



DISTRICT  
PLANNING  
GROUP

February 17, 2025

Kevin Freeman, Director of Planning  
Planning Department  
City of Fort Pierce  
100 N. U.S. Highway 1  
Fort Pierce, FL 34950  
[kfreeman@cityoffortpierces.com](mailto:kfreeman@cityoffortpierces.com)

**RE: Sunset Gardens Response to TRC Planning Comments - PD2024-00008**

Dear Kev:

Below please find District Planning Group’s response to comments.

Current Zoning	PD (Expired)
Proposed Zoning	PD (Master)
Current FLU	RL and RH
Proposed FLU	NO CHANGE
Zoning North	SLC Institutional (I)
Zoning South	SLC - Residential Single Family 3 dwelling units per acre (RS-3)
Zoning East	SLC - (R-3)
Zoning West	City of Fort Pierce(R-4)
FLU North	SLC- Public Facilities (PT) and Residential Urban 5 units per acre (RU)
FLU South	SLC- Residential Urban (RU)
FLU East	SLC Residential Urban (RU)
FLU West	City of Fort Pierce Residential High (RH)

**Previous Application(s):** In 2009 the subject site was approved as a PD (ORD# L-08), which proposed to construct a 40-unit single-family development. The PD rezoned the property from Single Family Low Density (R-1) to PD. This original PD did not include the 0.44 parcel located adjacent to the West Glen Subdivision, (2430-243-0001-000-1), which has a City Future Land Use of RH High Density Residential and City zoning of R-4.

**Proposal:** The 17.58 acres contained within the proposed PD have remained vacant and undeveloped. The project proposes 112 Townhouse units with associated amenities. The proposal sets out 20 townhouse buildings with a mix of 4 to 8 townhouse units per building.

Density: Proposed 6.37 du/acre. The East Parcel - (Notated as NORTH on the Site Plan) has a Low-Density Residential FLU (17.14 Ac) that allows up to 6.5 units per acre. The West Parcel (Notated as SOUTH on the Site Plan) has a FLU of High Density (0.44 Ac).

**Comments:**

Comprehensive Plan: 6.7.3 Policy

Site design and construction shall be consistent with, but not limited to, the following standards:

- A. Merging topography and natural features into design;

Response:

The site layout takes into consideration the topographic elevations and natural features by preserving the entire natural wetland 3.48-acre ecological community, and the associated elevated 25-foot upland buffer along the northern perimeter of the wetlands.

- B. Limitation of ecological and environmental impact of design:

Response:

As stated, the site plan preserves all 3.48 acres of natural wetlands and creates an ecological 25-foot buffer to mitigate impacts on the wetland from the development of the neighborhood.

- C. Orientation and form of the structures based upon site analysis;

Response:

The site plan has been designed such that each of the Townhomes focuses centrally on the community assets grounded by the community's lake and recreational amenities with a transversal visual from the multimodal entrance to the observation platform.

- D. Use of passive solar architecture; harnessing solar energy;

Response:

Sunset Gardens incorporates LED Lighting throughout the community. See photometric plan.

- E. Appropriate plant species selection for location and water efficiency;

Response:

The landscape plan provides water tolerant native plant species that include Bald Cypress, South Florida Slash Pines, Green Button Woods, and Sabal Palms along the

littoral zone to support a healthy ecosystem for plants and wildlife while supporting a water efficiency.

F. Use of bio-swales and rain gardens;

Response:

Rain gardens have been incorporated within the swale area throughout the community that will add in the collection of rainwater from the roadway and driveway surfaces and allow the water to soak into the ground. The rain gardens will help reduce flooding, filter pollutants, and provide a habitat for wildlife.

G. Selection of trees related to purpose, such as for shade;

Response:

The streetscape provides shade trees that include Green Buttonwoods, Southern Magnolias, Dahoon Hollies, Red Maple, and Cabbage Palms accented with Chinese Palms at the entranceway.

H. Use of low-impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials are likely both State and Federally jurisdictional wetlands on the site.

