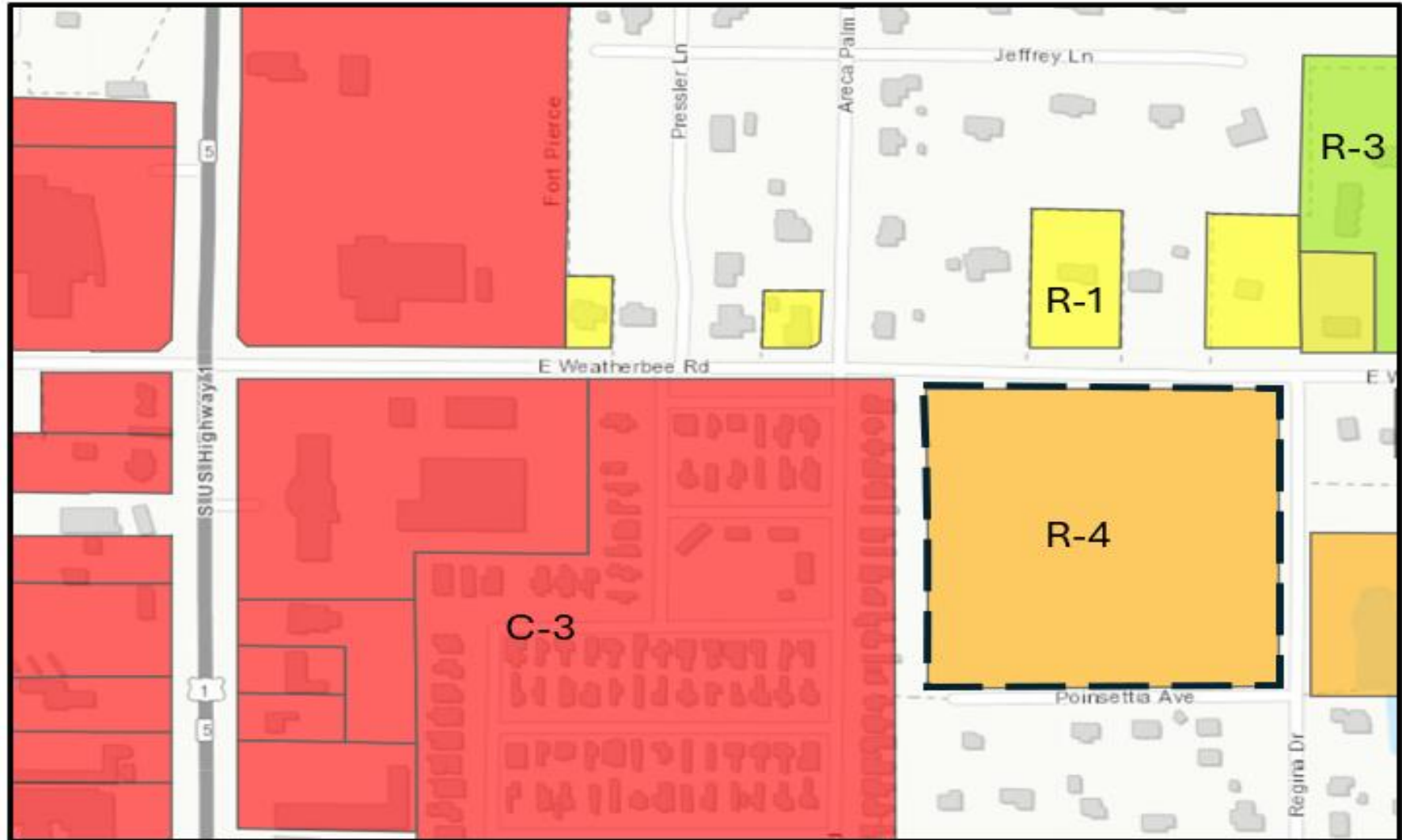


4601 Regina Dr. - Treasure Townhomes – Site Plan

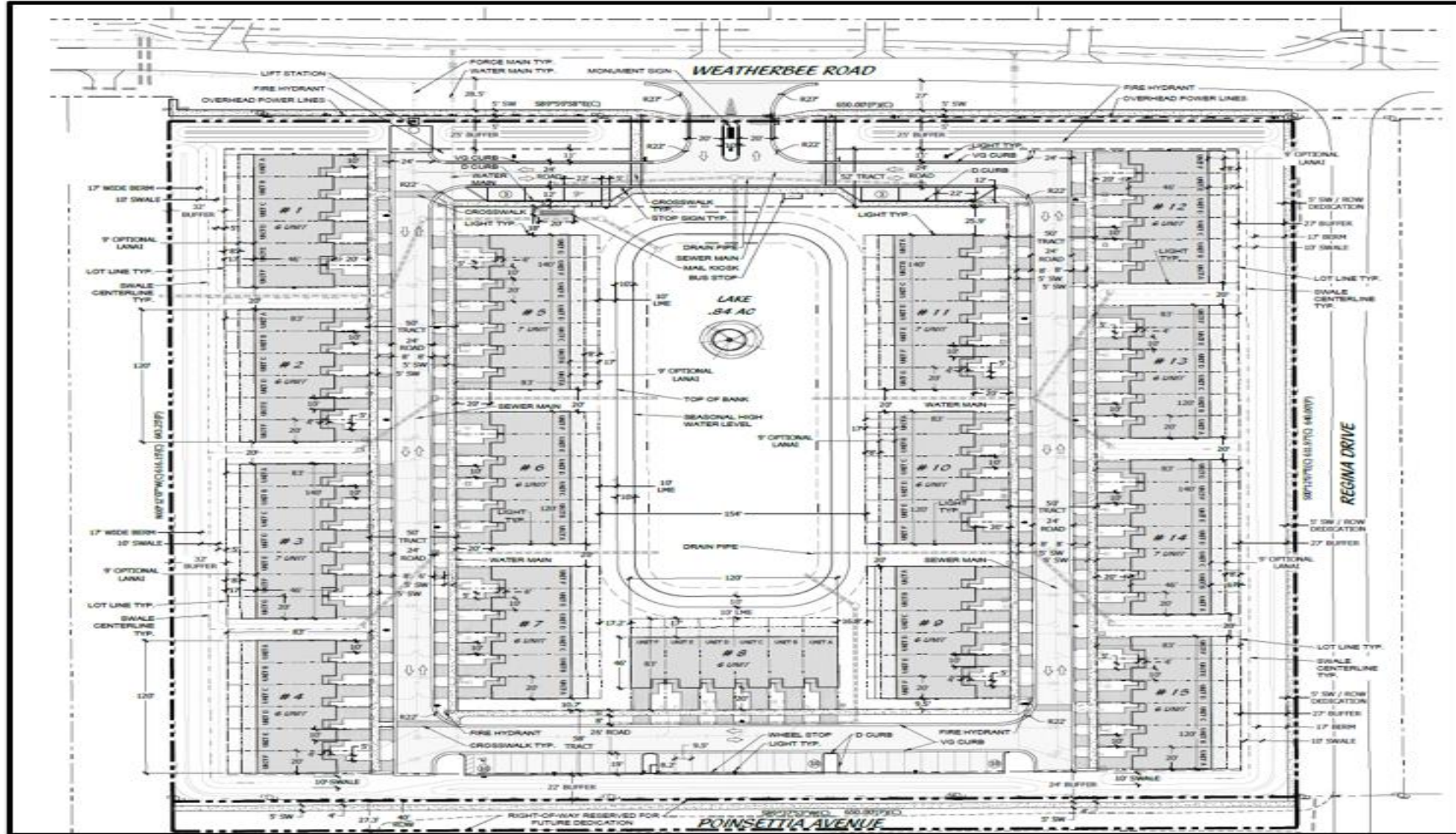


# ZONING

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

	ACRES	SQUARE FEET
TOTAL SITE AREA	9.574	417,043

	ACRES	SQUARE FEET	BUILDINGS
TOTAL BUILDINGS	15		
7 UNIT BUILDINGS	4		
6 UNIT BUILDINGS	11		
TOTAL PROPOSED UNITS	94		UNITS

DENSITY 9.82 UNITS/ACRE

MEDIAN ROOF HEIGHT 23'

### PARKING CALCULATIONS

	ACRES	SQUARE FEET	SPACES
REQUIRED PARKING	188		SPACES
*1.5 SPACES PER UNIT			

### PROVIDED PARKING

	ACRES	SQUARE FEET	SPACES
OFF-STREET STANDARD PARKING	34		SPACES
OFF-STREET HANDICAPPED PARKING	2		SPACES
DRIVEWAY PARKING	94		SPACES
GARAGE PARKING	94		SPACES
<b>TOTAL</b>	<b>224</b>		<b>SPACES</b>

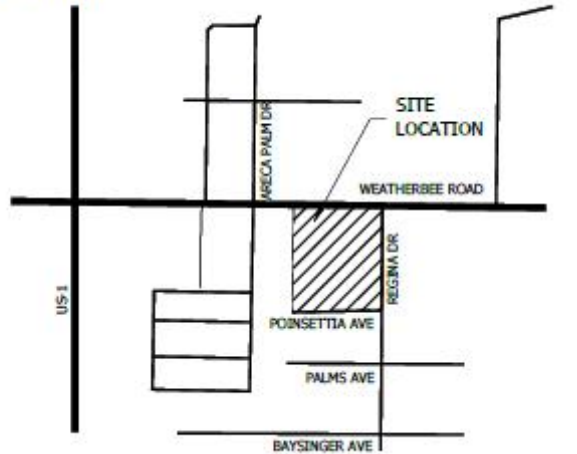
### PERVIOUS/IMPERVIOUS CALCULATIONS

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%
<b>SUB-TOTAL</b>	<b>4.04</b>	<b>175,866</b>	<b>42.2%</b>

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%
<b>SUB-TOTAL</b>	<b>5.54</b>	<b>241,177</b>	<b>57.8%</b>

TOTAL	ACRES	SQUARE FEET	PERCENT
TOTAL	9.574	417,043	100.0%

## KEY MAP

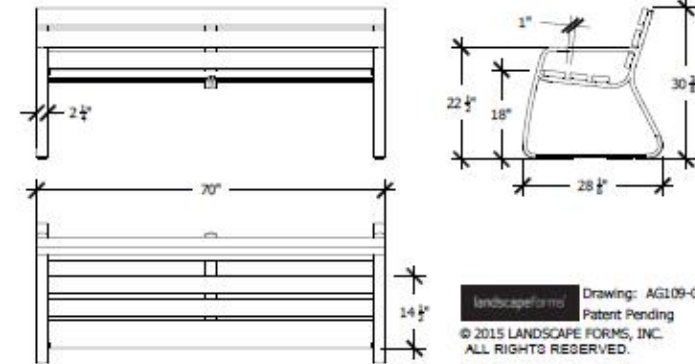


## BENCH DETAIL

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

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

M/S



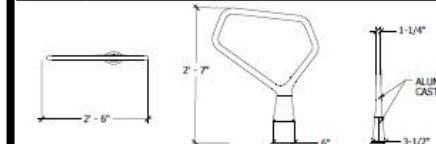
landscapeforms Drawing: AG109-01  
Patent Pending  
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ALL RIGHTS RESERVED.

