



# DISTRICT PLANNING GROUP

## Project Narrative

Sunset Gardens Townhouse Planned Development  
4945 Edwards Road

### Summary

Golden Arrow Development is proposing a Planned Development (PD) consisting of 112 Townhouse units with associated community amenities at 4945 Edwards Road. The site was previously approved in 2008 as Orange Gardens, a 40-unit single-family development that has expired. At that time, the site consisted of 17.14 acres as it did not include the linear parcel extending the length of the property to the west.

The current application consists of 17.58 acres +/-, including the linear parcel, which consists of 0.44 acres. The primary parcel has a Future Land Use designation of Low-Density Residential (RL), 1-6.5 du/acre, with a PD (expired) zoning classification. The linear parcel has a Future Land Use designation of High-Density Residential (RH), 12-18 du/acre, with a compatible zoning designation of Medium Density Residential (R-4).

The proposed development scenario calls for 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. The maximum density permitted is 6.5 dwelling units per acre. Therefore, this development proposal is a decrease in density. The amenities include lake vistas, preservation and viewing platform of on-site wetlands, recreational facilities including a pool and cabana, private patios, and a sidewalk network that interconnects the community.

### Subject Property Existing Conditions

#### Future Land Use and Zoning

Parcel IDs:	2430-244-0001-000-4 and 2430-243-0001-000-1
Location:	South of Edwards Rd, north of the Ten Mile Creek, west of McNeil Rd, and east of West Glen Dr.
Jurisdiction:	City of Fort Pierce, FL
Future Land Use:	Low-Density Residential (RL) and High-Density Residential (RH)
Zoning District:	Planned Development (PD) and Medium Density Residential (R-4)

Map 1 below shows the site which consists of two (2) parcels totaling approximately 17.58 +/-acres (17.14 acres and 0.44 acres). The subject site is located south of Edwards Road, north of Ten Mile Creek, west of McNeil Road, and east of West Glen Drive, in the City of Fort Pierce, Florida.

As displayed below in Table 1 and illustrated on Map 1, the subject site is more specifically located at Parcel Control Numbers: 2430-244-0001-000-4 and 2430-243-0001-000-1. The two (2) parcels were purchased in February 2024 by Golden Arrow Development, LLC (Capital Investments). When the project was initially introduced to the City of Fort Pierce in October 2022, the proposed site boundaries included 2430-241-0002-000-2, consisting of 5.45 acres located within St. Lucie County jurisdiction.

Following the pre-application meeting, the purchase of that lot did not occur, and the site is now being presented with the main property consisting of 17.14 acres and the linear sliver of land along the western boundary which consists of 0.44 acres, bringing the total site size to 17.198 +/- acres.

Table 1 Project Description		
	<b>Parcel 1</b>	<b>Parcel 2</b>
	2430-244-0001-000-4	2430-243-0001-000-1
Acreage	17.14	0.44
Address	4945 Edwards Road	TBD
jurisdiction	City of Fort Pierce	City of Fort Pierce
Future land use	Low-Density Residential (RL)	High-Density Residential (RH)
ZONING DISTRICT	Expired Planned Development (PD)	Medium Density Residential (R-4)

Maps 2 and 3 display the current Future Land Use and Zoning for the subject site, which consists of two (2) properties. The larger property, PCN 2430-244-0001-000-4, is the primary site and consists of 17.14 acres. The larger site has a Future Land Use of Low-Density Residential (RL) and is zoned Single Family Residential (R-1) with a Planned Unit Zone (PD) approval that has expired. This parcel provides access to the site from Edwards Road. The secondary site, PCN 2430-243-0001-000-1, provides a buffer for the development to the west and currently has a Future Land Use designation of High-Density Residential (RH), though zoned Medium Density Residential (R-4).

Table 2 provides the maximum density for residential development within the Low, Medium, and High-Density Residential Land Use designations.

TABLE 2 Allowable Density	
Land Use Category	<b>Residential Density</b>
Low-Density Residential (RL)	1-6.5 dwelling units per acre
Medium Density Residential (RM)	6.5 to 12 dwelling units per acre
High-Density Residential (RH)	12 to 18 dwelling units per acre

According to Future Land Use Policy 1.1.6, the City (of Fort Pierce) administers Land Development Regulations consistent with the Future Land Uses in this Element. The general description of each (Future) Land Use Category is as follows:

- **Residential**

**Low Density Residential (RL):** The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6 ½ dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

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**High Density Residential (RH):** The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high-density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

In consideration of the appropriate Future Land Use and Zoning for the site, a review of the compatibility of the surrounding land uses was necessary. Shown on Maps 4 and 5 are the Future Land Use and Zoning Maps for the surrounding properties. As displayed, the subject property is surrounded by land within St. Lucie County (SLC) jurisdiction. Table 2 states the Future Land Use, Zoning, and current uses for the surrounding areas.

