



CITY OF FORT PIERCE

PLANNING BOARD

MAY 12, 2025

SUNSET GARDENS PLANNED DEVELOPMENT MASTER SITE PLAN PD2024-00008

APPLICATION

PD2024-00008

Sunset Gardens Planned Development
(Master Site Plan)

APPLICANT

**Leslie Olsen, District Planning
Group**

On behalf of Golden Arrow
Development LLC

ADDRESS

4945 Edwards Road

PARCEL ID #(S):

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

SUMMARY

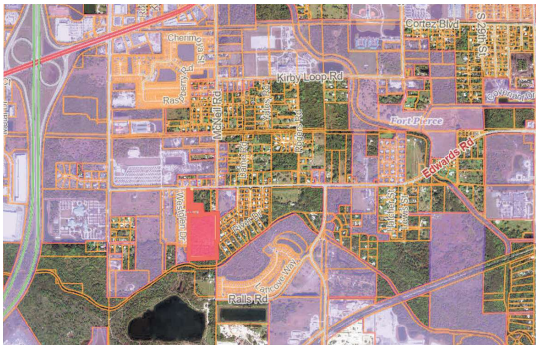
The application proposes 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building. The density proposed is 6.37 dwelling units per acre.

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



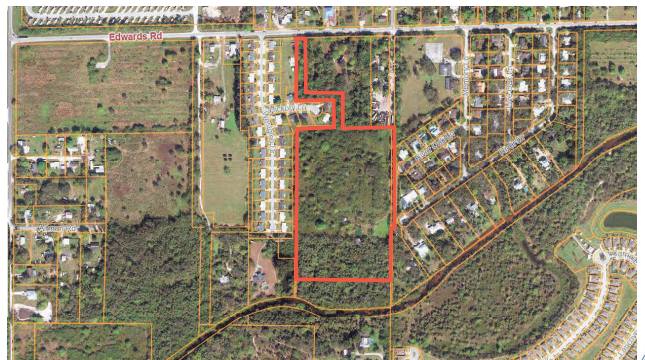
SITE LOCATION

SITE AREA +/- 17.58 Acres



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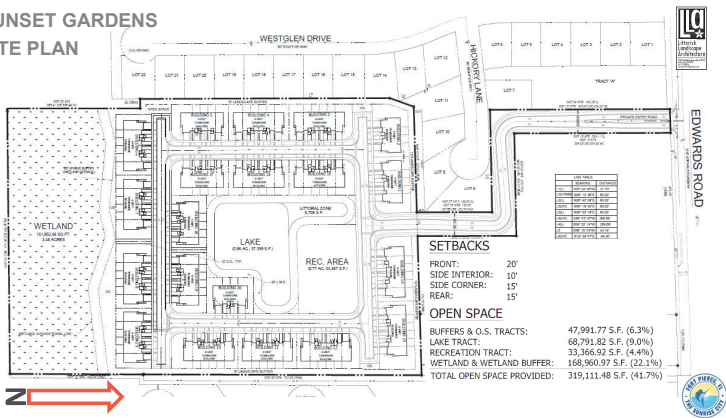
EXISTING ZONING - PD



EXISTING FLU – LOW DENSITY RESIDENTIAL



**SUNSET GARDENS
SITE PLAN**



RECOMMENDATION

Staff recommend the Planning Board move the proposed Sunset Gardens Planned Development Master Site Plan to City Commission with a recommendation of **APPROVAL** subject to the fourteen (14) conditions of development.

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan.
2. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
3. The Final PD site plan submittal shall include a wetland jurisdictional survey.
4. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
6. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.



CONDITIONS (continued)

7. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
8. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
9. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
10. The Final PD site plan shall contain the following information, at minimum:
 - i. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - ii. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - iii. The location, size and height of present and proposed buildings and structures.
 - iv. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
 - v. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - vi. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.



CONDITIONS (continued)

11. Any required sidewalk or roadway improvements shall be identified through the Final PD site plan process.
12. The property shall be platted prior to any vertical construction activities.
13. All other applicable state or federal permits be obtained before commencement of the development.
14. The Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Fort Pierce for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.



ALTERNATIVE RECOMMENDATION

Approve with amended Conditions

Or

Disapprove

