



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Kev Freeman – Planning Director

FROM : Selena Griffett, P.E.

THRU : Mark Zrallack, P.E. – City Engineer

**RE : Major Site Plan Amendment
Kings Landing – 301 N 2nd Street
PZSITE2025-00027**

DATE : June 20, 2025

This is to advise you that we have completed the review of the following documents as received by this office on June 16, 2025:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input type="checkbox"/> Other MASTER PD |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|--|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR Approval | <input type="checkbox"/> Conditional Use |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\K\Kings Landing\PZSITE2025-00027\ENG Comments 06202025.docx

Engineering Comments:

1. Stormwater note on Site Plan indicates drainage collection via inlets and pipes to detention ponds and underground chambers; this is a change to previous design which included exfiltration, please confirm there is no exfiltration in the current design. Additional information on underground drainage chambers will be required for building permits.
2. Parking area south of Building B, please dimension width of parking spaces.
3. Review parking space dimensions in parking area nearest hotel. Length is 18'; code requires 19'.
4. Are all sidewalk areas brick paver? Please show sidewalk widths.
5. Please label ADA ramps (these are inconsistently shown on the plan view).
6. Please label width of parallel parking spaces.
7. Please review City Code Section 125-313 3c for compliance.
8. Please provide cross-sections of proposed drainage areas.
9. Please provide cross-sections of roadways.
10. Please provide property boundary information on plan.
11. Please provide applicable standard details.
12. How and where do the buildings drain?
13. How is trash picked up? Notes reference a dumpster, please show location(s) and use City detail (provided).
14. Please add a note to the plan that all storm drainage facilities shall conform to chapters 32 and 121 of the Standard Specifications adopted by the City Commission February 13, 1973, as amended.
15. Label curb types.
16. City Code Section 125-315 requires minimum parallel parking spaces to be 21' long.
17. Please identify width of entrances off Indian River Drive.
18. Remove landscaping from bottom of retainage areas.

Advisory Comments:

1. A SFWMD permit will be required for drainage into Moore's Creek.

TRC PLANNING COMMENTS

TO: APPLICANT/FILE 
FROM: Kev Freeman, Planning Director
RE: PZSITE2025-00027 301 N 2ND ST Fort Pierce, FL 34950
MEETING DATE: JUNE 26, 2025

Project Details

- Project: Kings Landing
- Address: 301 N 2nd St, Fort Pierce, FL 34950
- Total Acreage: 7.06 acres,
- Future Land Use: Central Business District (CBD)
- Zoning: Planned Development (PD)
- Applicant: Haley Ward Inc. -Brad Curry