Table 3 Site and Surrounding Land Uses					
	Site	North	South	East	West
Future Land Use	City of Fort Pierce High Density Residential 18 dwelling units per acre (RH) and Low-Density Residential 6 ½ dwelling units per acre (RL)	SLC- Public Facilities (PT) and Residential Urban 5 units per acre (RU)	SLC- Residential Urban (RU)	SLC- Residential Urban (RU)	City of Fort Pierce Residential High (RH)
Zoning	City of Fort Pierce Expired Planned Development (PD) and Residential Medium (R-4)	SLC- Institutional (I)	SLC - Residential- Single Family 3 dwelling units per acre (RS-3)	SLC - (RS-3)	City of Fort Pierce (R-4)
Current Use	Vacant with only one structure present	SLC- Vacant	SLC - vacant, wetlands	SLC- River Oaks Estates	City of Fort Pierce West Glen Subdivision

### Previously Approved Plan and Currently Approved Surrounding Development Projects

The subject site was previously approved as a PD in 2009 to construct a 40-unit single-family development which required a rezoning from Single Family Low Density (R-1) to PD. The development program did not include the 0.44 parcel located more specifically at 2430-243-0001-000-1. Please see link to the previous approval below.

[1953\\_3862\\_City Clerk File \(1\).pdf](#)

The PD approval has expired as demonstrated by the current development approvals provided on the City of Fort Pierce website shown on Map 6 below. Only currently approved development approvals are reflected in Map 6.

[Viva East - Site Plan - 5315 Edwards Rd. & 5496 Altman Rd.](#)

Viva East is an application for a Site Plan (Development and Design Review) for a 206-unit rental community located at 5315 Edwards Road and 5496 Altman Road, approximately 750' to the west of the project site on the south side of Edwards Road. The proposed development has a Future Land Use designation of Medium Density Residential (RM) with a Zoning classification of Medium Density Residential (R-4). The community is proposed for one-bedroom, two-bedroom, and three-bedroom duplexes. The site shares amenities with Viva West including a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas, and additional associated amenities. The Viva East Site Plan preserves an 8.20-acre wetland, consisting of 2.25 acres of freshwater marsh and 5.95 acres of riverine swamp. Combined the preservation area provides an additional 2.5 acres of upland ecosystems adjacent to those wetlands as a buffer. The 10.7 acres of wetlands and buffer will be preserved through a conservation easement.

## ELEVATIONS



### Proposed Rezoning - Planned Unit Development Zoning

This application is not proposing a change to the Future Land Use designation as both the RH and RL allow for Townhouse development and the density will be limited to 6.37 dwelling units per acre, controlled under the proposed Planned Development zoning district and associated Planned Development Agreement.

The City of Fort Pierce recently updated their Planned Development Zoning District to simplify and clarify the entitlement process. This Zoning allows for flexibility in dimensional standards to better design uses for a particular site's unique character. Planned Developments (PD) are approved through a two-step process: Master PD, which is conceptual, and Final PD, which includes detailed design and technical plans. The City will process these applications concurrently if requested.

The benefit of Planned Development is its inherent flexibility. However, because of that flexibility, the entitlement process is a process of negotiation, starting with staff, and not ending until the City Commission Public Hearing ends. As such, there is some limited predictability in this process.

The subject Final PD application follows the initial Master PD that was submitted to the City in November and includes the required components bolded in the Table 4 below.

