

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **May 12, 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: Nichelle Clemons; Alexander Edwards; Christopher Widing; Clayton Johnson; Anton Kreisl, Chair

Absent: Ryan Collins; Justine Carter

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

Attendees: Nicole Fogarty, St. Lucie County School Board Ex Officio Member

4. CONSIDERATION OF ABSENCES

Ms. Carter and Mr Collins were excused.

5. APPROVAL OF MINUTES

- a. Minutes from the April 14, 2025 meeting

Motion was made by Alexander Edwards, and seconded by Nichelle Clemons to approve the minutes from the April 14, 2025 meeting.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Nichelle Clemons, Chair
Anton Kreisl

Passed

6. NEW BUSINESS

a. Master Plan Development - Sunset Gardens - 4945 Edwards Road Parcel ID(s) 2430-244-0001-000-4 and 2430-243-0001-000-1

Mr. Freeman gave an overview of the application. The application proposes 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building on approximately 17.58 acres. The density proposed is 6.37 dwelling units per acre. Proposed amenities include a lake vistas, preservation of on-site wetlands, recreational facilities, private patios, and a sidewalk network that interconnects the community. The zoning is PD and the Future Land Use is Low Density Residential. Staff recommends approval with 14 conditions. Mr. Freeman answered questions from the Board about when the density, building and lot coverage will be finalized. Mr. Freeman noted that an ordinance and development agreement is needed for Final Planned Development approval.

Leslie Olson, applicant representative from the District Planning Group, gave a PowerPoint presentation to the Board. She said the location of Sunset Gardens is close to I-95 and the turnpike on ramps and close to the industrial job corridor. Ms. Olson said there are not a lot of townhouse options in Fort Pierce. She noted the development will not touch any of the flood plain areas; it will be retained and protected as environmentally sensitive land. Ms. Olson said the site is organized around a centralized lake with a fountain and recreation center. She said a living wall buffer would be planted between the townhomes and the neighbors to the east and west. Ms. Olson noted there will be an observation platform to view the wetlands, along with a small community park, a pool, cabana and a large unprogrammed community green open space for residents. Ms. Olson answered questions from the Board on the wetland, buffers, traffic and townhouse management.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward the Sunset Gardens Master Planned Development to the City Commission with a recommendation of approval, subject to the following 14 conditions:

Conditions:

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.
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:
 - A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - The location, size and height of present and proposed buildings and structures.
 - The existing and proposed vehicular circulation system, including off-street parking, and loading areas
 - The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
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.

AYE: Christopher Widing, Clayton Johnson, Nichelle Clemons, Alexander Edwards, Chair
Anton Kreisl

Passed

b. Final Planned Development - Sunrise Lakes -3804 Sunrise Boulevard

Mr. Freeman gave an overview of the application. The application is proposing a rezoning to a Final Planned Development (PD) of fifty (50) single-family residences on 11.54 acres (3.5 units per acre). The property is zoned R-3 with a future land use of RM. The site was recently annexed into the City of Ft. Pierce. The site is bordered by single-family RS-3 zoning on the south and west. To the north is a cemetery and to the east is a Florida Department of Transportation (FDOT) building, both with industrial zoning. Mr. Freeman stated FDOT provided a comment that a masonry wall be included on the boundary line due to the noise being created. Staff recommended approval with 12 conditions. Mr. Freeman noted that any amendments to the PD would require an amendment that would need to go to the Planning Board and City Commission for approval. He also said the wall will need to be shown on the site plan before the Final Planned Development can go to the City Commission. Mr. Freeman said the applicant has had discussions with the School Board of St. Lucie County regarding the bus stop location.

Mr. Freeman answered questions from the Board on open space percentage, zoning height limit, the bus stop location, and sidewalks. Mr. Freeman stated the applicant is able to reduce some of the parameters when creating the PD, but the height and density cannot be increased.

Ms. Fogarty stated there is currently a bus stop at Bell Avenue and there would be another bus stop at Sunrise Lakes. A sidewalk, bike rack and school bus waiting area have been

requested in communication with the applicant.

Blaine Bergstresser, applicant representative, KMA Engineering and Surveying, stated the development is similar to Oleander Oaks in lot size, houses, architecture and layout. He said the development is a for-sale community, not rentals. Mr. Bergstresser said there would be a small park with enhanced landscaping and a pocket park near the entrance. He also mentioned a bio swale in the middle of the community, which will filter into the dry retention ponds. Mr. Bergstresser said the proposed wall would be a minimum of 6 feet, either precast or concrete masonry. He noted they have coordinated with St. Lucie County on the traffic report and the 10-foot right-of-way was approved, which will give Sunrise Lakes established drainage and a sidewalk on the western side of the project. Mr. Bergstresser said since the community is not gated, the school bus can come onto the property and loop around to pick up the school kids before exiting the property. He mentioned they are halfway through the permitting with South Florida Water Management on water drainage, and they are coordinating with FPUA on capacity.

The Board expressed concerns about the school bus going around the entire loop of the development or stopping on Sunrise Boulevard, with the amount of traffic during early morning and late afternoon.

Ms. Fogarty stated it adds time to pickup and drop off if the bus has to go around the full loop of the development. She stated there was not enough room at the entrance for the bus to turn in and the bus would have to stop on Sunrise Boulevard. Chair Kreisl asked Ms. Fogarty if she could speak to St. Lucie County to use the right-of-way buffer to allow sufficient space for the bus to pull off the roadway. Ms. Fogarty stated she would provide direction to the transportation department that it is strongly encouraged to move the bus stop into the development. Ms. Fogarty encouraged drivers to follow the law and stop when a bus has its flashers and stop signs showing. She noted there are cameras on the buses and tag numbers are taken when someone drives around a bus. She highlighted the ultimate goal is picking up kids safely and providing the education they deserve.

Mr. Bergstresser stated he is in communication with the county, and he will work with staff and the school district for a bus stop location before submitting a permit application.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward the Sunrise Lakes Final Planned Development to the City Commission with a recommendation of approval, subject to the following 12 conditions:

Conditions:

1. All infrastructure, including the private lift station, school district bus stop, and stormwater system, shall be completed prior to the issuance of first certificate of occupancy for a residential building.
2. A plat of the property shall be required prior to application for a building permit for a residential building.
3. The minimum Open Space shall be maintained at a minimum of 23% of the Final PD site area.
4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlined within the approved Sunrise Lakes Development Agreement and Final PD site plan.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
6. The Final PD Plan shall be governed by 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 shall

include the binding of successors in title to any commitments concerning completion of the project and its maintenance and operation.

7. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.
8. A landscape maintenance agreement shall be required prior to final certificate of occupation.
9. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.
10. All applicable state or federal permits shall be obtained before commencement of the development.
11. Add a 6-foot minimum solid concrete wall on the border between the development and Florida Department of Transportation.
12. 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.

AYE: Clayton Johnson, Nichelle Clemons, Alexander Edwards, Christopher Widing, Chair
Anton Kreisl

Passed

c. **Conditional Use with No New Construction - Atlantic Coast Recycling
3301 Avenue D**

Mr. Freeman gave an overview of the application. Atlantic Coast recycling is proposing to make a modification to the existing Conditional Use approval granted to the site. Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements). The use of the property remains the same as it has been for the last 20 years or so. There are no changes in use on the property that would otherwise require reconsideration of the previously recognized property status. The site is approximately 4.22 acres. The zoning is Planned Development and the Future Land Use is Low Density Residential. Staff recommends approval.

Mr. Freeman answered questions from the Board on the reason for the Conditional Use, code enforcement issues, and landscaping. He said the landscaping exceeds what is required for an industrial property, but the Board could recommend additional landscaping be added. Ms. Clemons noted the longtime eyesore of the business in a mostly residential area.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward a recommendation of approval to the City Commission for the Conditional Use for Atlantic Recycling located at 3301 Avenue D with the following condition:

1. Add landscaping to the frontage and left side of the fence.

AYE: Nichelle Clemons, Alexander Edwards, Christopher Widing, Clayton Johnson, Chair
Anton Kreisl

Passed

d. **Minor Site Plan and Innovative Residential Development - Duplex
209 N. 18th Street**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He stated the applicant is proposing to develop a single-story duplex with enhanced landscaping, architectural designs and an outdoor common area for its residents. The site location is approximately 0.31 acres and the Future Land Use is Low Density Residential, RL, and the zoning is Single-Family Moderate Density, R-3. Each unit will have four bedrooms and 3 bathrooms with a front and rear porch.

Mr. Freeman stated the initiative from the Innovative Community Development for this application was to enable redevelopment of property that would not normally allow a duplex. The Innovative Community Development allows flexibility in setbacks, landscaping, stormwater and also allows accessory dwelling units. The density is maintained with the future land use.