## BIKE RACK DETAIL

FGP BIKE RACK  
Product Drawing

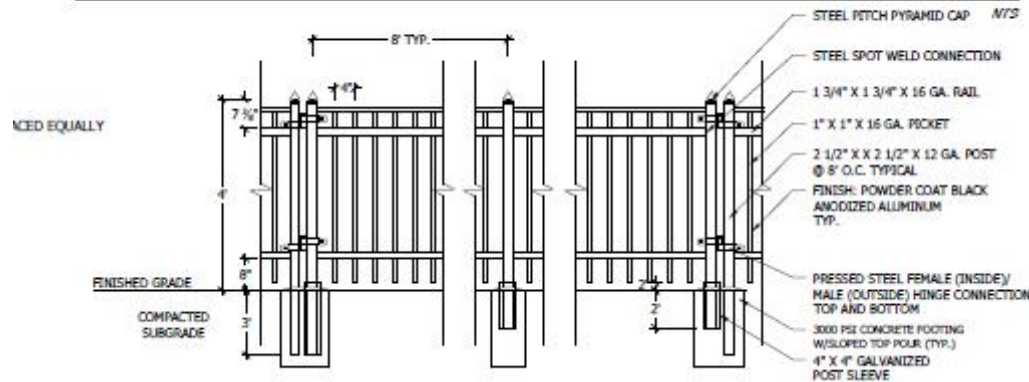
M/S

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



TYPE: LANDSCAPE FORMS FPG BIKE RACK  
COLOR: DARK GREY/SILVER  
FINISH: POWDER COAT  
landscapeforms  
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ALL RIGHTS RESERVED.

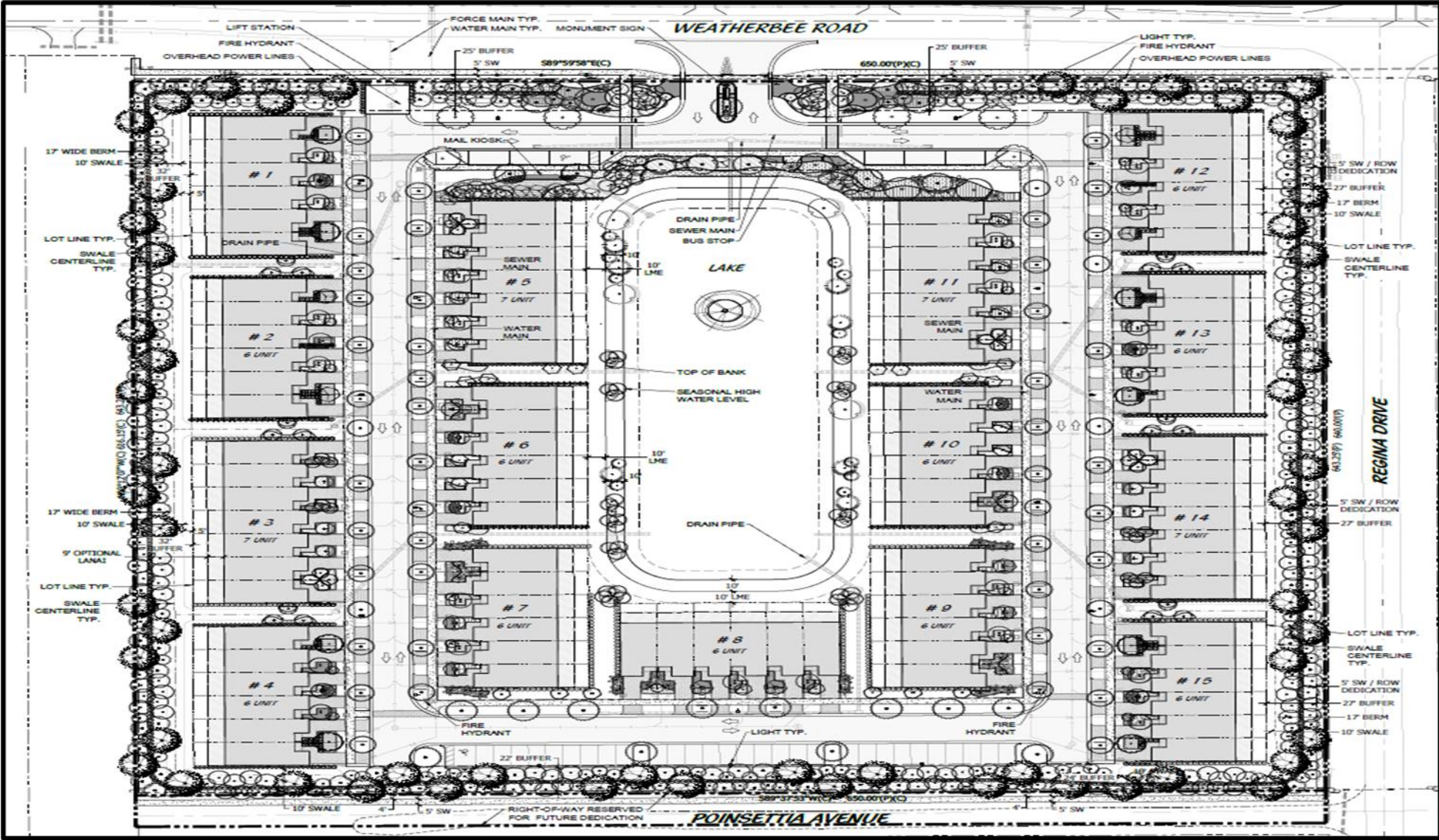
## DECORATIVE FENCE DETAIL



4601 Regina Dr. - Treasure Townhomes - Site Plan



# LANDSCAPE PLAN



4601 Regina Dr. – Treasure Townhomes – Site Plan



# LANDSCAPE PLAN details

## LANDSCAPE DATA

### VUA REQUIREMENTS:

1 SF OF INTERIOR LANDSCAPE / 15 SF OF VUA

REQUIRED: 3700 SF (55499/15)  
PROVIDED: >3700 SF

1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA

REQUIRED: 37 TREES (3700/100)  
PROVIDED: 61 TREES

- 30 LIVE OAKS UPSIZED TO 3" DBH (COUNTING TOWARDS TREE MITIGATION)
- 8 JAPANESE BLUEBERRIES
- 15 SABAL PALM CLUSTERS (3 PER CLUSTER OR TOTAL 45)
- 4 GREEN BUTTONWOODS
- 4 LIGUSTRUMS

### BUFFER REQUIREMENTS:

10' WIDE LANDSCAPE STRIP AROUND PERIMETER  
1 TREE / 300 SF OF REQUIRED LANDSCAPE

REQUIRED: 23,760 / 300 = 79  
PROVIDED: 80 TREES + 363 MITIGATION TREES

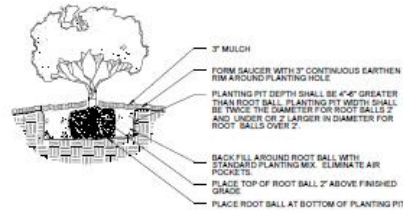
- 57 LIVE OAKS UPSIZED TO 5" DBH (COUNTING TOWARDS TREE MITIGATION)
- 12 ROYAL PALMS
- 3 VERAWOOD TREES
- 8 SILVER BUTTONWOODS
- 85 CABBAGE PALMS (FOR MITIGATION\*)
- 88 SLASH PINES AT 4" DBH (FOR MITIGATION\*)
- 190 SLASH PINES AT 1.5" DBH (FOR MITIGATION\*)

3' CONTINUOUS SCREEN  
PROVIDED: 3' CONTINUOUS COCOPLUM HEDGE

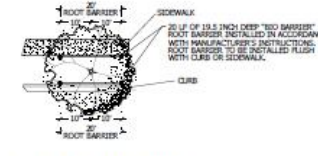
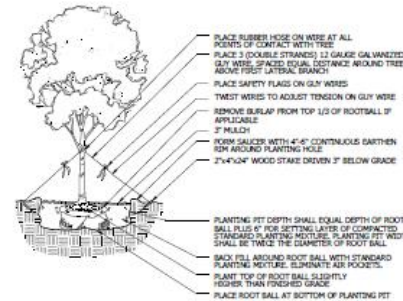
## LEGEND

HC	HANDICAP		HC SIGN			PARKING LIGHT
LB	LANDSCAPE BUFFER		STOP SIGN			BUILDING/ACCIDENT LIGHT
SB	SETBACK		DO NOT ENTER			
SW	SIDEWALK		PEDESTRIAN CROSSING			
TYP	TYPICAL					