Table 4 PD Required Plans and Documents		
<b>REQUIRED PD PLANS AND DOCUMENTS</b>	<b>MASTER PD</b>	<b>FINAL PD</b>
PREVIOUSLY APPROVED SITE PLANS	X	<b>X</b>
PD SITE PLANS	X	<b>X</b>
PD PHASING PLAN	N/A	
ARCHITECTURAL DRAWINGS		<b>X</b>
FLOOR PLANS		<b>X</b>
LIGHTING PLANS		<b>X</b>
BOUNDARY SURVEY	X	<b>X</b>
TOPOGRAPHIC SURVEY	X	<b>X</b>
CONSTRUCTION PLANS		<b>X</b>
LANDSCAPE PLANS		<b>X</b>
TREE SURVEY		<b>X</b>
TREE MITIGATION PLAN		<b>X</b>
PROJECT NARRATIVE	X	<b>X</b>
RECORDED DEED	X	<b>X</b>
LEGAL DESCRIPTION	X	<b>X</b>
STATEMENT OF PUD BENEFITS	X	<b>X</b>
SITE LOCATION MAP	X	<b>X</b>
STORMWATER REPORT OR CALCULATIONS		<b>X</b>
MASTER STORM WATER REPORT	X	
STORMWATER MAINTENANCE		<b>X</b>
TRAFFIC IMPACT ANALYSIS	X	<b>X</b>
ENVIRONMENTAL ASSESSMENT	X	<b>X</b>
PRESERVE AREA MANAGEMENT PLAN		<b>X</b>
UTILITIES WATER & WASTEWATER SERVICE	X	<b>X</b>
PLANNED DEVELOPMENT (PD) AGREEMENT	X	<b>X</b>

## Development Program

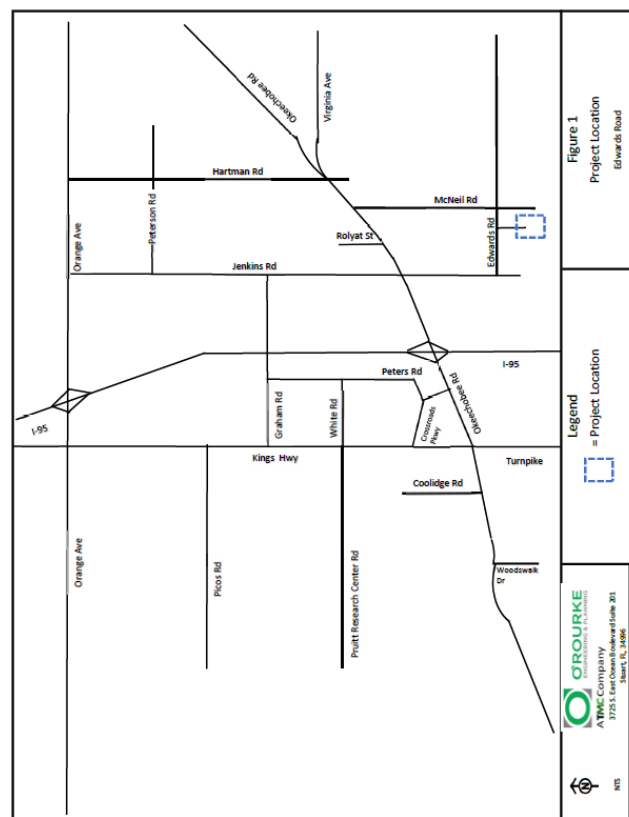
The project development scenario will consist of 20 townhouse buildings that allow for a total of 112 townhouse units. The density proposed is 6.37 dwelling units per acre. The site plan has been designed such that each of the Townhomes focuses centrally on the community assets grounded by the community's lake and recreational amenities with a transversal visual from the multimodal entrance to the observation platform.

## Concurrency

### Traffic

Traffic & Mobility Consultants LLC, formerly Rourke Engineering & Planning, was retained to prepare a traffic analysis for the proposed development consisting of 112 townhouse dwelling units located on Edwards Road in Ft. Pierce, St. Lucie County, Florida. In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- Summary of the project
- Summary of existing lane geometries
- Summary of the existing traffic volumes
- Assessment of project traffic
- Determination of impact area
- Summary of buildout cumulative traffic volumes
- Summary of levels of service with the project traffic added



### Existing Conditions:

The study area is defined as the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area

was refined based on the impact percentages. The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

### Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Kings Highway is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.
- Edwards Road is a two-lane arterial roadway with an E/W alignment.
- Jenkins Road is a two-lane arterial roadway with a N/S alignment.
- McNeil Road is a two-lane local roadway with a N/S alignment.

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 25th 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.

### *Summary:*

With 53 net new AM peak hour trips and 63 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network and planned/funded roadway improvements. Therefore, the project meets the requirements for concurrency.