Andre Baxam, applicant from A-Ok Construction, stated this is his second development in Fort Pierce, and he wants to continue to develop in Fort Pierce utilizing the Innovative Community Development.

Motion was made by Nichelle Clemons, and seconded by Clayton Johnson to forward a recommendation of approval of the minor site plan with the following condition:

1. Prior to issuance of a 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.

AYE: Nichelle Clemons, Alexander Edwards, Christopher Widing, Clayton Johnson, Chair
Anton Kreisl

Passed

e. **Site Plan - Woodspring Suites Hotel - 2480 S. Jenkins Road**

Mr. Gilmore gave an overview of the application. He stated the request was to construct a four-story, one-hundred and twenty-two (122) room hotel, grossing approximately 48,100 square feet with associated site improvements. The site is approximately 3.39 acres and the Future Land Use is General Commercial (GC) and the Zoning is General Commercial (C-3). Mr. Gilmore said the subject property was approved to be subdivided and create the adjacent property to the south as an outparcel. The outparcel was created for the potential use of an additional hotel to be constructed. He noted Woodspring Suites is an extended-stay hotel chain, focusing on offering affordable, comfortable, practical accommodation for guests staying for longer periods (weeks, months, or longer). Mr. Gilmore said the design intent for the project was to provide an attractive site design with aesthetically pleasing and modern architecture. The overall plant palette provides a combination of both native and non-native plantings which will provide color and texture variations to further enhance the visual appeal

of the site. The proposed landscape plan further makes use of the existing native Oak trees and Sabal Palms on site. He stated access to the site will be facilitated off South Jenkins Road.

Mr. Gilmore answered questions from the Board about what is being built on the outparcel, fencing material, height of the hotel, and sidewalk improvements.

Nelson Mojarena, Civil Engineer, from Woolpert, stated he will be coordinating the architectural details on the screening material to be used; either masonry or wood fencing.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval of the requested site plan with the following seven (7) conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
4. Install a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.
5. Update the dumpster enclosure to the current standards by the Solid Waste department which includes a pedestrian entrance.
6. Install an 8-foot concrete, wood, or vinyl fence to buffer from the residential uses to the north and east.
7. Install a streetscape improvement such as tables or benches around or near the stormwater pond area or an outdoor recreation area.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Nichelle Clemons, Chair
Anton Kreisl

Passed

f. **Preliminary Plat - Kings Highway Commerce Park - 2300 S. Kings Highway**

Mr. Freeman gave an overview of the application and answered questions from the Board. The request is to subdivide the 107.41-acre Kings Highway Commerce Park into 3 lots. The site is zoned Commercial Parkway with a Commercial General/Mixed Use Development Future Land Use. He stated Parcel-I is 26.82 acres. Parcel-II is 21.18 acres. Parcel-III is the same as previously approved as Kings Highway Commerce Park. Mr. Freeman stated the Engineering department will do a more final review of the final plat. Once all the issues are resolved, the final plat will go to the City Commission.

Jeff Iravani, applicant, representing Scannell Properties, stated that on the southeast corner is General RV, and they are in the site plan process. He said the White Road and Peters Road right-of-way acquisition with the county should get approved by the end of the month.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons forward the Kings Highway Commerce Park (KHCP) Preliminary Plat to the City Commission with a recommendation of approval subject to the following two (2) conditions:

1. The applicant shall coordinate with St. Lucie County's ROW acquisition team on the proposed dedications to the County prior to approval of the Preliminary Plat.
2. The applicant shall address all the City of Fort Pierce Engineering Comments prior to approval of the Preliminary Plat.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Nichelle Clemons, Chair
Anton Kreisl

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman gave an overview of the Causeway Cove Live Local Act application. He stated there are requirements and obligations that need to be met and there are things the city can and can't do. The city cannot hold public hearings on the Live Local Act application; informational presentations can be given. Mr. Freeman said the zoning district is multifamily R5 and the application must meet the comprehensive plan. He stated there are 1,063 units and 40% has to be affordable. Mr. Freeman noted there are a number of outstanding things the project needs to meet.

Chair Kreisl asked how AMI is tallied and monitored. Mr. Freeman said the AMI is based on the metropolitan service area, which would be St. Lucie County. He said the numbers are higher because Port St. Lucie is included. After approval, the applicant will have to provide a mechanism to monitor that for the next 30 years affordable housing is provided. Mr. Freeman said there are state agencies in place that can do the monitoring. The mechanism chosen will need to be done sufficiently and legally. Mr. Freeman stated the number would need to be met each year and the number is based on inflation and earnings potential.

Chair Kreisl said density and height restrictions were a big miss in drafting the regulations. Chair Kreisl said the Technical Review Committee meeting is extremely important in reviewing the density impacts and traffic and making sure nothing is missed. Mr. Freeman said everything needs to be in the correct order and signed off by all entities that need to sign off. Mr. Johnson said the traffic is not going to work.

Mr. Freeman said the state housing initiative has the criteria for the breakdown or rent per bedroom. He said an example of the 2025 rent limits for the St. Lucie County metropolitan area on a 2-bedroom unit with 3 people residing there would be \$2,559 per month.

Chair Kreisl said he has concerns about the location and density. Mr. Freeman said he would provide monthly updates to the Technical Review Committee comments. Staff will be reviewing the application to the city's code.

Mr. Johnson asked if the downtown code had been looked at to curtail or forecast what could be coming. Mr. Freeman explained that the legislation for the code was in play at the time of the Live Local Act. If the code is amended, the state says it's too late, the city has to go back to whatever was in place in 2023. It was designed to avoid proactive adjustments to the code to negate certain type of development. He noted the reason the code came forward is that

certain types of development are not permitted in appropriate locations. Mr. Freeman said real planning should encourage planning in the downtown and not on the outskirts of the city.

Mr. Kreisl said he fears the fundamental breakdown and putting an undue burden on the city.

9. BOARD COMMENTS

Ms. Clemons asked about the timeline for the waste water treatment plant being decommissioned.

Mr. Widing said he is not sure the state met the intent of affordable housing.

Chair Kreisl said he is very interested in any other Live Local Act developments that have been brought forward in the state since 2023.

10. ADJOURNMENT



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

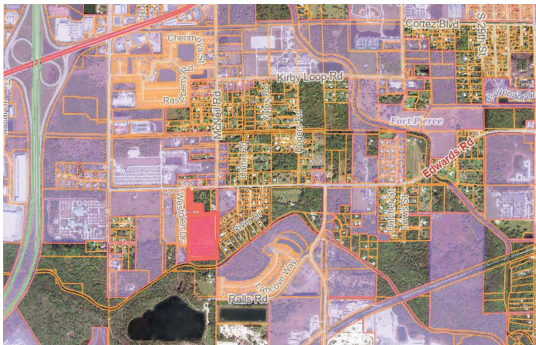
The application proposes 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building. The density proposed is 6.37 dwelling units per acre.