Response:

Sunset Gardens Townhouse community utilizes the following materials in the community and within each of the units:

- Noise reducing and energy Efficient Spray Foam Insulation
- High-Performance Carrier HVAC system with April Aire Whole house dehumidification system with advanced thermostat
- Merv 13 Filters
- Low-E Double Pane Vinyl Framed Windows
- Low to zero VOC Paints, Stains and & Adhesives
- Sealed insulated ducts
- Flow smart, water efficient and water saver plumbing fixtures
- Energy Star Appliances and water heaters

#### Comprehensive Plan: 6.7.4 Policy

Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

Response:

The Sunset Gardens PUD has been designed with one entrance into the development, thereby limiting the number of curb cuts to one. Additionally, the site has been designed for the drainage to flow to the centrally situated lake that connects to two retention ponds and the 3.48-acre wetland to provide a natural system of stormwater drainage for the community.

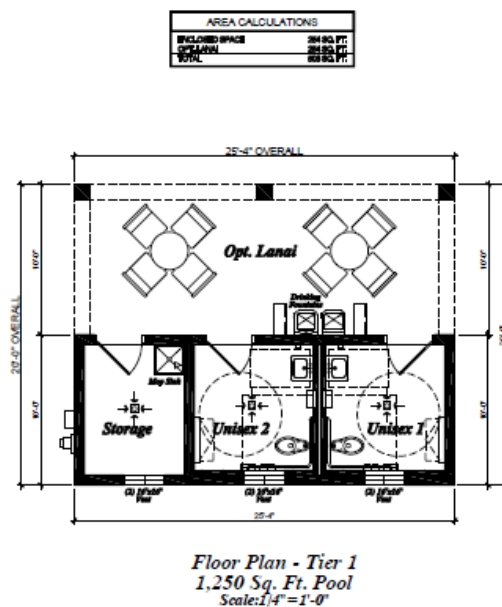
Site Design:

The layout of the buildings should provide for greater variation in arrangement.

Response:

The site design enhances the community with the following elements:

- An expansive 15-foot landscape buffer, a stimulating streetscape that incorporates 5-foot sidewalks in an interconnected sidewalk system,
- The streetscape will include shade trees that include Green Buttonwoods, Southern Magnolias, Dahoon Hollies, Red Maple, Cabbage Palms accented with Chinese Palms,
- Pedestrian scale focal points that include the wetlands observation platform connected by the sidewalk network with various bike racks strategically located throughout,
- A centralized 1.7-acre lake tract with a fountain, which serves as a community asset while providing water circulation,
- Two connecting retention areas for stormwater management,
- Linear trail from the development to the entrance at Edwards Road, and
- A 0.64 recreation area that includes open lawn area for play, a pool with cabanas (shown below), and the mail kiosk area. This recreation area has been designed to create a gathering place for residents, supporting the sense of place which is the mission of the Sunset Gardens Townhouse Community,



The architectural design of the buildings shall be submitted as part of the FINAL PD application and shall meet the requirements of the City of Fort Pierce Architectural Design Regulations as adopted in December 2024, *as provided below*.

**“Single Family, Townhome and Duplex Residential Standards**

**Applicability**

The standards for Single Family, Townhome and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development or part of an Innovative Community Development.”

Response:

The renderings and response to comments to the Sunset Gardens Townhouse development demonstrate compliance as described in each of the required elements of Townhome Residential Standards as follows:





## Facades

### Response:

Sunset Gardens Townhomes have been designed in the Craftsman style consisting of the following architectural façade elements:

- Tapered columns
- Exposed rafter tails and beams under roof eaves
- Recessing and projecting elements in the façade that provide visual relief and have sufficient depth that provides shade and a shadow on adjacent building surfaces.

Additionally, the ground floor of each of the units has a minimum of 50 percent of the horizontal length and there are no blank walls in the design. The façade materials consist of stucco, wood clapboard, wood shingles, and cement siding in clapboard style boards, and textured concrete masonry units.

## Roofs

### Response:

The roof style for the Sunset Gardens Townhouse development has been designed with low-pitched, gabled roofs that are Cedar shingles reflecting the Craftsman style at a slope ranging from 3:12 to 6:12. The roofs provide a variation in roof heights and articulation along the facade that adds visual interest to a streetscape and delineation of activity for each of the townhouse units. The fascia around the eaves has limited simple detail that complements the fenestration, overhangs and entrances.