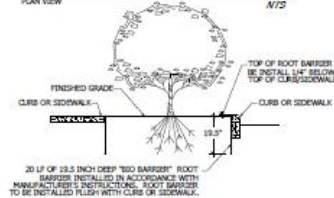
## PLANTING DETAILS



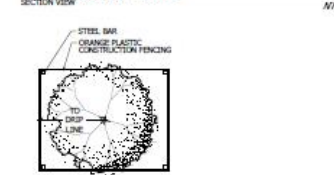
### SHRUB/GROUNDCOVER PLANTING DETAIL



### ROOT BARRIER DETAIL

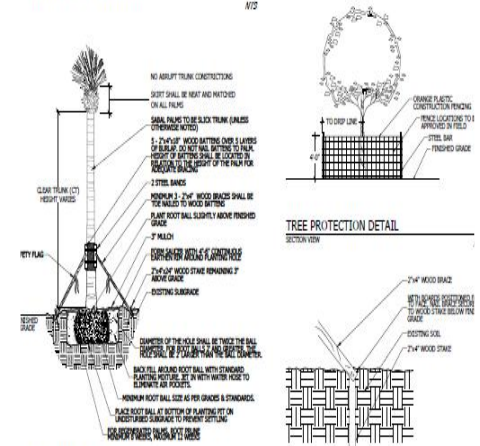


### ROOT BARRIER DETAIL

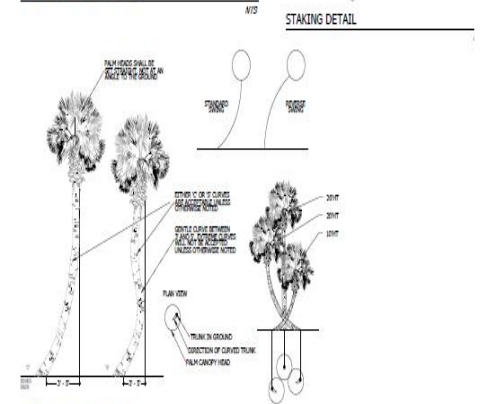


### TREE PROTECTION DETAIL

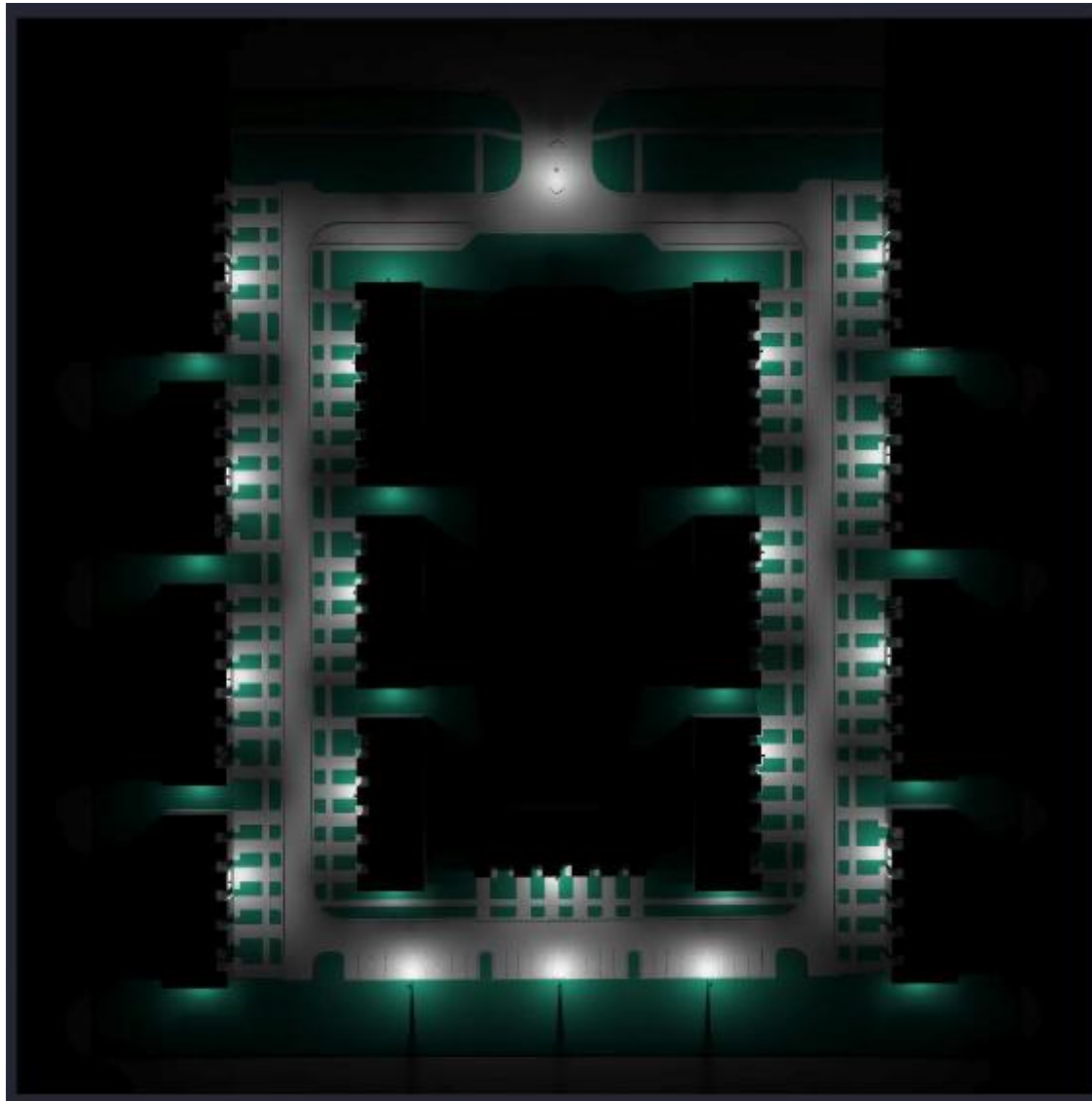
### LARGE TREE PLANTING DETAIL



### SABAL PALM PLANTING DETAIL



# LIGHTING PLAN



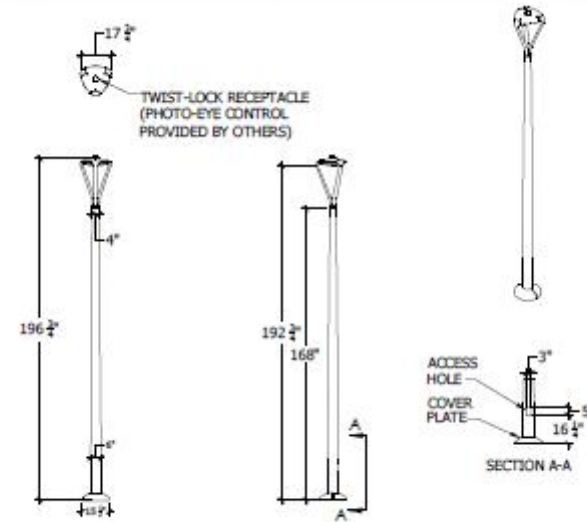
## LIGHTING DETAIL

M7:

### FGP LIGHT

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

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



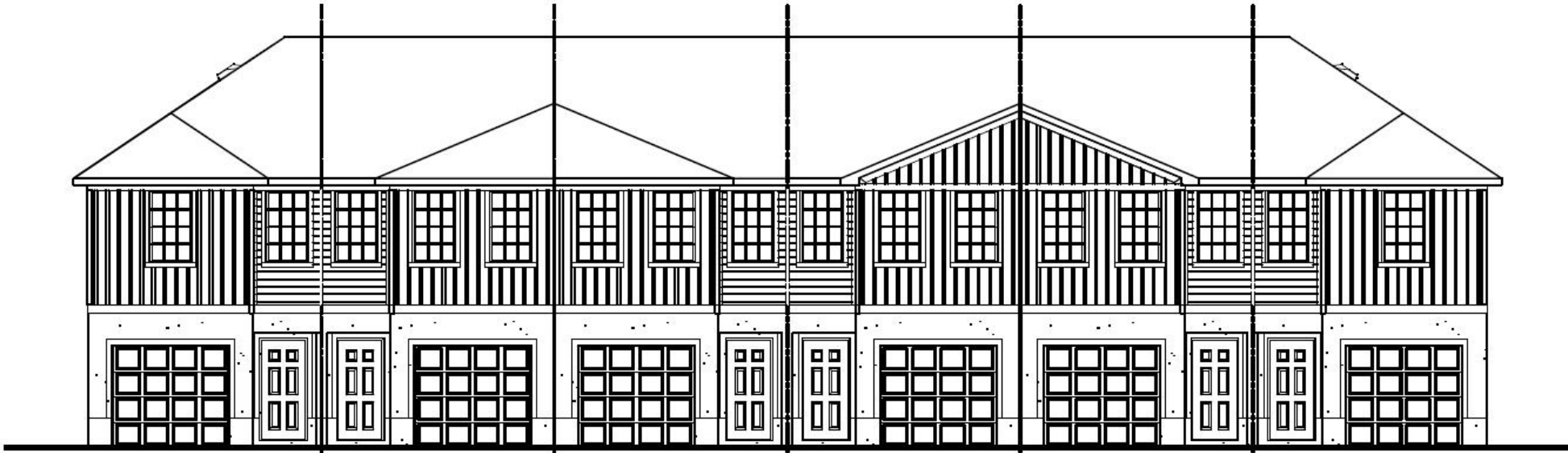
### FIXTURE SCHEDULE

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

4601 Regina Dr. - Treasure Townhomes – Site Plan (Development Review)



# ELEVATION 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)

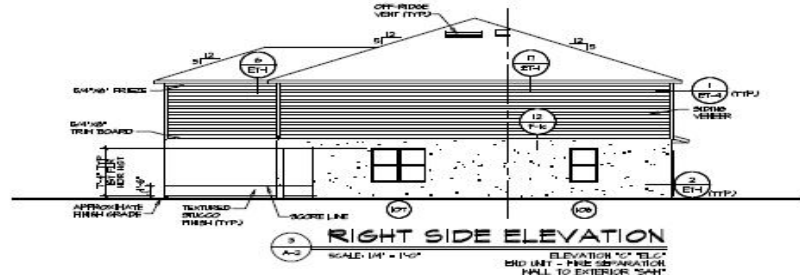
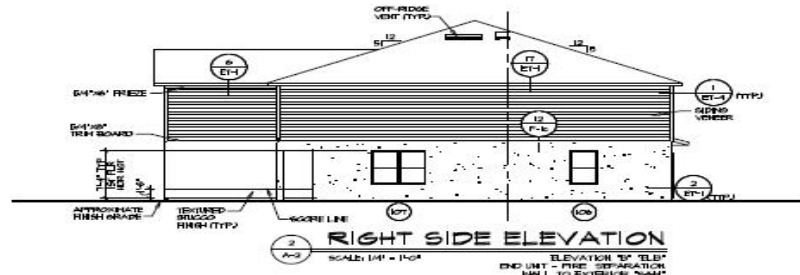
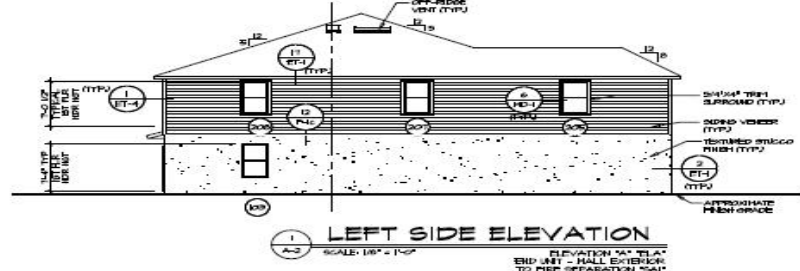
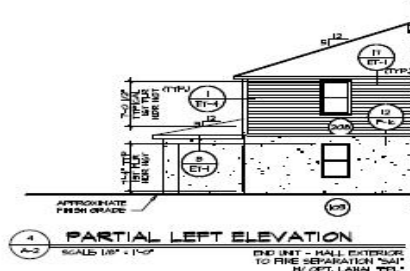
6  
B-2

## 6 - UNIT BUILDING

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



# ELEVATION DETAILS cont'd



























# ELEVATION RENDERINGS cont'd



4601 Regina Dr. - Treasure Townhomes – Site Plan





















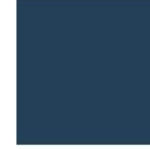













# COLOR BOARD

Ryan (FL) Lake Core & Simply Ryan/Lifestyle Single Family Attached (SFA) Exterior Color Schemes								
Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
<b>Lake TH 01</b>	Tradewind (SW6218)	Nebulous White (SW7063)	Extra White (SW7006)	Dovetail (SW7018)	Dovetail (SW7018)	Carolina Ledge Stone	Quail Gray Weather Ledge	Rustic Black
ETF2001								
<b>Lake TH 02</b>	Meditative (SW6227)	Meditative (SW6227)	Extra White (SW7006)	Extra White (SW7006)	Convival Yellow (SW6393)	Carolina Ledge Stone	Quail Gray Weather Ledge	Rustic Black
ETF2002								
<b>Lake TH 03</b>	Uncertain Gray (SW6234)	Misty (SW6232)	Extra White (SW7006)	Marea Baja (SW9185)	Marea Baja (SW9185)	Carolina Ledge Stone	Quail Gray Weather Ledge	Rustic Black
ETF2003								



# COLOR BOARD cont'd

<b>Lake TH 04</b>	Light French Gray (SW0055)	Light French Gray (SW0055)	Extra White (SW7006)	Westchester Gray (SW2849)	Meditative (SW6227)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2004								
<b>Lake TH 05</b>	Rare Gray (SW6199_)	Aloof Gray (SW6197)	Extra White (SW7006)	Mount Etna (SW7625)	Mount Etna (SW7625)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2005								
<b>Lake TH 06</b>	Oyster Bay (SW6206)	Oyster Bay (SW6206)	Extra White (SW7006)	Salty Dog (SW9177)	Salty Dog (SW9177)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2006								
<b>Lake TH 07</b>	Dorian Gray (SW7017)	Repose Gray (SW7015)	Extra White (SW7006)	Extra White (SW7006)	Tradewind (SW6218)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2007								



## 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. An updated Environmental Assessment shall be required
3. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site
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.





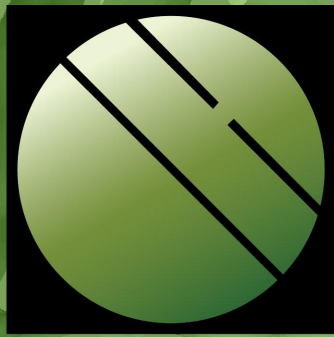
# CITY OF FORT PIERCE

## Planning Board

March 10<sup>th</sup>, 2025

Treasure Townhomes- Site Plan

4601 Regina Dr.



# Cotleur & Hearing

**Treasure Townhomes  
Treasure Townhomes LLC  
Project #PZSITE2024-00001**

Planning and Zoning Commission – March 10th, 2025  
Fort Pierce, Florida

**Applicant – Treasure Townhomes, LLC**  
Martin Ugarte  
Santiago Silva



**Landscape Architects and Planners – Cotleur & Hearing**  
- George Missimer, AICP  
- Leah Heinzelmann, PLA  
- Anna Erickson, PLA



**Civil Engineer – MBV Engineering, Inc.**  
- Aaron Stanton, P.E.



**Traffic Engineer- O'Rourke Engineering & Planning**  
- Susan E. O'Rourke, P.E.

# Treasure Townhomes

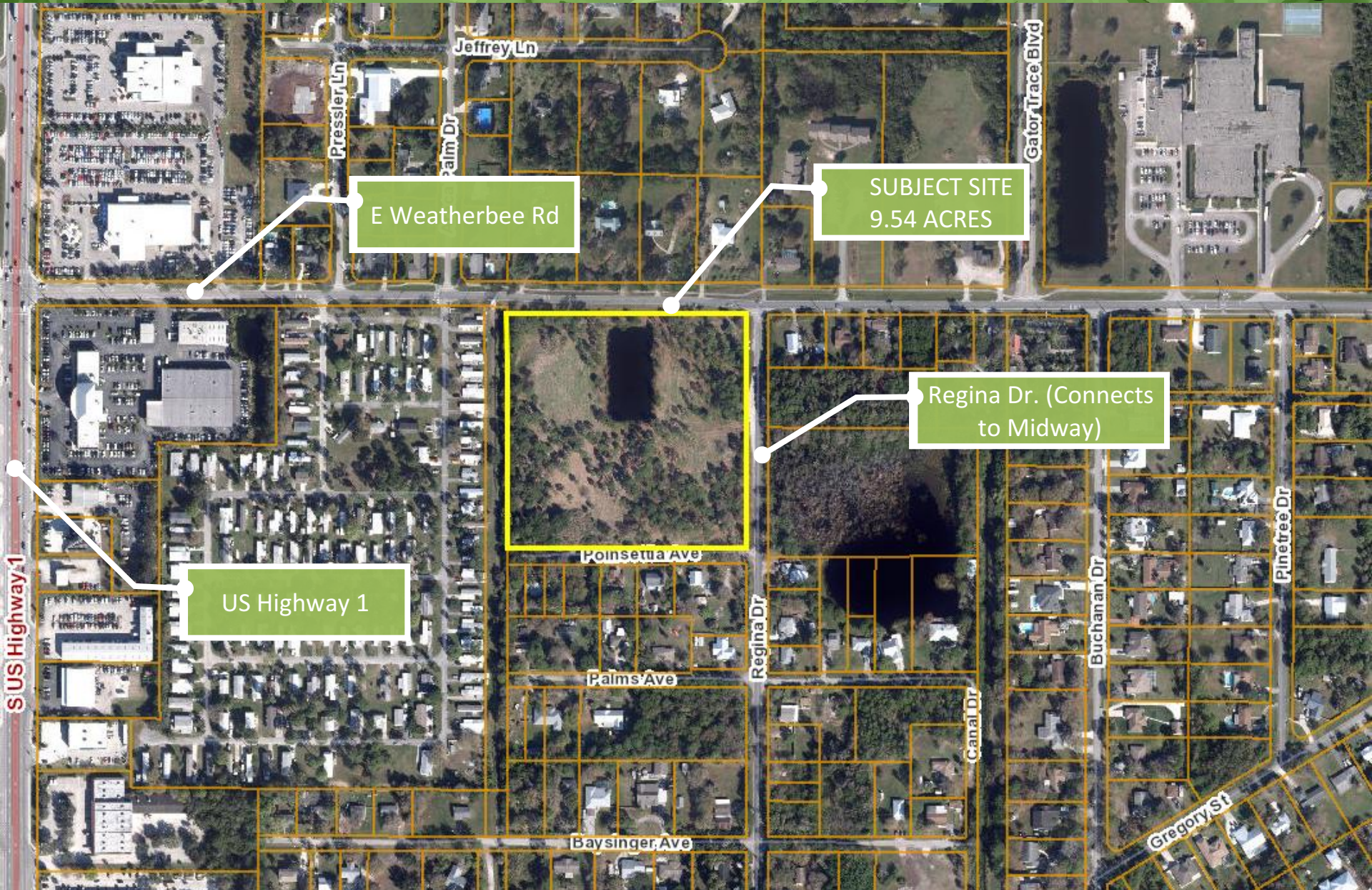
Ft. Pierce's Newest  
Townhome Community