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



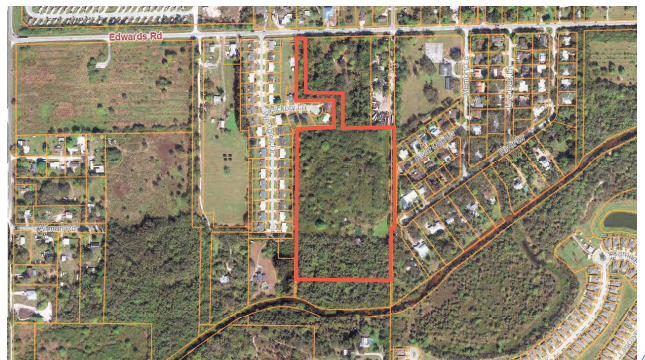
SITE LOCATION

SITE AREA +/- 17.58 Acres

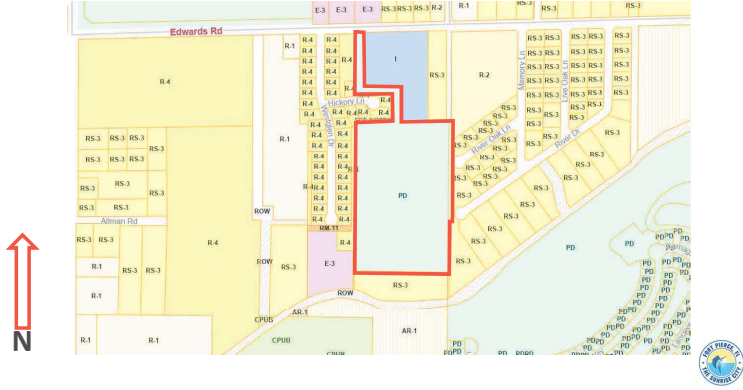


SITE LOCATION

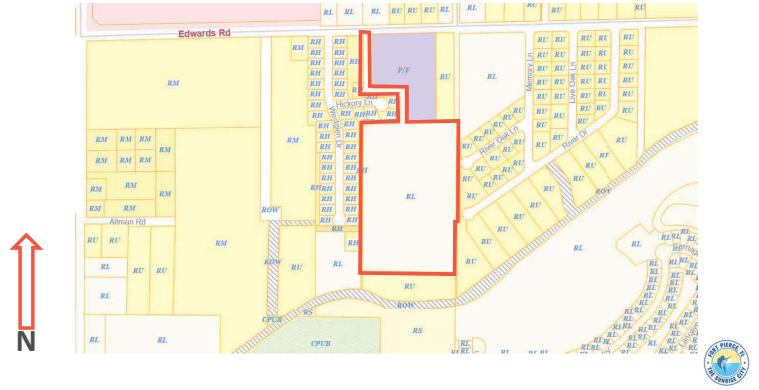
SITE AREA +/- 17.58 Acres



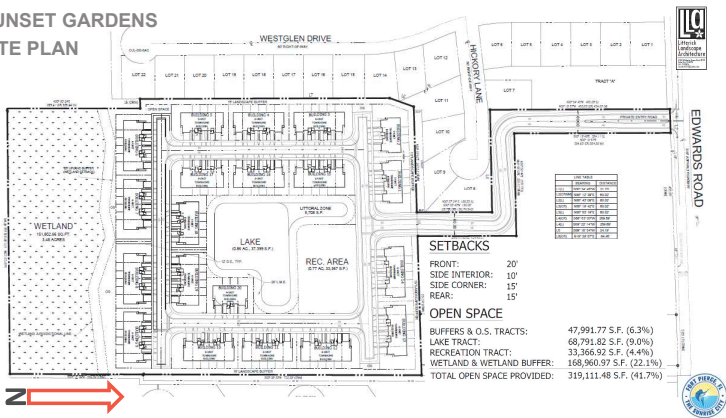
EXISTING ZONING - PD



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



Sunset Gardens

Planned Development

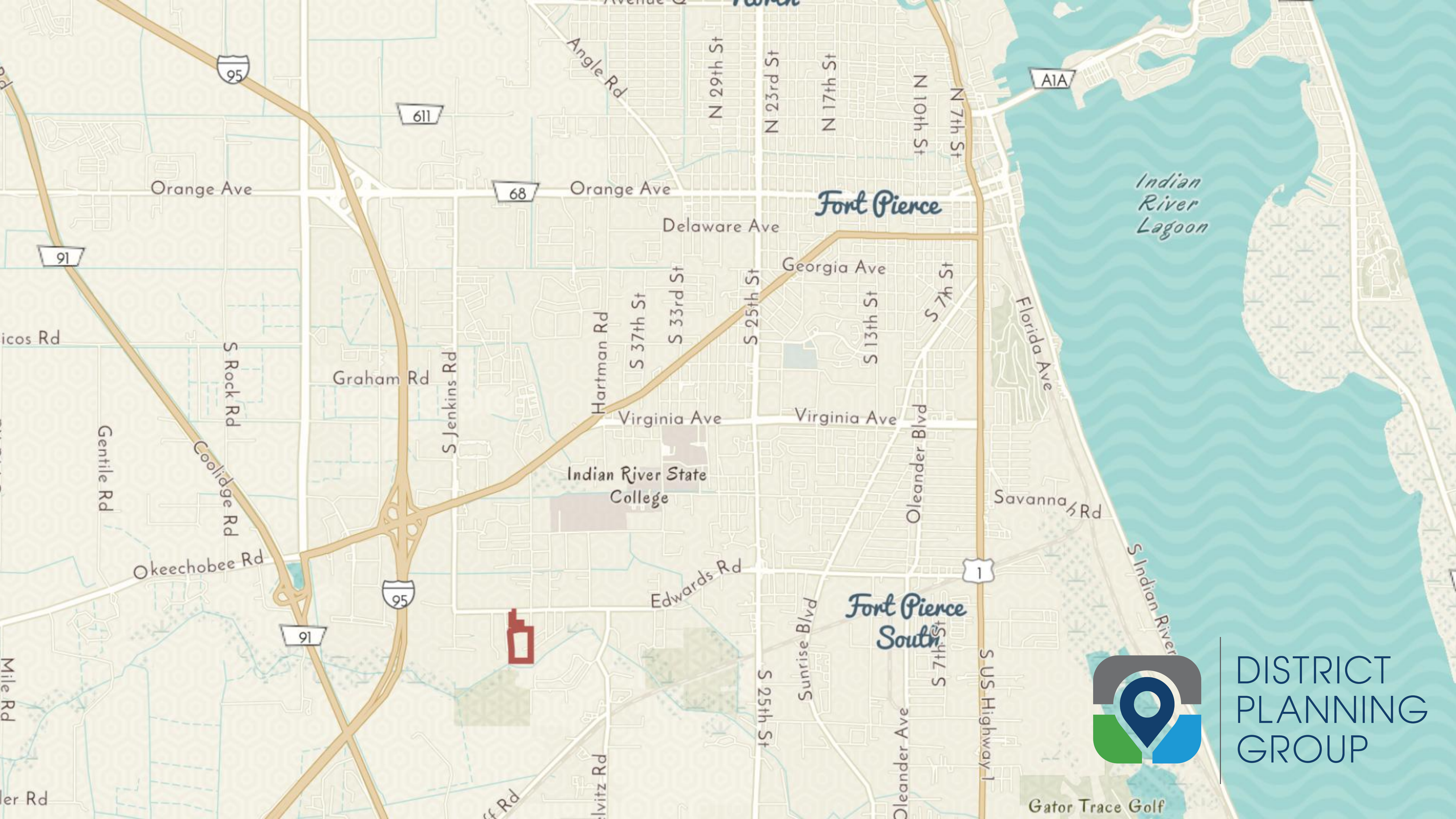
Master Development Plan

- City of Fort Pierce Planning Board
- May 12, 2025

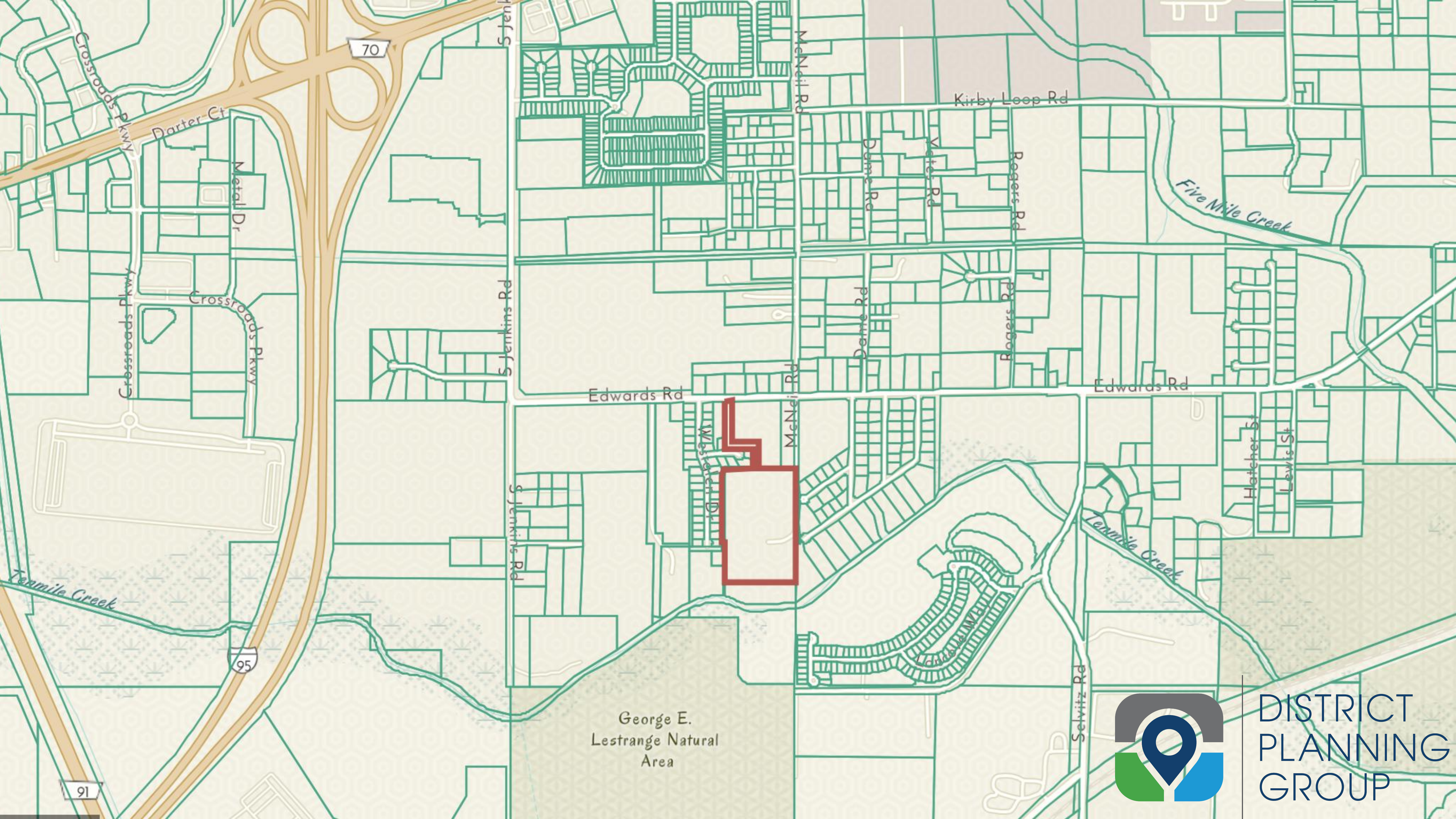
Applicant: Golden Arrow Development LLC
Agent: Leslie Olson, AICP