## Entrances

### Response:

The Sunset Gardens townhouse buildings have been designed to provide articulation with varied depths for intimate entranceways for each of the units, giving the sense of individuality. Additionally, the entrances face the street to allow for visibility to vehicular traffic at the scale of the pedestrian.

## Windows

### Response:

The windows designed for Sunset Gardens townhouse community have been designed with defined frames that accentuate the multipaned windows and mullions within each of the window panels. The windows are in scale and compatible with the Craftsman architectural style. The use of these traditional methods enhances the elevations and frames fenestration and door openings. These features of fenestration are compatible with the Craftsman architectural style. Response:

## Doors

### Response:

The doors have been designed in an architectural style that is customary to the Craftsman architecture with the use of partially paned doors.

## Color Palette

### Response:

The individual unit facades of the Sunset Gardens Townhouse development provide varying earth tone colors to create unique and personalized units within each of the townhouse buildings to distinguish each of the units from each other. The colors of wall surfaces complement facade articulation and keep with the chosen architectural style and character.

An emergency fire access will be required in addition to the main access off Edwards Road.

Response:

Emergency access from McNeil Road was added to the site plan.

Consider the use of McNeil Road as an emergency access route.

Response:

As noted above, an emergency access route was added to the site plan.

Notate designated area for mail kiosk and visitor parking (within Rec Area?).

Response:

Mail kiosk and visitor parking were added to the area designated as the Recreation Area.

Waste management - dumpster location?

Response:

The Townhomes are considered single-family per the City of Fort Pierce Architectural Design Standards adopted in December 2024. Therefore, the use of curbside pickup will be discussed with the City of Fort Pierce Solid Waste Division.

Consider implementing a passive pathway within the south preserve/wetland area of the property.

Response:

Noted, but not feasible through the wetland due to the regulations related to improvements within a floodway. As an alternative, a concrete observation area has been added that connects with the sidewalk. The entry drive has also been redesigned to include a 5' sidewalk along the east side of road that enhances the entry and interconnects with the sidewalk network throughout the community.

Plat: A lot combination/unity of title will be required.

Response:

Included with this submission.

Note: Any subsequent submittal of a Final PD Plan application must meet the requirements of Sec. 125- 212 Planned Development Zone (PD) and in particular the required Planned Development Plans and Documents as outlined in 125-212 (d)(1) Table (c)(1).

Response:

Noted.

Landscape:

Note that the FINAL PD landscape plan should provide a variety of trees, shrubs and under-story materials to mitigate for the proximity of neighboring single-family/duplex residential developments (Westglen Drive, River Drive and River Oak Lane), and shall incorporate suitable landscape buffers and or fence/wall.

**Response:**

The typical perimeter landscape includes the following trees, shrubs and understory, as demonstrated on LP 3.2 and LP 4.2:

Trees:

Green Buttonwoods,  
Southern Magnolias,  
Dahoon Hollies,  
Red Maple,  
Cabbage Palms  
Crape Myrtle

Shrubs:

Dwarf Podocarpus  
Dwarf Yaupon Holly  
Simpson Stopper  
Perennial Peanut  
Sandankwa Virburnum  
Indian Hawthorn  
Parson's Juniper

Sod

Florida Gama Grass  
Sand Cord Grass  
Muhly Grass



Tree Mitigation: A Tree Survey and Mitigation Plan will be required at FINAL PD.

Response:

Included with Final PD submission.

Environmental: The Environmental survey by ARE Inc., dated April 2024 found no evidence of Gopher Tortoise burrows on site, and no other State or Federally listed species were observed on the property during the site visit. There are likely both State and Federally jurisdictional wetlands on the site.

Response:

Wetlands are noted in the Environmental Assessment Report, performed by Advanced Restoration Ecology, by Drew Gatewood, MS, PWS. Based on Mr. Gatewood's assessment, the State definition of a wetland in 62-340 FAC, there are three components:

- hydric soils,
- wetland plants, and
- hydrologic indicators.

These factors listed were all present during the site investigation. ARE concludes this property does likely include state and federally jurisdictional wetlands on site in its current configuration.

Open Space: The project proposes 41.7 % open space which is above the minimum 20% required.

Response:

Agreed and provided.