407 E. Weatherbee Road



- Property: +/-9.578 AC
- Ex. Future Land Use: Residential Medium (RM)
- Ex. Zoning: R-4 (up to 12 DU/acre)
- Site Ingress/egress off E. Weatherbee Road





# Location | Surrounding Uses



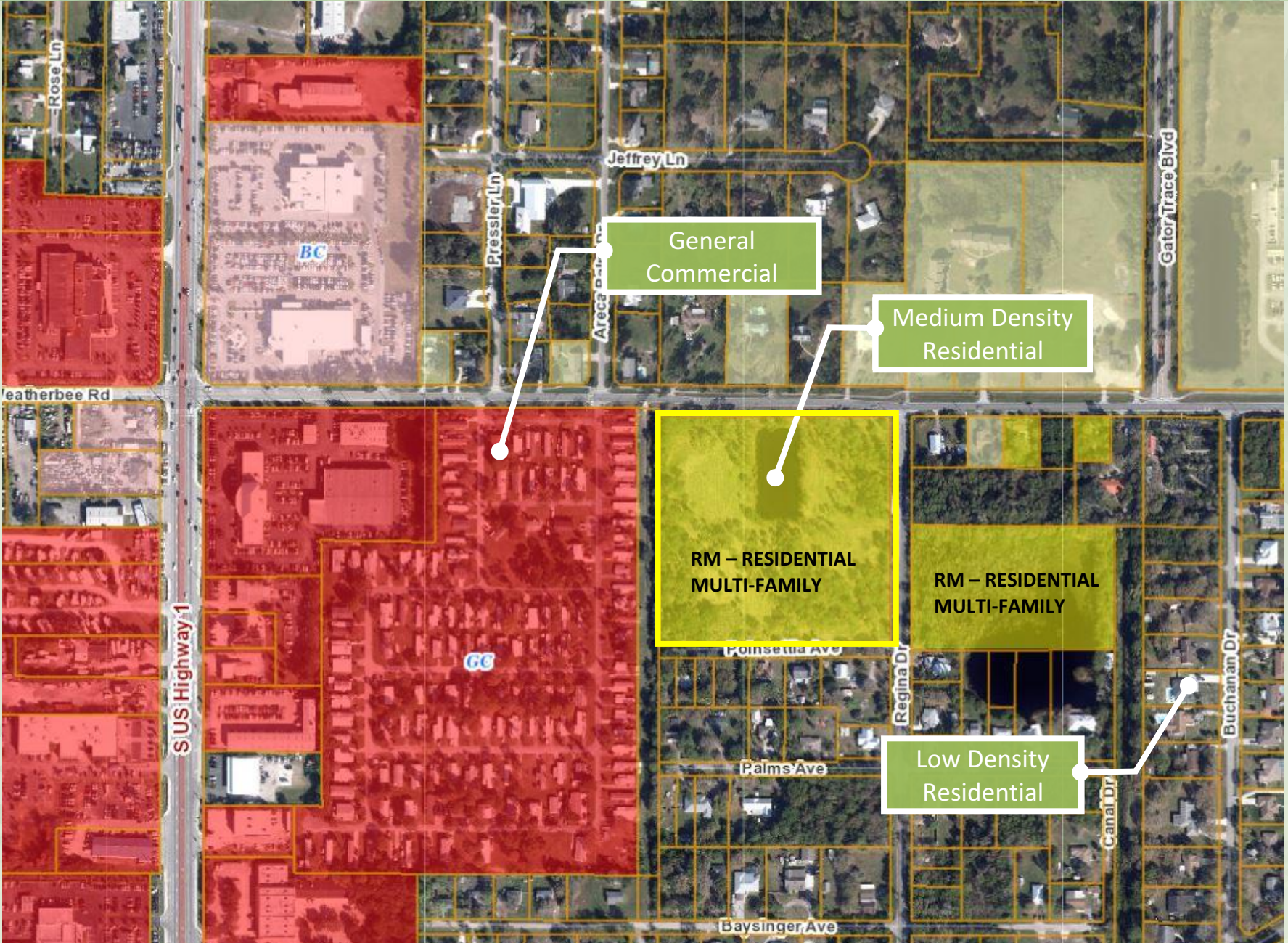
Honda Auto Dealer

Weatherbee Elementary School

Southside Baptist

Mercedes Benz Auto Dealer

Tanglewood Mobil Home Park





## TREASURE TOWNHOMES

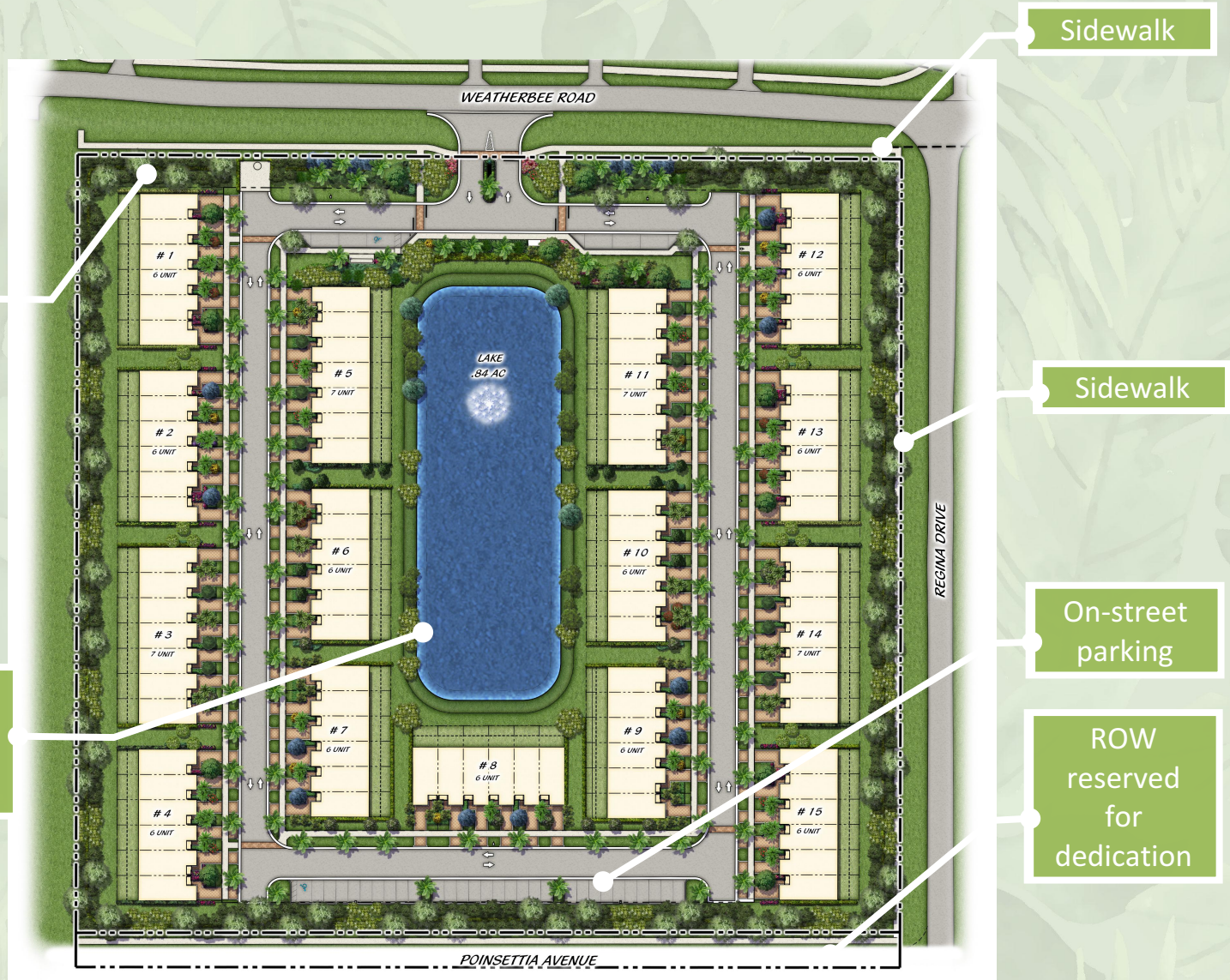
Fort Pierce, Florida



9.574 AC  
94 Townhome Units  
9.82 DU/AC

SITE PLAN





Extensive landscape buffer – Native Oaks, Pines, and Sabals

Added Stormwater Treatment Area with Littoral Plants & Fountain

Sidewalk

Sidewalk

On-street parking

ROW reserved for dedication

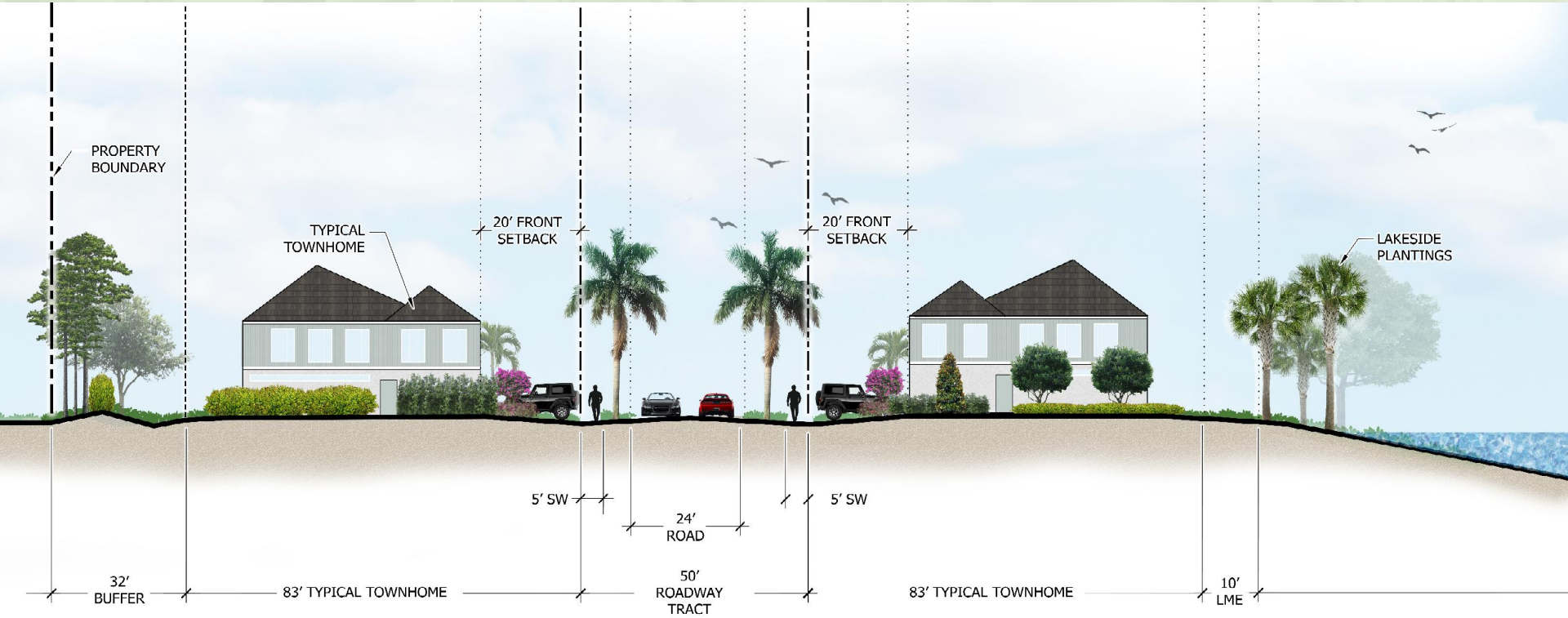
## 94 Townhome Units (3 Bedroom)

(4) Buildings Containing 7 units

(11) Buildings Containing 6 Units

9.82 DU/AC

Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Lake TH 01 ETP2001	Tradewind (SW6218)	Nebulous White (SW7063)	Extra White (SW7006)	Dovetail (SW7018)	Dovetail (SW7018)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 02 ETP2002	Meditative (SW6227)	Meditative (SW6227)	Extra White (SW7006)	Extra White (SW7006)	Convival Yellow (SW6393)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 03 ETP2003	Uncertain Gray (SW6234)	Misty (SW6232)	Extra White (SW7006)	Marea Baja (SW9185)	Marea Baja (SW9185)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 04 ETP2004	Light French Gray (SW0055)	Light French Gray (SW0055)	Extra White (SW7006)	Westchester Gray (SW2849)	Meditative (SW6227)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 05 ETP2005	Rare Gray (SW6199)	Aloof Gray (SW6197)	Extra White (SW7006)	Mount Etna (SW7625)	Mount Etna (SW7625)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 06 ETP2006	Oyster Bay (SW6206)	Oyster Bay (SW6206)	Extra White (SW7006)	Salty Dog (SW9177)	Salty Dog (SW9177)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black
Lake TH 07 ETP2007	Dorian Gray (SW7017)	Repose Gray (SW7015)	Extra White (SW7006)	Extra White (SW7006)	Tradewind (SW6218)	Carolina LedgeStone	Quail Gray Weather Ledge	Rustic Black





Medium-density residential townhome project provides good use of an existing undeveloped infill site.

Requested Site Plan and density is consistent with the provisions in the Land Development Code and the Comprehensive Plan and is compatible with the surrounding area.

Technical Review Committee recommends approval.

Request favorable support of Project #PZSITE2024-00001

# Thank You

## Questions?



CITY OF FORT PIERCE

PLANNING BOARD

MARCH 10, 2025

SAVANNAH PRESERVE PHASE 1 FINAL PLAT

## **SUBJECT:**

Final Plat – Savannah Preserve (Phase 1) – Parcel ID#'s: 2427-433-0002-000-1, 2426-333-0015-000-5, 2427-433-0001-000-4 and 2434-121-0001-000-8

## **SUMMARY:**

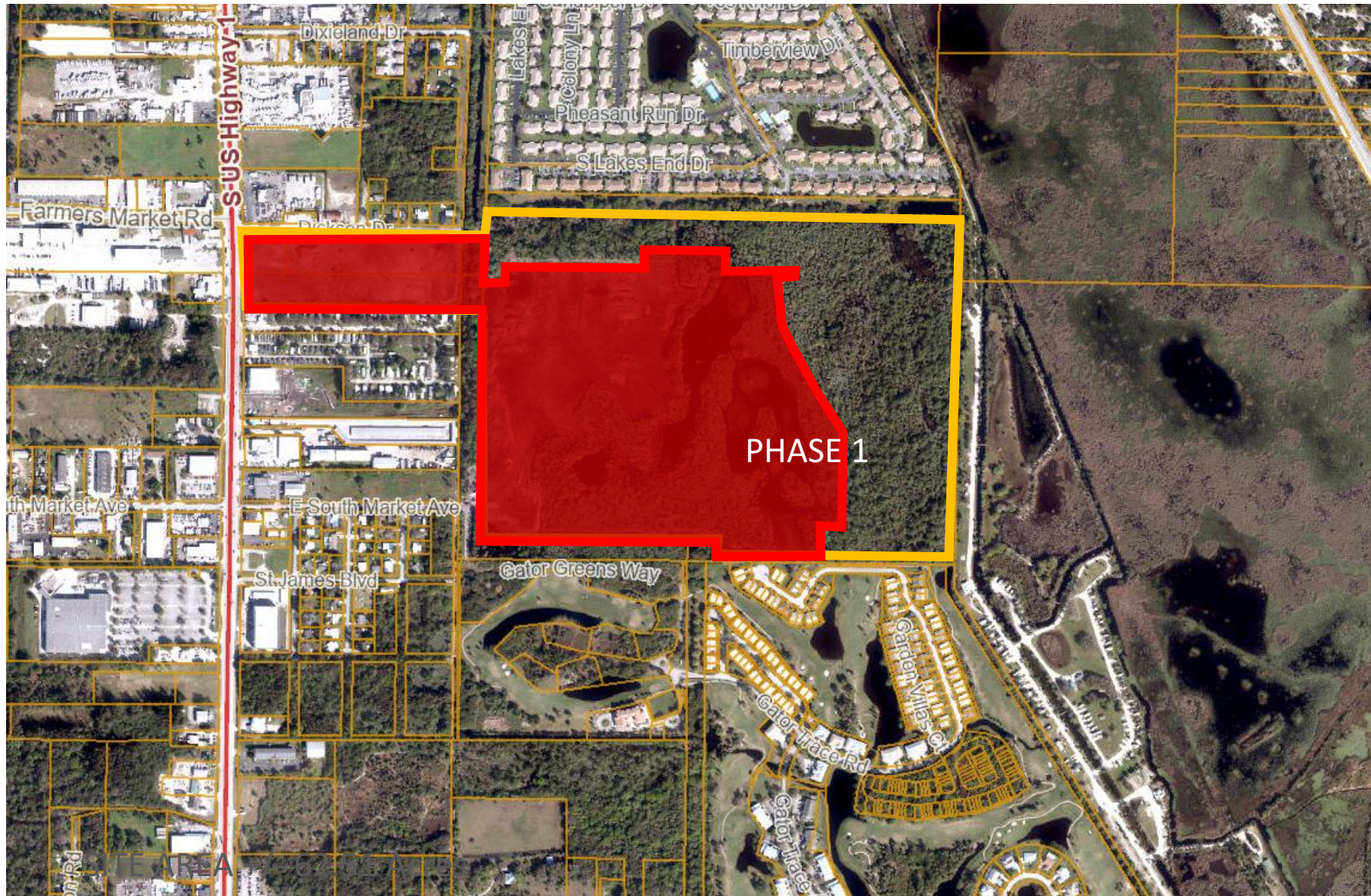
Final Plat for Phase 1 of the Savannah Preserve PD (Phase 1 includes 203 town-home lots; 98 2-family lots; community recreation tract, and areas reserved for future development (phase 2 plat area). Located at or near the East Side of S US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development. Parcel ID(s):