### *Infrastructure: Water, Wastewater, Solid Waste & Stormwater*

Blaine Bergstresser, P.E., KMA Engineering and Surveying, was retained to prepare the civil engineering for the proposed development program. Based upon the number of dwelling units and lot coverage, the demand analysis for potable water and wastewater will be 29,120 gallons per day, which is a change in demand from the current zoning by 1,820 gallons per day. Regarding solid waste, the proposed zoning is anticipated to create 14.93 yards, which is less in demand by 0.93 yards from what the current zoning permits. The proposed development of 112 Townhouses meets the City of Fort Pierce's level of service standards for potable water, wastewater, and solid waste.

### *Summary:*

The potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year - 1 day storm event).

## Environmental

Drew Gatewood, MS, PWS, CWB, CERP, WEDG, ISA Certified Arborist, Certified Ecologist, Advanced Restoration Ecology was retained to prepare an environmental assessment of the subject property. The environmental assessment report was compiled per the St Lucie County Development Review Division requirements and provisions set forth by the State of Florida. The following summary describes the findings of the recent on-site review and database research as it pertains to St Lucie County, and the State of Florida.

### *Wetland Delineation:*

Based on 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.

### *Listed Species:*

The City will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The City will not authorize/issue any permitting without a current gopher tortoise survey and a tree survey.

### *Summary:*

Based on City requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher Tortoise burrows were not observed on site, and no other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site. It is the professional opinion of ARE, Inc. that there are likely both State and Federally jurisdictional wetlands on the site as the site's characteristics do meet the minimum thresholds required for wetland classification.

## Public Schools

The City of Fort Pierce coordinates with the St. Lucie County School Board to adequately plan for student enrollment through the following Comprehensive Plan Objective and Policies.

### Goal 11.1

The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, ten-year and 20-year planning periods.

#### 11.1.1 Objective:

It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

Policy: 11.1.1.4: Local Government Notice of Development Proposals [ILA Section 9.3] The City agrees to give the School Board notification of land use applications and development proposals pending

before them that may affect student enrollment, enrollment projections, or school facilities. Notice to the School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities. Notice to the School Board will be provided simultaneously with the provision of such materials to the LPA, DRC, or City Commission. This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, or major residential or mixed-use development project that proposes to:

- A. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one student in any grade level, or
- B. To construct or develop non-age-restricted dwelling units or lots that will produce more than one student in any grade level.

*Summary:*

The subject development project has the capacity to introduce new school-age children into the St. Lucie County School District. Although the current development program is less than what is projected than what is permitted (119 dwelling units versus 112 dwelling units) there will be an impact on school enrollment. An accurate account of that number of students has been requested.

Open Space and Parks

The City of Fort Pierce requires new development to meet the minimum requirements that new residential development impacts on available recreational and open space facilities. The City of Fort Pierce Comprehensive Plan provides the level of service standards for public recreation and open space facilities, as set forth below:

*Goal 7*

*To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.*

*7.1.1 Policy:*

*LOS standards for public recreation and open space facilities are hereby established as follows:*

<b>Facility</b>	<b>Year</b>	<b>Unit of Measure</b>
Neighborhood Park:		
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:		
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population

*7.1.2 Policy:*

The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

### 7.1.3 Policy:

Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

- A. Facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
- B. Facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically, the creation of additional neighborhood parks in strategic locations throughout the City;
- C. Opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;
- D. Acquisition of lands that further the development of linked and continuous open space corridors;

### 7.2 Objective:

Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.

#### 7.2.1 Policy:

The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

#### *Summary:*

Based upon the parks and recreation for Residential Classifications Only, calculations of 112 dwelling units for every 2.6 persons + 44,227 = population /LOS), the development proposal will reduce the number of persons from 309.4 people to 291.2 people based off going from 119 allowed to 112 proposed units. Therefore, the proposed development will meet the level of service standard.

## Subject Site Survey

In July 2024, Kaan Turker with LandTec Surveying and Lien performed a site survey that is used as the basis for the proposed master plan. A draft preliminary site plan was prepared by Jason Litterick, PLA, Litterick Landscape Architecture, LLC. Both documents are included in the attachments. The Master Plan calls for 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building for a total of 112 dwelling units per a density of 6.37 dwelling units per acre.

## Master Plan

The preliminary Master Plan prepared by Jason Litterick, PLA, Litterick Landscape Architecture, LLC is shown below. The Master Plan calls for 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building for a total of 112 dwelling units per a density of 6.37 dwelling units per acre. The amenities include lake vistas, recreational facilities, interconnected pedestrian walkways, individual patios and a wetland preservation area. The details of the PD benefits are provided in a separate document.