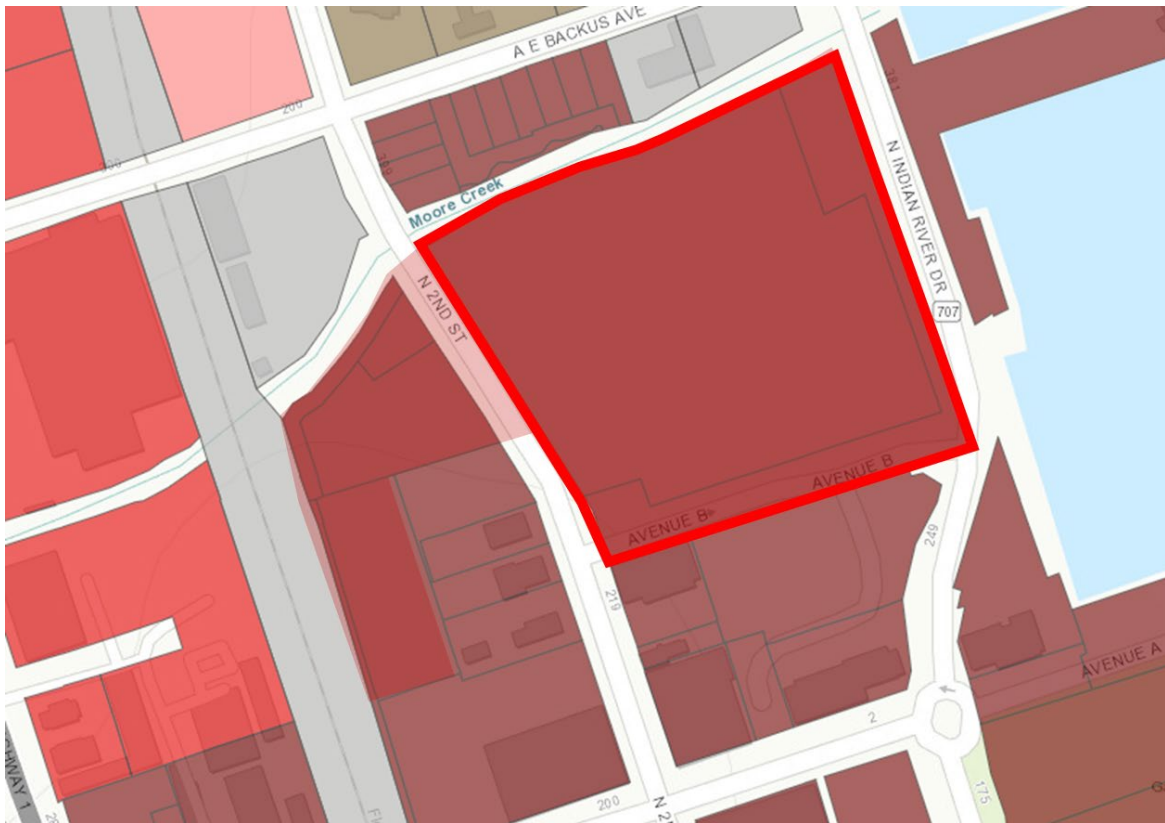


Request

The applicant requests a major site plan amendment to the previously approved mixed-use development known as Kings Landing. The amendment involves reconfiguration of proposed building layouts and phasing.

Project Overview

- Mixed-use development including 148-room hotel, 106 residential units, retail, rooftop spaces, restaurants, and event space.
- Modifications to site layout, building heights, and phasing schedule in agreement with development contract.



Zoning & Code Compliance

- The project remains compliant with the CBD Future Land Use and PD zoning designation per Sec. 125-313(a)(3).

- Environmental review confirms no wetlands or protected habitats onsite (per Environmental Assessment, EDC Inc. 2021).
- No protected species identified; however, mitigation may be required for native tree removal (Sec. 123-64).

Design Considerations

- Building design is consistent with South Florida style and complements surrounding architecture (see Design Narrative).
- Massing steps down to maintain scale with adjacent neighborhood.

Traffic & Access

- No new traffic impact report required; amendment consistent with previously approved plan (see Traffic Impact Statement).

Environmental

- No wetlands or endangered species present per site assessment.
- Invasive species present; recommended to remove and replant with native landscape per Sec. 123-40.

Utilities & Drainage (Require FPUA comments)

- Utility capacity confirmed in submitted analysis; existing infrastructure sufficient for proposed changes.

Engineering (see ENG Comments)

Phasing Plan

- Phase 1: Hotel and retail with supporting infrastructure.
- Phase 2: Residential towers and parking structure.
- Phase 3: Future development west of N 2nd Street.

Recommendation

Staff recommends zoning approval of the major site plan amendment to the PD, subject to the following conditions, and resolution of other agency comments.

1. Compliance with tree protection and mitigation standards (Sec. 123-64).
2. A Landscape Maintenance Agreement shall be required at time of final landscape inspection.
3. Coordination with City Engineering on utility connections.

Disclaimer

Issuance of a development permit or development order by the City 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 liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals from other agencies.



Lugey Dawson <ldawson@fpu.com>

To: Kevin Freeman



Thu 6/26/2025 11:55 AM

You replied to this message on 6/26/2025 1:49 PM.

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

W/WW Engineering: Water and wastewater services are available to support the proposed development; however, service availability is contingent upon the completion of necessary water main upsizing and extensions. In addition, an upgrade to the existing lift station located at Avenue B and North 2nd Street will be required to accommodate increased demand.

In the event that the grant funding secured by the City of Fort Pierce for water utility improvements is depleted prior to the construction of the proposed 8-inch water main loop north of the Moore's Creek Bridge, the Kings Landing Developer shall assume full financial responsibility for completing the loop.

The Developer shall also bear the cost of upsizing the existing 6-inch water main on the Moore's Creek Bridge to an 8-inch main. This work is to be performed in coordination with the City's Indian River Drive Improvements project and has been included in the project's bid package.

Additionally, the proposed onsite water main must be looped back to North 2nd Street to ensure system reliability and redundancy.

Thanks,



Lugey Dawson
Supervising Engineer
Fort Pierce Utilities Authority
1701 South 37th Street
Fort Pierce, FL 34947
ldawson@fpu.com
(772) 466-1600 ext. 3428