## **APPLICANT**

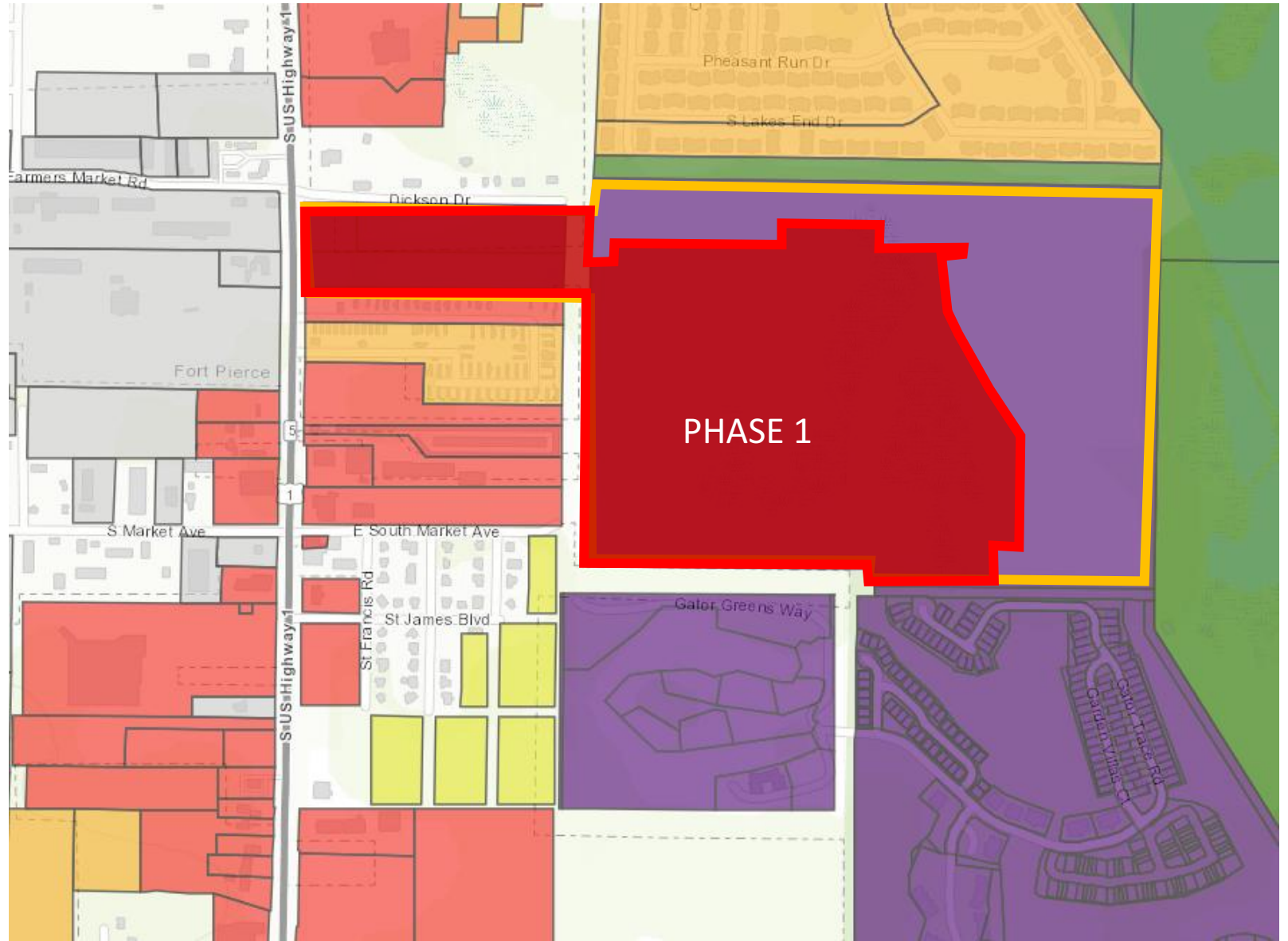
Dennis Murphy, Culpepper & Terpening, Inc



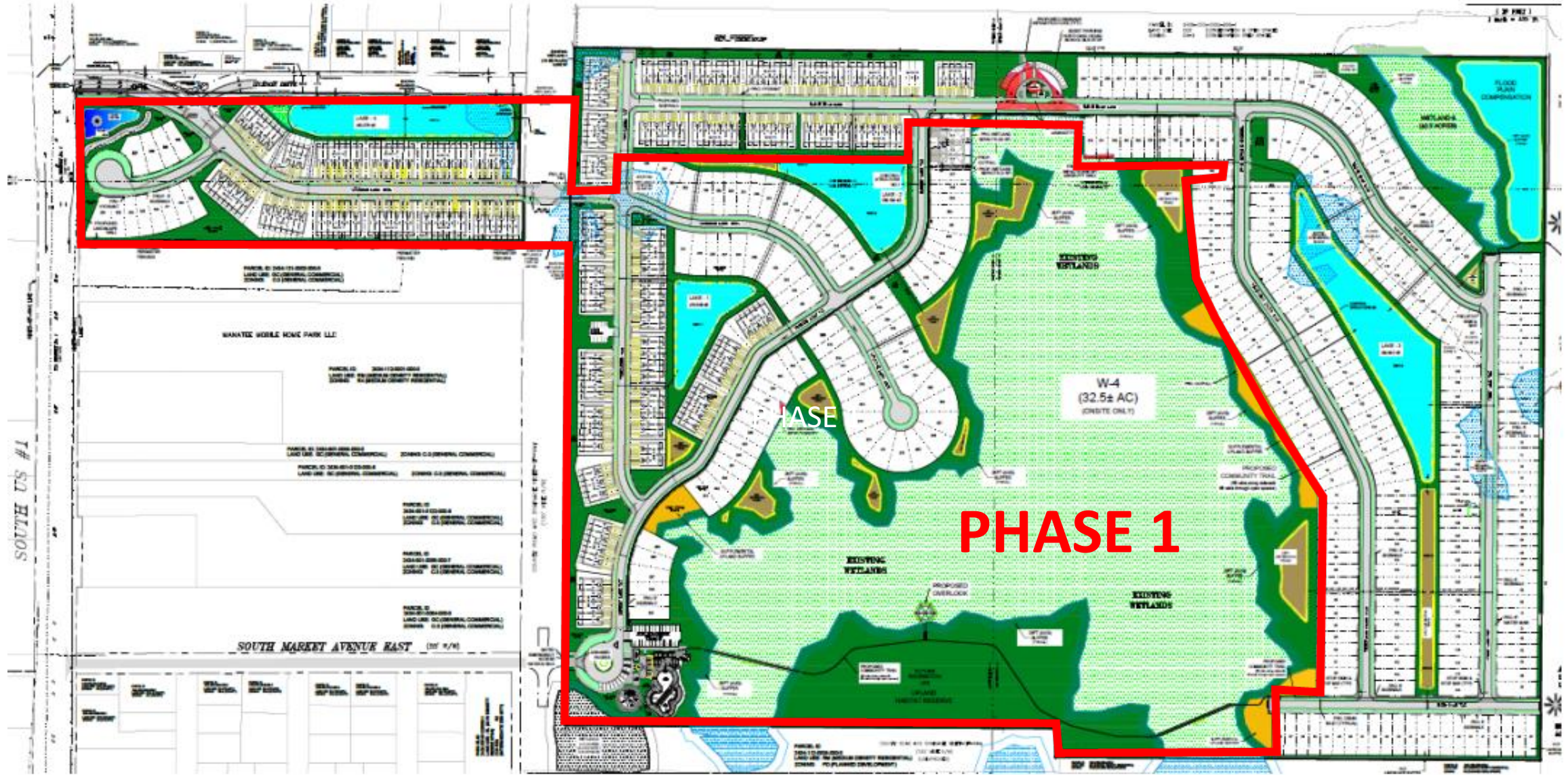
# SITE LOCATION (PHASE 1 HIGHLIGHTED)



# ZONING (PHASE 1 HIGHLIGHTED)



# APPROVED SITE PLAN - July 18, 2022. Ord 22-017





## RECOMMENDATION

The Application for Final Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan. Therefore, Staff recommends that the Planning Board forward a recommendation of APPROVAL to the City Commission with conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a bond in the amount of the agreed opinion of probable cost be submitted to the City Engineer for final approval.



# ALTERNATIVE RECOMMENDATION

Approval with amended Conditions

Or

Denial





CITY OF FORT PIERCE

PLANNING BOARD

MARCH 10, 2025

MOHAWK FINAL PLAT

## **SUBJECT:**

PZSUB2024-00008 - MOHAWK Final Plat - Parcel IDs: Parcel ID(s): 1428-702-0425-000-7, 428-702-0382-000-3, 1428-702-0050-000-7

## **SUMMARY:**

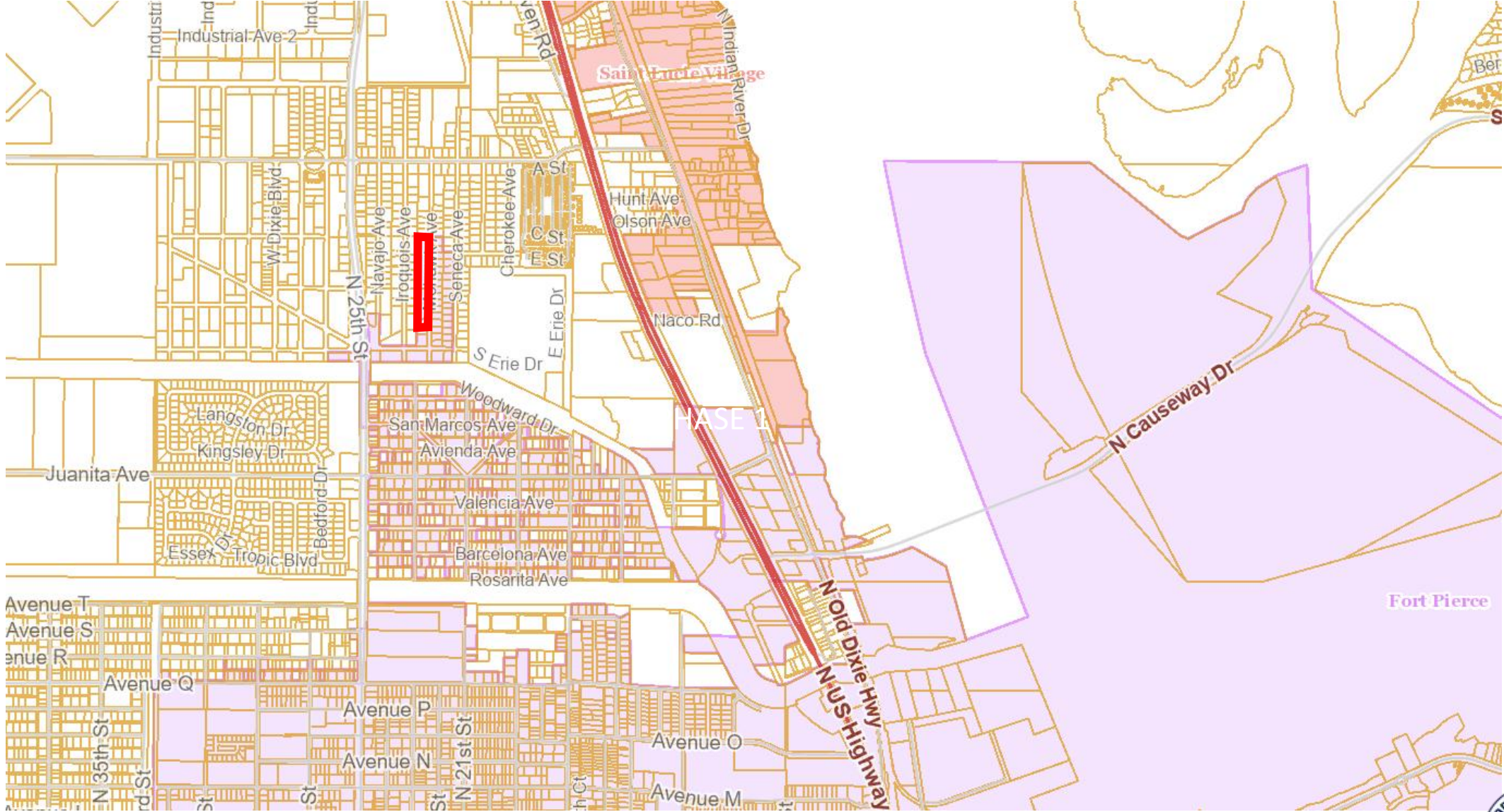
This application requests approval for a Final Plat in respect of the Mohawk Subdivision. The applicant is proposing a Final Plat on approximately 4.109 acres of land lying immediately at the northwest corner of Mohawk Avenue and Bryant Road, within the City of Fort Pierce. The properties consist of three (3) parcels and will be subdivided into 14 residential lots.