DISTRICT
PLANNING
GROUP



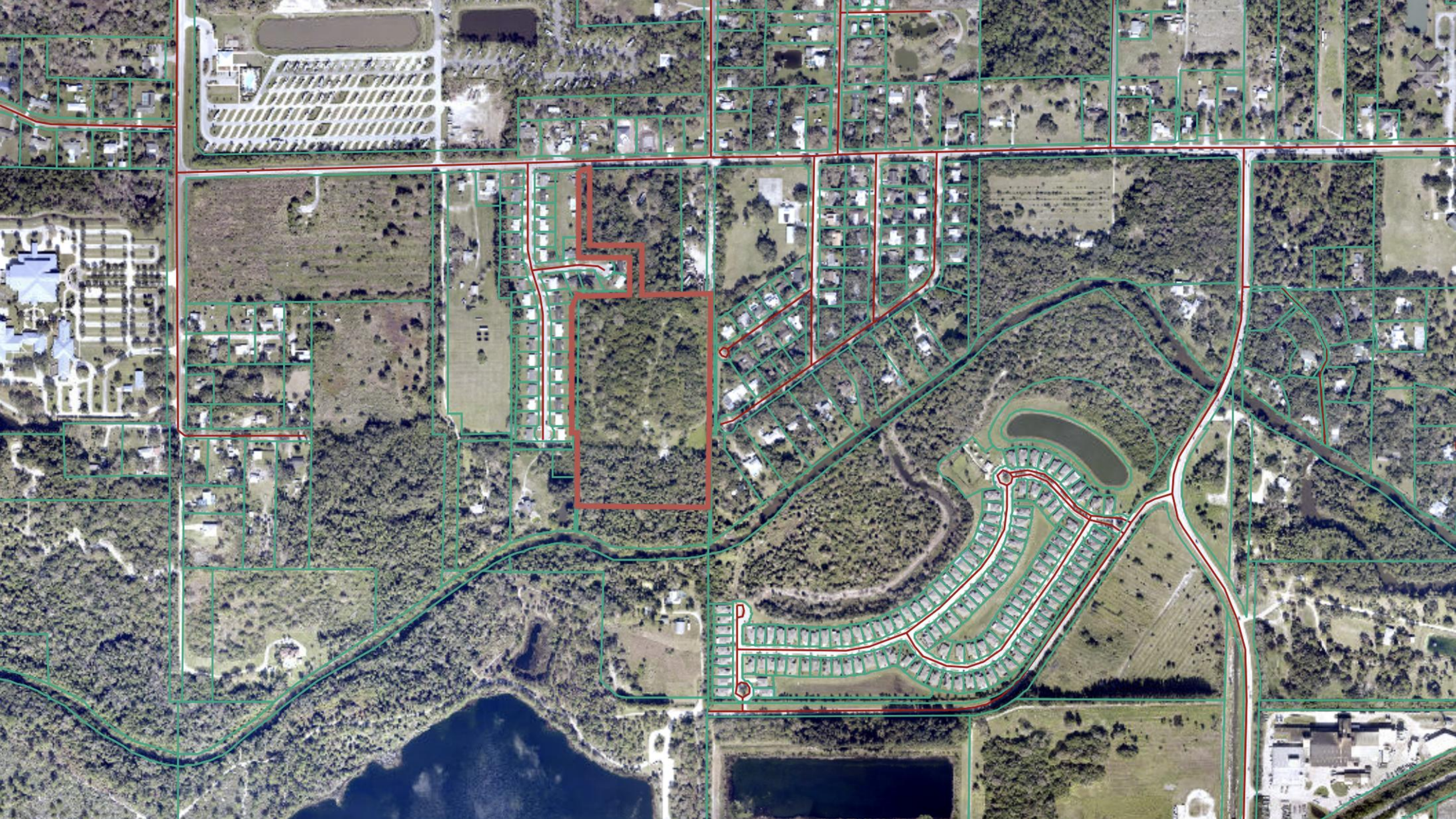
DISTRICT
PLANNING
GROUP



George E.
Lestrange Natural
Area



DISTRICT
PLANNING
GROUP

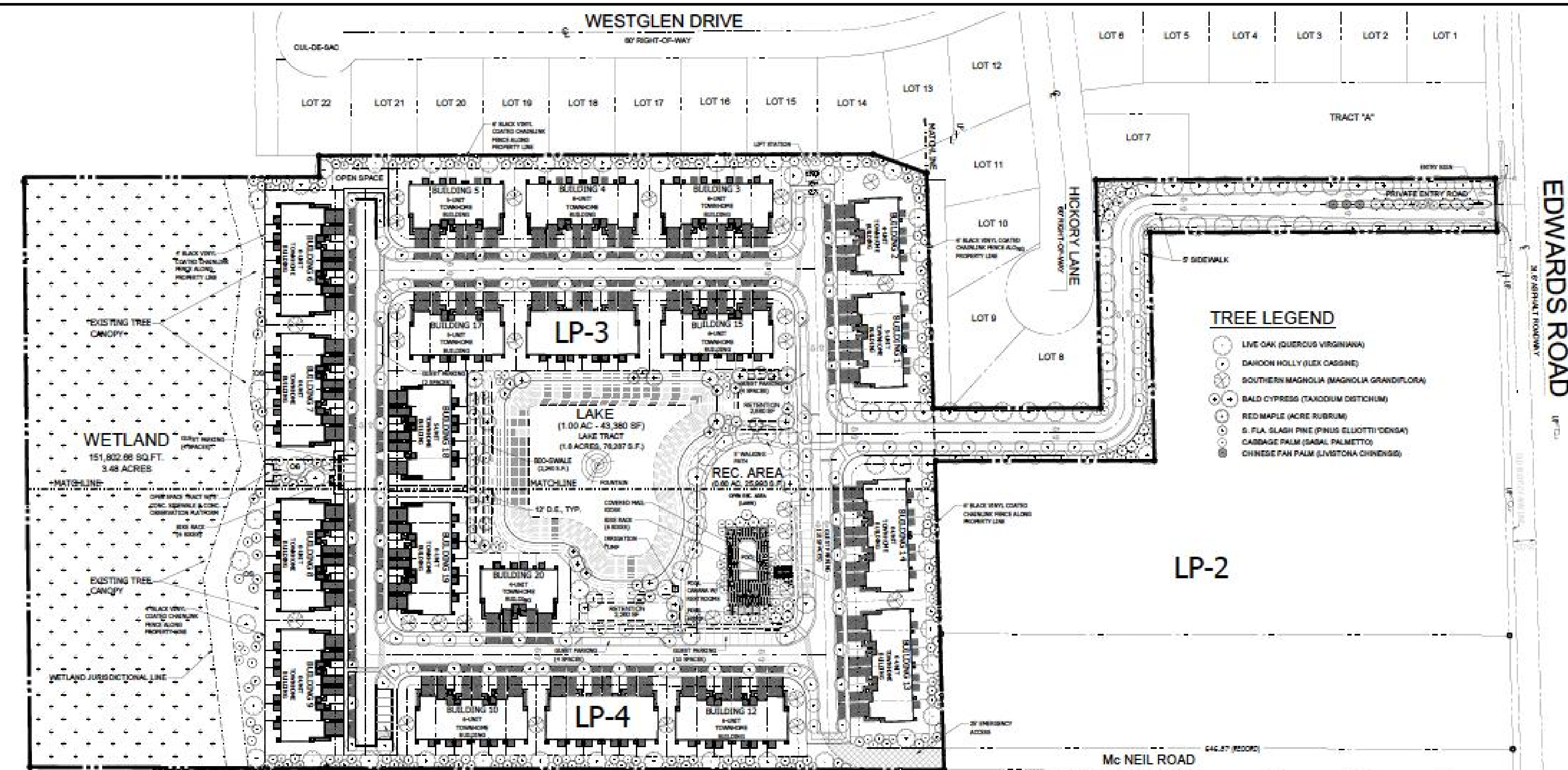




DISTRICT
PLANNING
GROUP

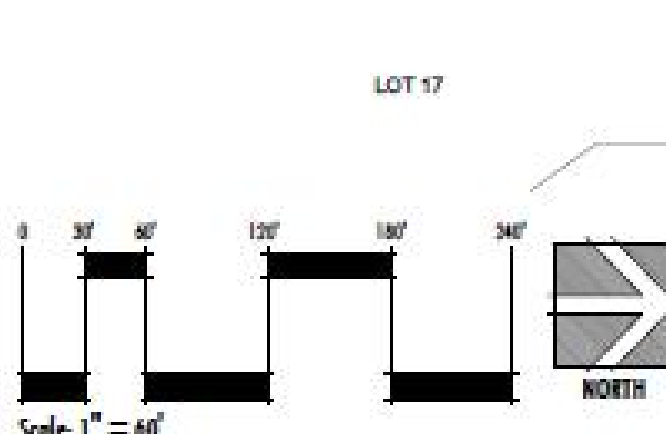
Overall Landscape Plan

SEE SHEETS LP-2 THRU LP-4 FOR DETAIL LANDSCAPE PLANS
SEE SHEETS LP-5 FOR TYPICAL UNIT LANDSCAPE PLANS
REFER TO SHEET LP-6 FOR PLANT LIST, PLANTING DETAILS & LANDSCAPE SPECIFICATIONS



TREE LEGEND

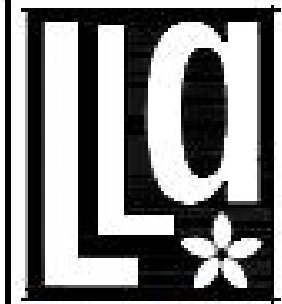
- LIVE OAK (QUERCUS VIRGINIANA)
- DANBORN HOLLY (ILEX CASSINE)
- SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)
- BALD CYPRESS (TAXODIUM DISTICHUM)
- RED MAPLE (ACER RUBRUM)
- S. FLA. SLASH PINE (PINUS ELIOTTI DENSA)
- CABBAGE PALM (SABAL PALMETTO)
- CHINESE FAN PALM (LIVISTONA CHINENSIS)



DRAWING INDEX:

LP-1	OVERALL LANDSCAPE PLAN & LANDSCAPE DATA
LP-2 - LP-4	DETAIL LANDSCAPE PLANS
LP-5	TYPICAL UNIT LANDSCAPE PLANS
LP-6	LANDSCAPE SPECIFICATIONS & PLANTING DETAILS

<p>TREES REQUIRED:</p> <p>WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 802 L.F. X 15' WIDE 12,030 S.F. DEV. BY 200 = 61 TREES</p> <p>EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 701 L.F. X 15' WIDE 10,515 S.F. DEV. BY 200 = 53 TREES</p> <p>NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 619 L.F. X 15' WIDE 9,285 S.F. DEV. BY 200 = 47 TREES</p> <p>ENTRY DRIVE PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 1,806 L.F. X 10' WIDE 18,060 S.F. DEV. BY 200 = 91 TREES</p> <p>INTERIOR VEHICULAR USE AREAS = 76,200 S.F. 76,200 S.F. / 15 S.F. = 5,080 S.F. REQUIRED PLANTING AREA / 200 = 25 25 INTERIOR VEA TREES</p> <p>TOTAL TREES REQUIRED: 303 TREES</p>	<p>TREES PROVIDED:</p> <p>WEST PERIMETER LANDSCAPE STRIP 63 TREES</p> <p>EAST PERIMETER LANDSCAPE STRIP 53 TREES</p> <p>NORTH PERIMETER LANDSCAPE STRIP 46 TREES</p> <p>ENTRY DRIVE PERIMETER LANDSCAPE STRIP 92 TREES</p> <p>INTERIOR VEHICULAR USE AREAS = 76,200 S.F. 108 TREES</p> <p>TOTAL TREES PROVIDED: 365 TREES</p>