Traffic: The project will generate 803 new daily trips. There will be 53 AM peak hour trips with 13 entering the project and 40 trips exiting the project. The project will generate 63 new PM peak hour trips. There will be 37 trips entering the project and 26 trips exiting the project in the PM peak hour. The Traffic Impact Analysis requires approval by SLC.

Response:

The Traffic Impact Analysis was submitted to SLC, and comments were received, and Luke will provide a separate Response to Comments to address the Traffic Analysis.

Phasing: Not required.

Response:

Agreed and so noted.

Parking: Confirm parking provision on the FINAL PD Site Plan.

Response:

Per Sec. 125-315. -Off-Street Parking and Loading, the site exceeds the minimum parking calculations, and are as follows:

<b>Parking Required</b>	<b>Parking Provided</b>
168 spaces (1.5 spaces per dwelling unit)	353 spaces including:
	<ul style="list-style-type: none"> <li>• 152 garage parking spaces,</li> </ul>
	<ul style="list-style-type: none"> <li>• 152 driveway parking spaces,</li> </ul>
	<ul style="list-style-type: none"> <li>• 39 guest parking spaces.</li> </ul>

Engineering: The FINAL PD shall provide appropriate dimensional information for all roadways and parking facilities. The FINAL PD stormwater system shall be designed in accordance with City Code Sec. 119-3(e).

Response:

Noted and in compliance.

Fire Safety: Provide appropriate dimensional information for all roadways and parking facilities The FINAL PD stormwater system shall be designed in accordance with City Code Sec. 119-3(e) Please co-ordinate with the St. Lucie Fire District (additional comments may be forthcoming). Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.

Response:

Noted and in compliance.

Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2).

Response:

Noted and in compliance.

The FINAL PD Site Plan shall, per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical

clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)

Response:

Noted and in compliance.

The FINAL PD Site plan will need to demonstrate that it can accommodate the dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs., 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23).

Response:

Noted and in compliance.

Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23).

Response:

Noted and in compliance.

Fire Hydrants may be required.

The FINAL PD Site Plan shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Response:

Fire hydrants are noted on the site plan.

City Waste Management: Please consult City Public Works waste management to confirm location and provision of dumpster or roll out bins.

Response:

Consultation with the City of Fort Pierce Solid Waste Division was made Mr. Leroy Lewis responded that the City currently does not have the residential trucks to handle that capacity without causing a customer service interruption. Mr. Lewis stated that "at this point, commercial service would be optimal and limit customer service issues. Mr. Lewis also suggested contacting Tysha Williams, Operations Manager to discuss further."

The DPG will continue discussions with the City as Townhouses are considered single-family development and waste management should service as such.

Please feel free to contact me at (772) 882- 5811 or [leslie@districtplanninggroup.com](mailto:leslie@districtplanninggroup.com).

Very Respectfully,

A handwritten signature in blue ink, appearing to read "Leslie", with a long horizontal flourish extending to the right.

February 20, 2025

Kori Benton, AICP  
Planning Manager  
St. Lucie County Planning & Development Services

Re: Sunset Grove (4945 Edwards Road)  
Response to Traffic Impact Analysis Comments  
TMC Project № 24203.03  
Fort Pierce, Florida

Dear Mr. Benton,

Please find below our responses to the review comments prepared by Kimley Horn and Associates dated January 21, 2025 in regards to the Sunset Grove (4945 Edwards Road) TIA. The comments are listed in **bold** typeface and the TMC responses follow in *italic* typeface. Additionally, a revised Traffic Impact Analysis is provided under cover reflecting the changes resulting from these comments.

**1. Please analyze the intersection of Edwards Road & Selvitz Road.**

*Response: The intersection of Edwards Road & Selvitz Road has been included in the report. Please see TIA v1.1 report attached.*

**2. It appears a segment of Edwards Road from Jenkins Road to McNeil Road is failing under existing conditions. Per Appendix H of the St Lucie TPO TIS Methodology and Procedures document please mitigate any deficiencies and restore the LOS to its adopted standard.**

*Response: Per Florida Statute, an applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. According to the St Lucie TPO TIS Methodology and Procedures Section 4D Future buildout scenario "This includes any mitigation improvements identified in Analysis Scenario 4c". As this is an existing failure, mitigation is assumed to be in place in the Buildout scenario. Potential improvements include:*

