

Franco Prado
559 NW 70th Way
Margate, FL 33063

December 30, 2025

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Justification Statement

Property Address: 910 N 10th Street, Fort Pierce

I would love to construct these beautiful duplexes in the city of Fort Pierce. As you know, we have an affordable housing shortage. I would love to provide a solution to your city. I want to be an asset to your city. I secured private funding to build affordable housing in your city. You will be very pleased with my work. If you have any questions or concerns, please reach out to me.

1. Since the proposed number of units exceeds the density of the R-4 zoning district, it has been submitted under Sec. 125-243 Innovative Community Development. In the required justification statement, please address the Special Application Requirements in subsection (m), including a statement regarding selling or leasing land areas or dwelling units proposed and any desired density bonuses.

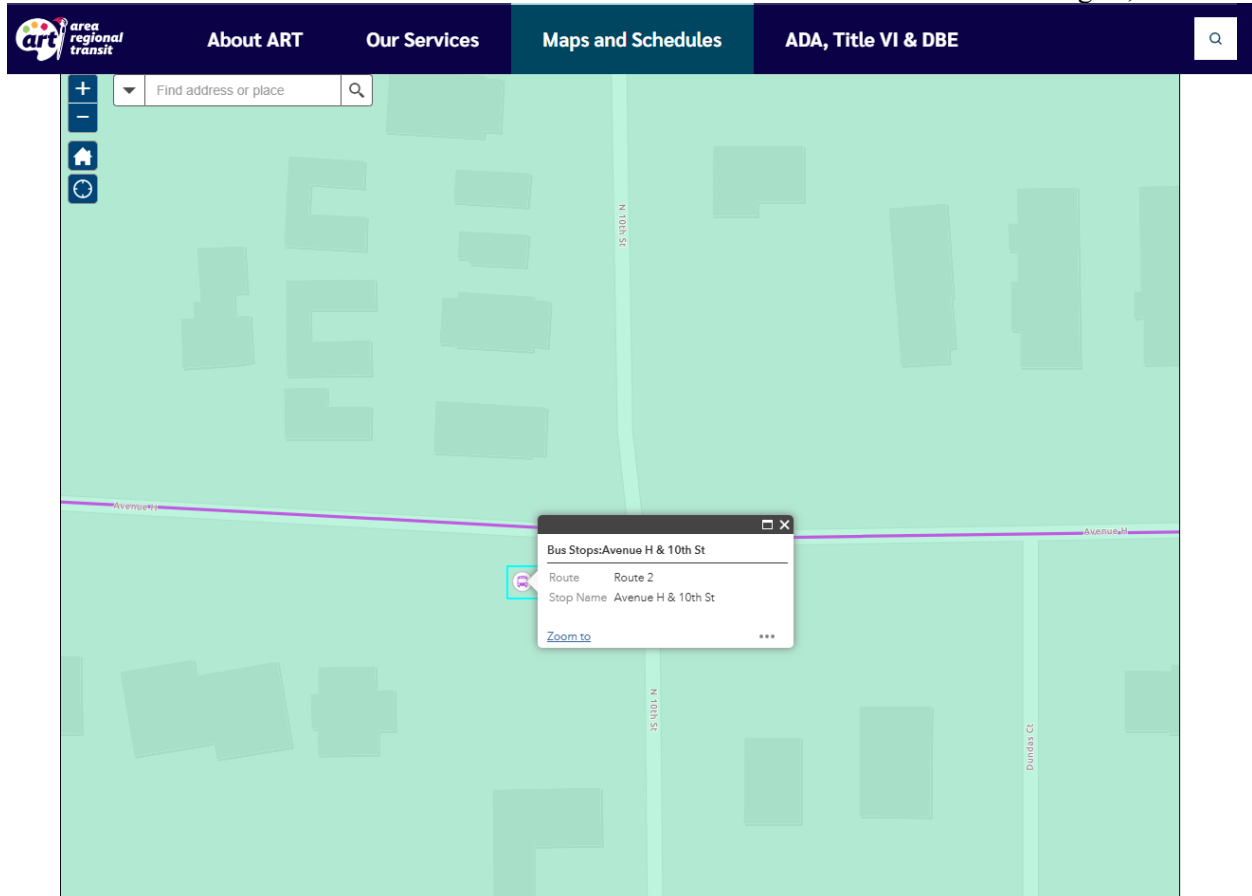
The property will be used for residential duplexes and will have a contemporary upgraded south Florida character. The property is owned via warranty deed by Vincent Marcellino who has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations. The duplexes will be for rent. There is a bus stop across the street which allows for density bonuses in accordance with the code and comprehensive plan. If the city does not pick up trash in the area, I will subcontract with a trash company in the area.

2. Staff has determined that this property is eligible for a density bonus under Section 125-326 Density Bonuses due to its location within the Fort Pierce Redevelopment Area and proximity to a fixed route bus stop. In the required justification statement, please outline how the property qualifies for the density bonus and address the Compatibility Review criteria under subsection (d)(3) of the Density Bonus section.

Below are screenshots from Google Maps showing the bus stop and the development location, and the Area Regional Transit website for the bus stop that is directly across the street from the proposed development.

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The density bonus provisions will not result in a significantly greater negative impact on the surrounding property because the increase in density will not decrease visual access to historic sites, waterfront or open space areas by more than 25%. The development provides sufficient screening between sites and the building orientations allow of sufficient sight-line separation between building sites. This increase in density will not result in a decrease in the level of service for public facilities. I am humbly requesting additional administrative relief as may be provided by the director under section (e) *Flexible development standards*. The development is connected by a continuous sidewalk to an existing public park that is 1,470 feet north (a quarter mile is 1,320 feet...).

Sincerely,

Franco Prado