<p>SHRUBS REQUIRED:</p> <p>WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 802 L.F. CONTINUOUS HEDGE @ 36" O.C. = 288 SHRUBS</p> <p>EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 701 L.F. CONTINUOUS HEDGE @ 36" O.C. = 234 SHRUBS</p> <p>NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 619 L.F. CONTINUOUS HEDGE @ 36" O.C. = 207 SHRUBS</p> <p>ENTRY DRIVE PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES) = 1,806 L.F. CONTINUOUS HEDGE @ 36" O.C. = 603 SHRUBS</p> <p>TOTAL SHRUBS REQUIRED: 1,312 SHRUBS</p>	<p>SHRUBS PROVIDED:</p> <p>WEST PERIMETER LANDSCAPE STRIP 288 SHRUBS</p> <p>EAST PERIMETER LANDSCAPE STRIP 234 SHRUBS</p> <p>NORTH PERIMETER LANDSCAPE STRIP 207 SHRUBS</p> <p>ENTRY DRIVE PERIMETER LANDSCAPE STRIP 603 SHRUBS</p> <p>TOTAL SHRUBS PROVIDED: 1,312 SHRUBS</p>



Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
888-719-3875
jason@litterick.com

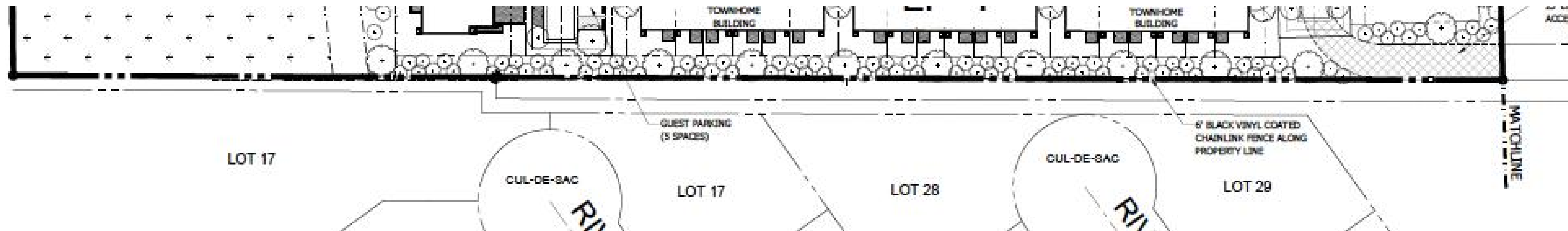
Sunset Gardens
4945 Edwards Road
Ft. Pierce, Florida



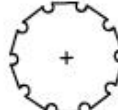


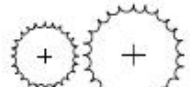




Scale: 1" = 60'-0"

Designed	JM
Drawn	JM
Approved	JM
Date	12.14.23
Job no.	
Rev. desc.	
Sheet No.	LP-1

Neighbors: East



TREE LEGEND

-  LIVE OAK (QUERCUS VIRGINIANA)
-  DAHOON HOLLY (ILEX CASSINE)
-  SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)
-  BALD CYPRESS (TAXODIUM DISTICHUM)
-  RED MAPLE (ACRE RUBRUM)
-  S. FLA. SLASH PINE (PINUS ELLIOTTII 'Densa')
-  CABBAGE PALM (SABAL PALMETTO)
-  CHINESE FAN PALM (LIVISTONA CHINENSIS)

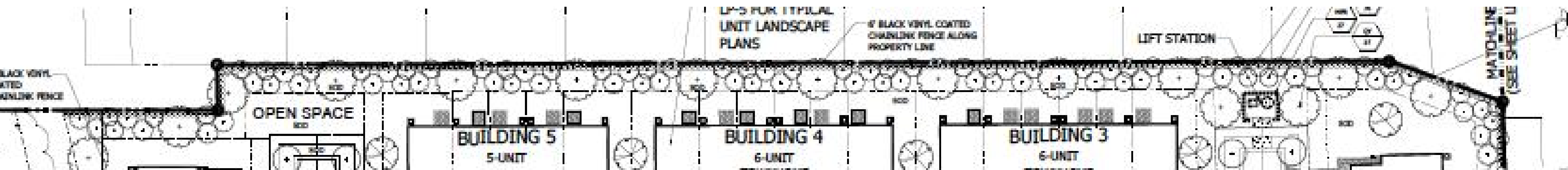
Eastern Landscape Buffer:

- *53 Trees: Live Oak, Dahoon Holly, Slash Pine*
- *234 Shrubs: Simpson Stopper*

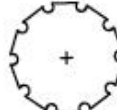


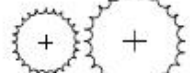


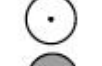



DISTRICT
PLANNING
GROUP

Neighbors: West



TREE LEGEND

-  LIVE OAK (QUERCUS VIRGINIANA)
-  DAHOON HOLLY (ILEX CASSINE)
-  SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)
-  BALD CYPRESS (TAXODIUM DISTICHUM)
-  RED MAPLE (ACER RUBRUM)
-  S. FLA. SLASH PINE (PINUS ELLIOTTII 'Densa')
-  CABBAGE PALM (SABAL PALMETTO)
-  CHINESE FAN PALM (LIVISTONA CHINENSIS)

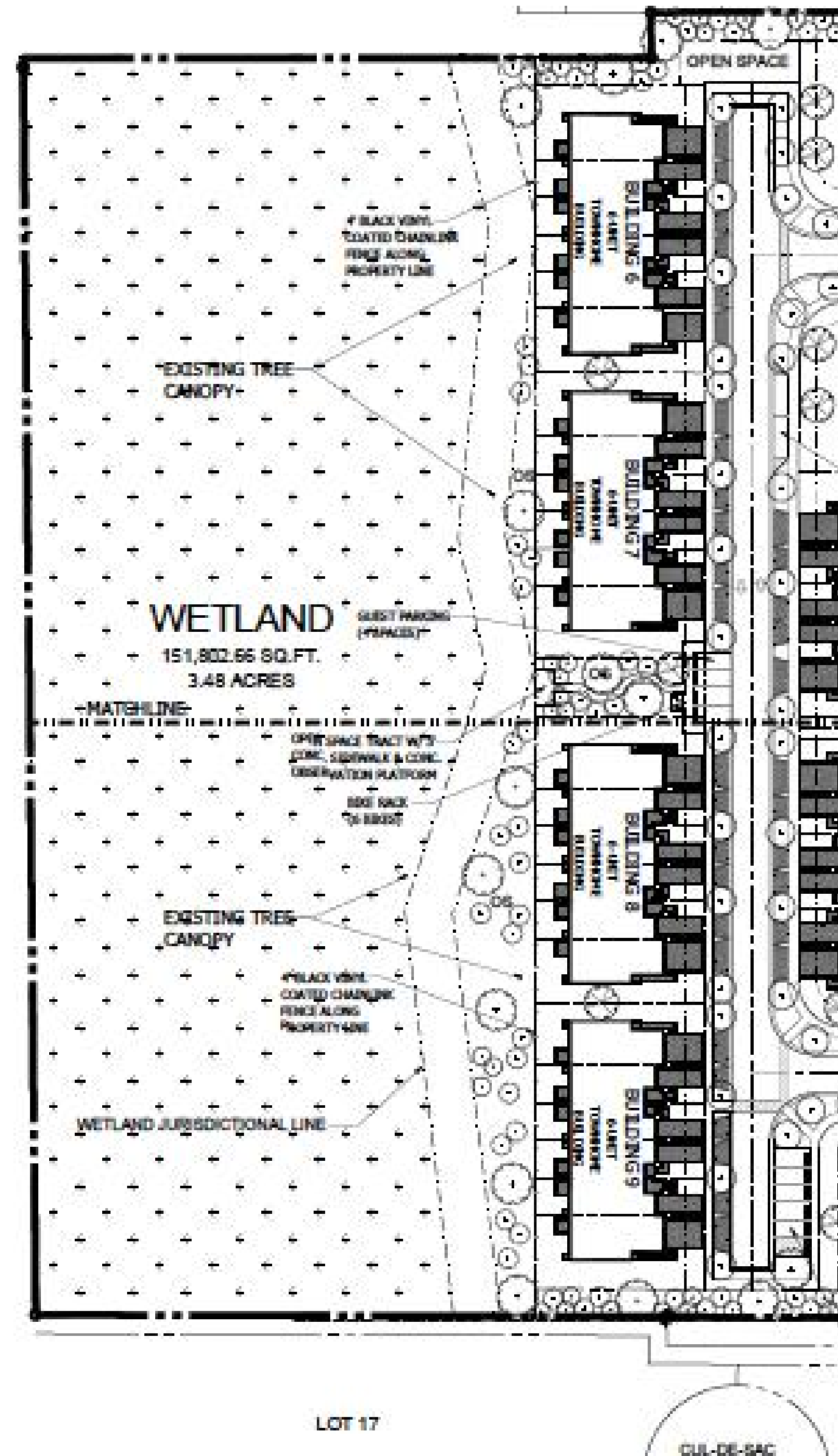
Western Landscape Buffer:

- *61 Trees: Live Oak, Dahoon Holly, Slash Pine*
- *268 Shrubs: Simpson Stopper*



DISTRICT
PLANNING
GROUP

Environmentally Sensitive Lands



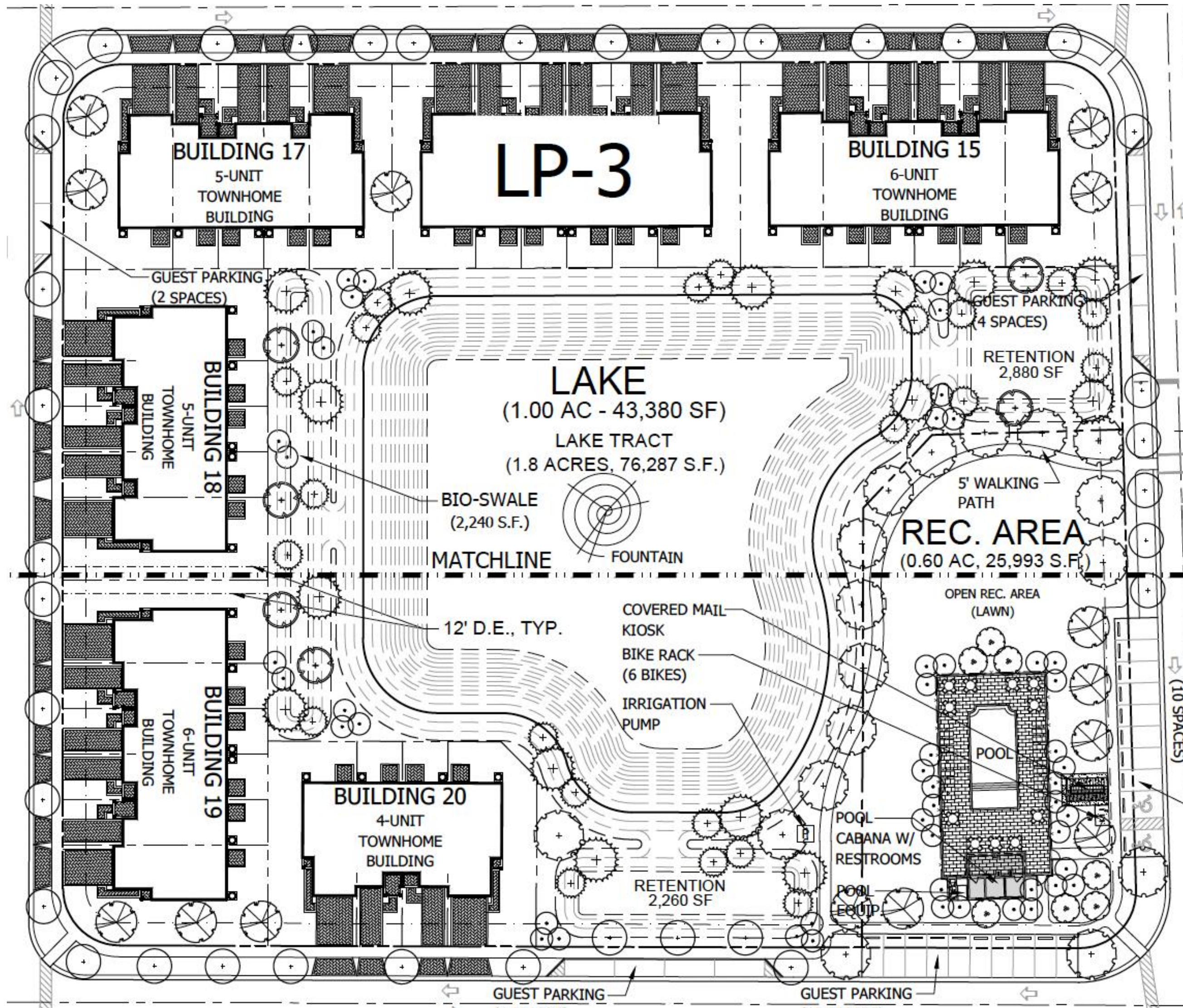
Wetlands and Flood Plain Protection

- All Wetlands Preserved with upland buffer
- 3.5 acres in preservation
- Activated with small community park and observation platform