## **APPLICANT**

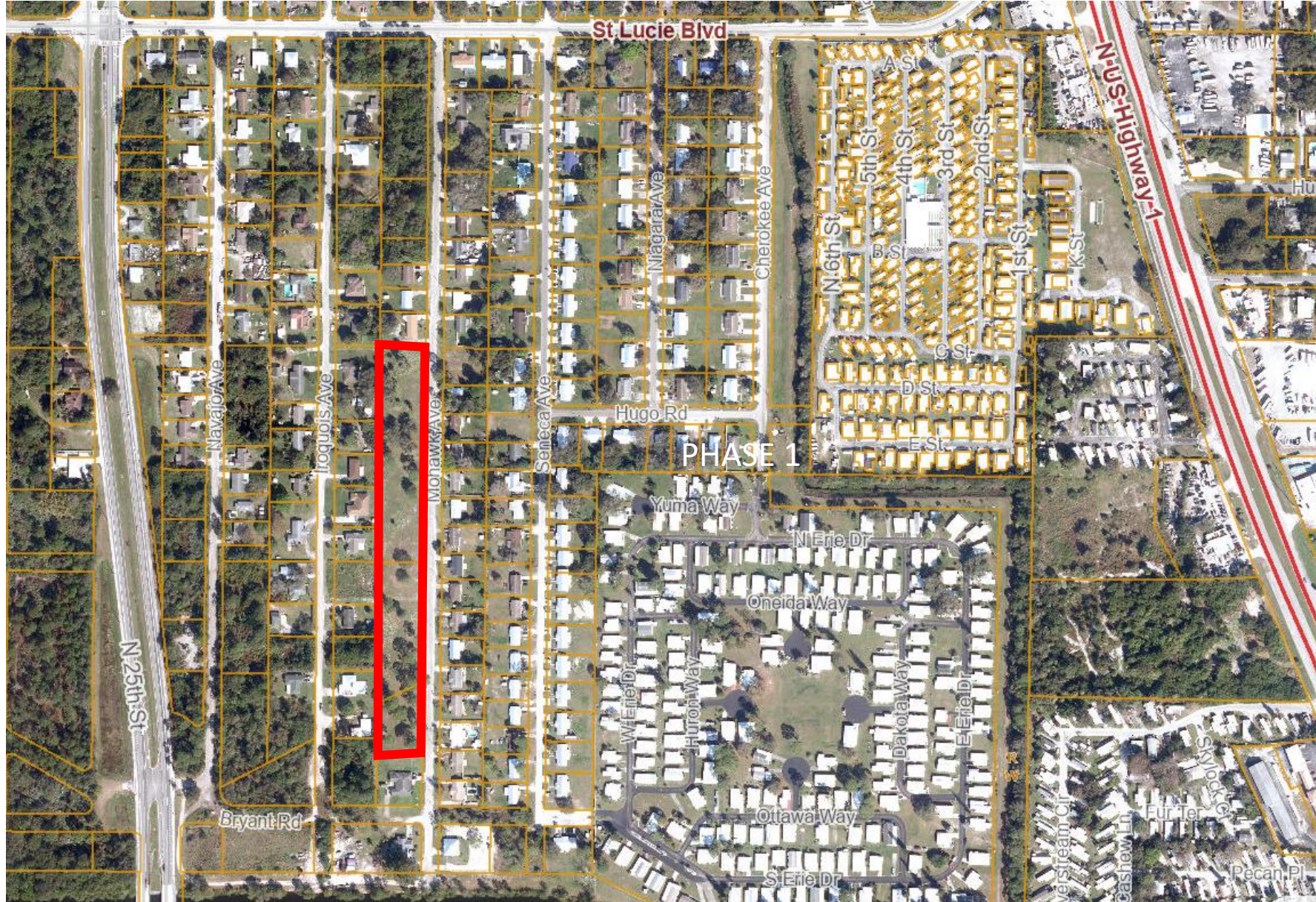
AYALA JERARDO, THE OUTDOORS QUALITY LLC



# SITE LOCATION



# SITE LOCATION



# ZONING



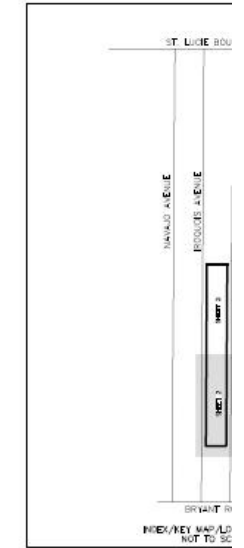
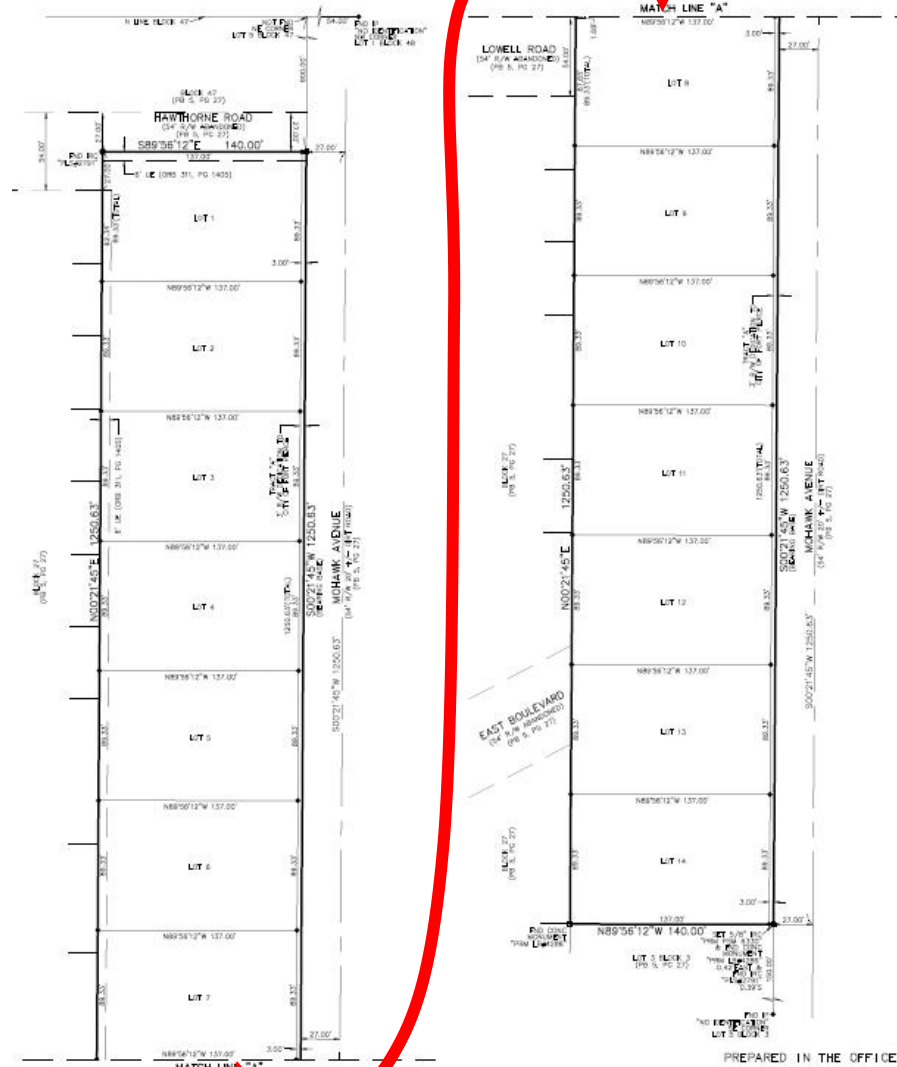
# MOHAWK- FINAL PLAT

## MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 WEST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

14 LOTS



PREPARED IN THE OFFICE OF:  
ALEXANDER J. PIAZZA PSM, INC.  
1915 5th Street  
Fort Pierce, Florida 34983  
Phone: (772) 340-7280  
FAX: (772) 340-2250

**ALEXANDER J. PIAZZA PSM, INC.**  
Surveying • Mapping • Consulting  
619 5th Street  
Fort St. Lucie, Florida 34983  
Phone: (772) 340-7770  
Fax: (772) 340-2250

DATE	1/14/20
REP	
F.I.D.	
CHK	
DWG	



## RECOMMENDATION

The proposed Final Plat application adheres to the requirements of the City Land Development Code and the guidelines of the City's Comprehensive Plan. Therefore, Staff recommends that the Planning Board move the Mohawk Final Plat to the City Commission with a recommendation of APPROVAL with the following conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.



# ALTERNATIVE RECOMMENDATION

Approval with amended Conditions

Or

Denial