- 1) Re-evaluating the Generalized Service Capacity of Edwards Road to be consistent with the segment between Selvitz Road and 25<sup>th</sup> Street.*
- 2) Add auxiliary lanes on Edwards Road at McNeil Road and/or Selvitz Road.*
- 3) Widening to a three-lane section with a continuous two-way left turn lane with the limited right-of-way, to increase the capacity to satisfy existing traffic conditions.*
- 4) Widening to a four-lane divided roadway.*

*All improvement options would satisfy Background Traffic conditions as well as Buildout conditions.*

- 3. Please include the V/C ratio reported for the highest movement for each approach at all study intersections. Please mitigate any deficiencies where intersection movements exceed a V/C ratio > 1.0.**

*Response: V/C ratios have been included in the revised report. Mitigation is proposed where V/C ratios exceeded 1.0. Please see TIA v1.1 report attached.*

- 4. Please include driveway results in the intersection analysis table.**

*Response: The driveway results have been included in the intersection analysis table. Please see TIA v1.1 report attached.*

- 5. Please include any relevant information pertaining to the model used for the distribution as an appendix.**

*Response: The model was not used to determine the trip distribution. The project distribution was based on the approved Viva at Treasure Coast project. The proposed distribution pattern was included in the approved methodology.*

## **END OF COMMENTS**

We trust these responses and the revised Traffic Impact Analysis adequately address the review comments. We remain available to discuss this matter further or to answer any questions you may have.

Kind regards,

TRAFFIC & MOBILITY CONSULTANTS LLC

Ayman As-Saidi  
Vice President of Engineering



February 13, 2025

Eric Meyer, P.E.  
Supervising Engineer  
Fort Pierce Utilities Authority  
[emeyer@fpu.com](mailto:emeyer@fpu.com)  
(772) 466-1600 ext. 6305

**RE: TECHNICAL REVIEW PROJECT: Sunset Gardens Master Planned Development- PD2024-00008**

Dear Eric,

Below please find District Planning Group's response to comments.

**Comments:**

1. W/WW Engineering: Concept approved.

Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit a Utility Plan (2 complete sets) along with a completed commercial service application, plan review application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). **Noted.**

For questions please contact Shane Ostrander [sostrander@FPUA.com](mailto:sostrander@FPUA.com) or 772-466-1600 ext 3468

<https://fpu.com/water-and-wastewater-engineering-downloads/>



Developers\_Responsibilities.pdf

2. Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved with comments. The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development. **Noted.**

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability. **Noted.**

Please contact Eric Meyer for customer requirements and project coordination.

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3. Gas: Approved.

Note: Natural Gas is available for this project FPUA can provide infrastructure (gas main/services) as well as tankless water heaters for this project at no expense to the builder/developer provided all homes utilize natural gas. Please reach out to Billy Dupre 772-466-1600 X 4705 for more info.

FPUAnet Fiber: FPUAnet **Approves.**

Fiber Internet Service - **Available.**

Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.



Developer Letter.pdf

Please feel free to contact me at (772) 882- 5811 or [leslie@districtplanninggroup.com](mailto:leslie@districtplanninggroup.com).

Very Respectfully,

A handwritten signature in blue ink, appearing to read "Leslie".



February 13, 2025

Officer Damian Spotts, Crime Prevention Practitioner  
Fort Pierce Police Department  
920 South US Highway  
Fort Pierce, FL 34950  
772-467-6800  
[dspotts@fppd.org](mailto:dspotts@fppd.org)

**RE: 4945 Edwards Rd. Ft. Pierce. Sunset Gardens- Case #: PD2024-00008**

Dear Damian,

Below please find District Planning Group's response to comments.

**Comments:**

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 112. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development. **Noted.**

Current population of Ft Pierce (2021 Census)	47927
Current total of Officers Ft Pierce PD (FY24)	141
Current rate of Officers per 1000 population	2.9
Number of proposed housing units	112
Average number of people per household	x 2.5
total proposed population increase	280
	/1000 0.28
	x 2.9
Additional Officers Necessary	0.8

Please feel free to contact me at (772) 882- 5811 or [leslie@districtplanninggroup.com](mailto:leslie@districtplanninggroup.com).

Very Respectfully,