DISTRICT
PLANNING
GROUP

Community Amenities



Community Center

- *Recreation center includes:*
- Community pool
- Cabana
- Community Lawn/Sports Field



DISTRICT
PLANNING
GROUP

St. Lucie Commerce Center

Planned Development

Master Development Plan

- City of Fort Pierce Planning Board



DISTRICT
PLANNING
GROUP



CITY OF FORT PIERCE
 PLANNING BOARD
 MAY 12, 2025

Sunrise Lakes Final PD Site Plan
 PD2024-00002

APPLICATION

PD2024-00002 Sunrise Lakes Final
 Site Plan PD - Sunrise Blvd

APPLICANT

Bergstresser, Blaine
 KMA Engineering & Surveying for
 DT VENTURES 1 LLC

ADDRESS

3804 Sunrise Boulevard

PARCEL ID #:

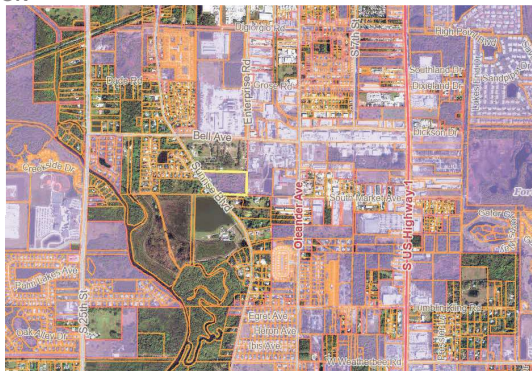
2433-123-0001-000-1

SUMMARY

This application is proposing a rezoning to a Final Planned Development (PD) of fifty (50) single-family residences on 11.54 acres (4.41 units per acre), at 3804 Sunrise Boulevard. The property is zoned R-3 with a future land use of RM. The site was recently annexed into the City of Ft. Pierce. The site is bordered by single-family RS-3 zoning on the south and west. To the north is a cemetery and the east is a Florida Department of Transportation building, both with industrial zoning.



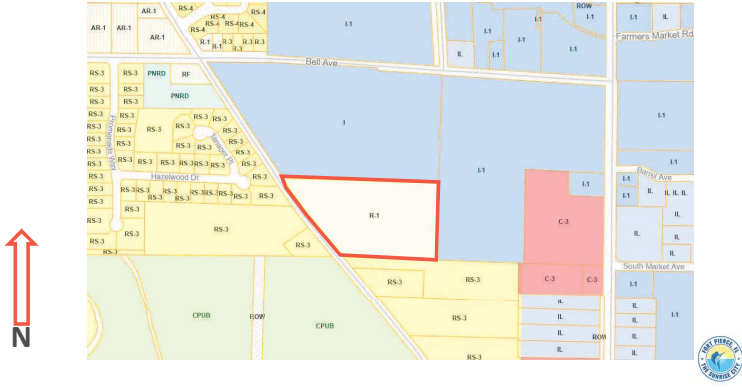
SITE LOCATION SITE AREA +/- 11.54 Acres



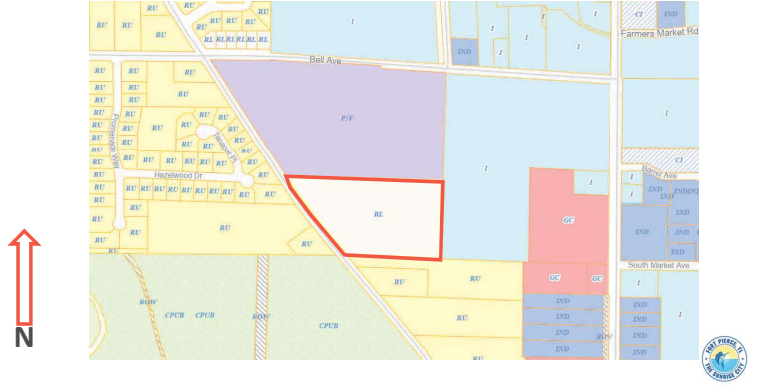
SITE LOCATION SITE AREA +/- 11.54 Acres



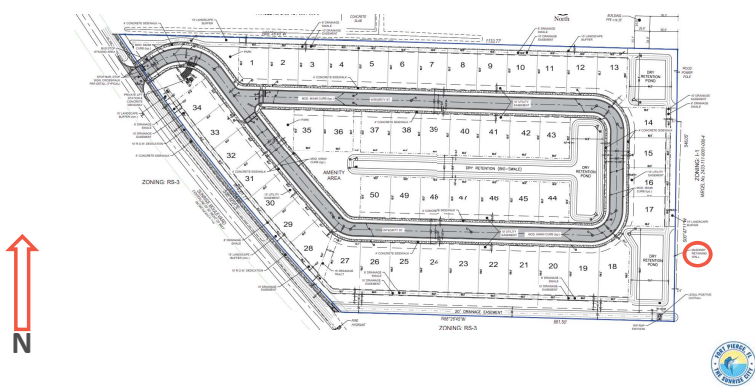
EXISTING ZONING – R-1 PROPOSED ZONING – FINAL PD



EXISTING FLU – LOW DENSITY RESIDENTIAL



SUNRISE LAKES – SITE PLAN



SUNRISE LAKES – PD DATA

LAND USE BREAKDOWN			
TOTAL AREA OF SUBJECT PARCEL	502,682 SF	11.54 AC	100.00%
AREA OF EXISTING WETLAND	0 SF	0.00 AC	0.00%
AREA OF WETLAND BUFFER	0 SF	0.00 AC	0.00%
TOTAL DEVELOPMENT AREA	502,682 SF	11.54 AC	100.00%
TOTAL DEVELOPMENT AREA	502,682 SF	11.54 AC	100.00%
AREA OF PROPOSED BUILDINGS	100,000 SF	2.30 AC	19.89%
AREA OF PROPOSED ROW IMPERVIOUS	73,250 SF	1.67 AC	15.79%
AREA OF PROPOSED LOT IMPERVIOUS	56,000 SF	1.29 AC	11.14%
AREA OF PROPOSED RETENTION BASE	26,150 SF	0.60 AC	5.20%
TOTAL PROPOSED IMPERVIOUS AREA	261,488 SF	6.00 AC	52.02%
AREA OF PROPOSED LOT PERVIOUS	106,940 SF	2.46 AC	21.27%
AREA OF PROPOSED RETENTION BANK	24,890 SF	0.57 AC	4.95%
AREA OF PROPOSED GREEN SPACE	102,323 SF	2.35 AC	20.36%
TOTAL PROPOSED PERVIOUS AREA	234,153 SF	5.38 AC	46.58%

ZONING	PD
MIN. LOT SIZE	4,000 SF
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	80'
MIN. ROAD FRONTAGE	25'
MAX. LOT COVERAGE	40%
BUILDING HEIGHT (1 STORY)	45'
MAX. GROSS DENSITY (DU/AC. PROPOSED)	12 DU/AC. (1.81 DU/AC. PROPOSED)
MIN. SETBACKS	
FRONT	15'
SIDE (INTERIOR)	5'
SIDE (CORNER)	5'
REAR	20'
REAR	15'



ALTERNATIVE RECOMMENDATIONS:

Approval with alternative/additional conditions

Or

Disapproval





CITY OF FORT PIERCE

PLANNING BOARD

MAY 12, 2025

ATLANTIC RECYCLING – CONDITIONAL USE PZCON2024-00003

APPLICATION

PZCON2024-00003
Conditional Use with No New
Construction)

APPLICANT

Dennis Murphy
Coteleur & Hearing
On behalf of the Property Owners

ADDRESS

3301 Avenue D

PARCEL ID #:

2408-214-0001-000-2

SUMMARY

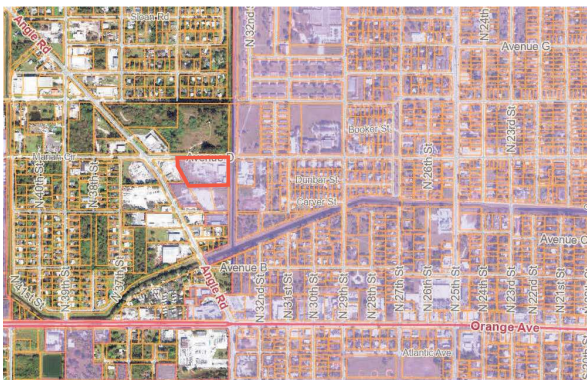
Atlantic Coast recycling are proposing to make a modification to the existing conditional use approval granted to this site. Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements).

The use of the property remains the same as it has been for the last 20, or so, years.

No changes in use on the property that would otherwise require reconsideration of this previously recognized property status.



SITE LOCATION SITE AREA +/- 4.22 Acres



SITE LOCATION SITE AREA +/- 4.22 Acres



SITE PHOTO



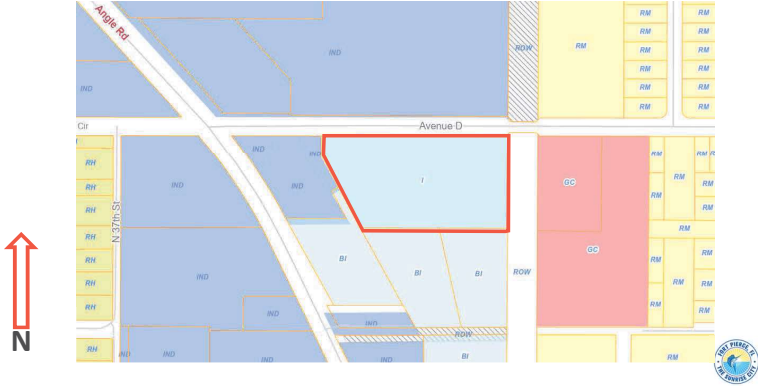
© Google Earth



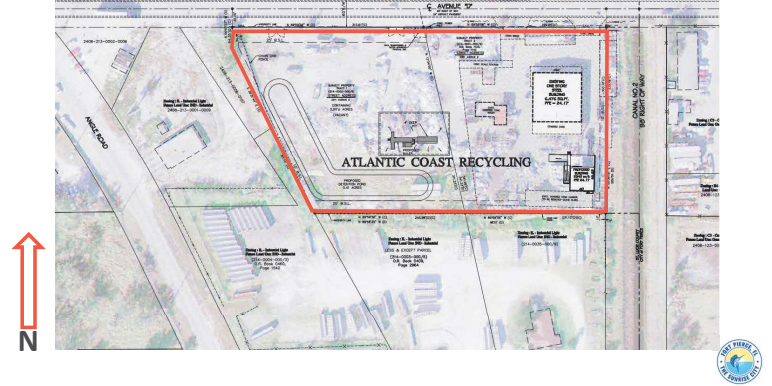
EXISTING ZONING - PD



EXISTING FLU - LOW DENSITY RESIDENTIAL



ATLANTIC RECYCLING - SITE PLAN



RECOMMENDATION

Staff recommend that the Planning Board forward the application of the Conditional Use with no new construction (Atlantic Coast Recycling) to the City Commission with a recommendation of APPROVAL.

ALTERNATIVE RECOMMENDATION

Approval with alternative/additional conditions
or
Disapproval





CITY OF FORT PIERCE
 PLANNING BOARD
 MAY 12, 2025

Preliminary Plat - Kings Highway Commerce Park
 PZSUB2025-00001

APPLICATION

PZSUB2025-00001
 Preliminary Plat - Kings Highway
 Commerce Park

APPLICANT

Jeff Iravani
 Jeff H Iravani Inc for
 Scannell Properties #533 LLC

ADDRESS

2300 S. Kings Highway

PARCEL ID #(S):

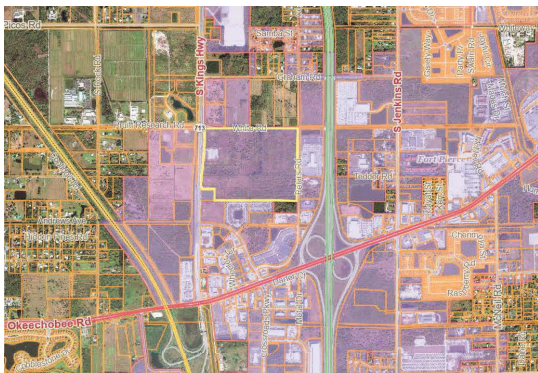
2324-210-0000-000-6

SUMMARY

Request to subdivide a 107.41 ac Kings Highway Commerce Park into 3 lots. The site is zoned CP-1 with a CG/MXD future land use. Parcel-I is for a 26.82 ac Parcel-II is 21.18 ac. Parcel-III is the same as previously approved as KHCP PH-II.



SITE LOCATION SITE AREA +/- 107.4 Acres



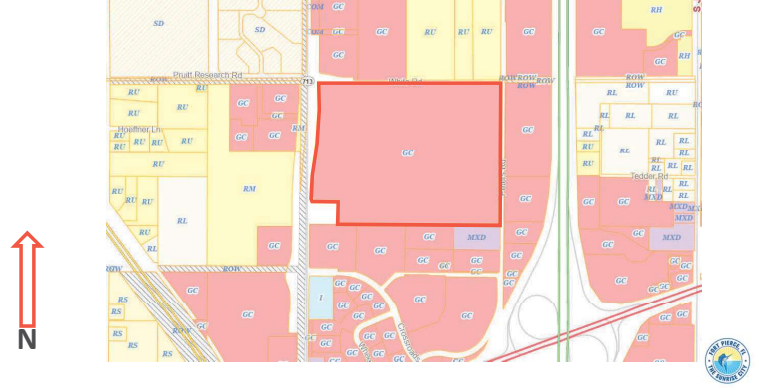
SITE LOCATION SITE AREA +/- 107.4 Acres



EXISTING ZONING – CP-1



EXISTING FLU – COMMERCIAL GENERAL



RECOMMENDATION

Staff recommend that the Planning Board forward the application of the Kings Highway Commerce Park (KHCP) Preliminary Plat to the City Commission with a recommendation of APPROVAL, subject to the following 2 conditions:

1. The applicant shall coordinate with St. Lucie County's ROW acquisition team on the proposed dedications to the County prior to approval of the Preliminary Plat.
2. The applicant shall address all the City of Fort Pierce Engineering Comments prior to approval of the Preliminary Plat.

ALTERNATIVE RECOMMENDATION

Approve with amended Conditions

Or

Disapprove



Causeway Cove

LIVE LOCAL APPLICATION



LIVE LOCAL (GENERALLY)

Is state-mandated and provides land use entitlements for eligible affordable housing developments in areas zoned for commercial, industrial, and mixed-use.

To be eligible for these entitlements, a proposed project must set aside at least **40 percent of its total units as affordable rental units to income-eligible households (at or below 120 percent AMI)** for a period of at least 30 years. The City is required to allow multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed-use and are also subject to statutory parameters regarding density, height, floor area ratio, administrative approval, and certain parking standards.

USE: Developments may be multifamily or mixed-use with multifamily allowance in commercial, industrial, or mixed-use zones without zoning or land use change.

DENSITY: Set at the highest density allowed on any land in City or County where residential development is allowed. The current maximum is 30 units per acre. Density bonuses are not allowed.

HEIGHT: The highest currently allowed height for commercial or residential development within 1 mile of the proposed development or 3 stories, whichever is higher. That is currently 200ft in High-Density and Downtown Locations.

EXCEPTION: If a proposal is on two or more sides adjacent to single-family-zoned property within a single-family-zoned development with at least 25 contiguous singlefamily homes, a municipality may limit the height to certain criteria.

PARKING: the City must “consider” reducing parking requirements for eligible proposed projects that would be located within ¼ mile of a transit stop.

FLOOR AREA RATIO: The City is prohibited from limiting the FAR below 4.5 (150% of existing FAR)

APPROVAL PROCEDURE: A development proposal must be administratively approved if the proposal satisfies the land development regulations and is otherwise consistent with the comprehensive plan excepting density, FAR, height, and use.





TOTAL NUMBER OF BUILDINGS	5
TOTAL NUMBER OF PARKING SPACES (INC. SURFACE PARKING)	2,316
TOTAL NUMBER OF HOTEL ROOMS	204
TOTAL NUMBER OF UNITS	1,063
TOTAL BUILDING GROSS AREA SF	3,075,226
TOTAL COMMERCIAL AREA SF	52,728
TOTAL AMENITIES AREA SF	94,160
TOTAL NUMBER OF BOAT SLIPS	198 slips + 10 moorings









