

December 30, 2025

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

Sufficiency Review Comments Responses

Property Address: 910 N 10th Street, Fort Pierce

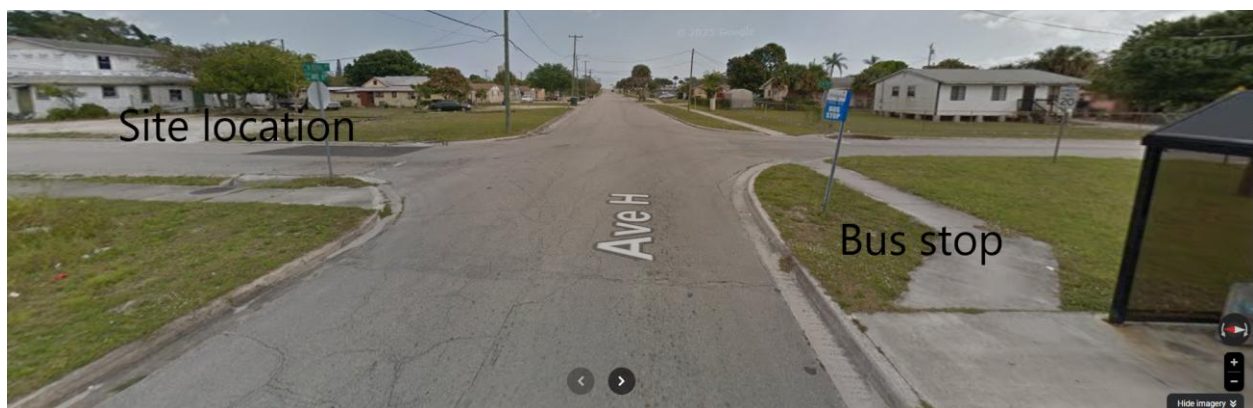
Comments are shown in *italics*. Responses are shown in **bold**.

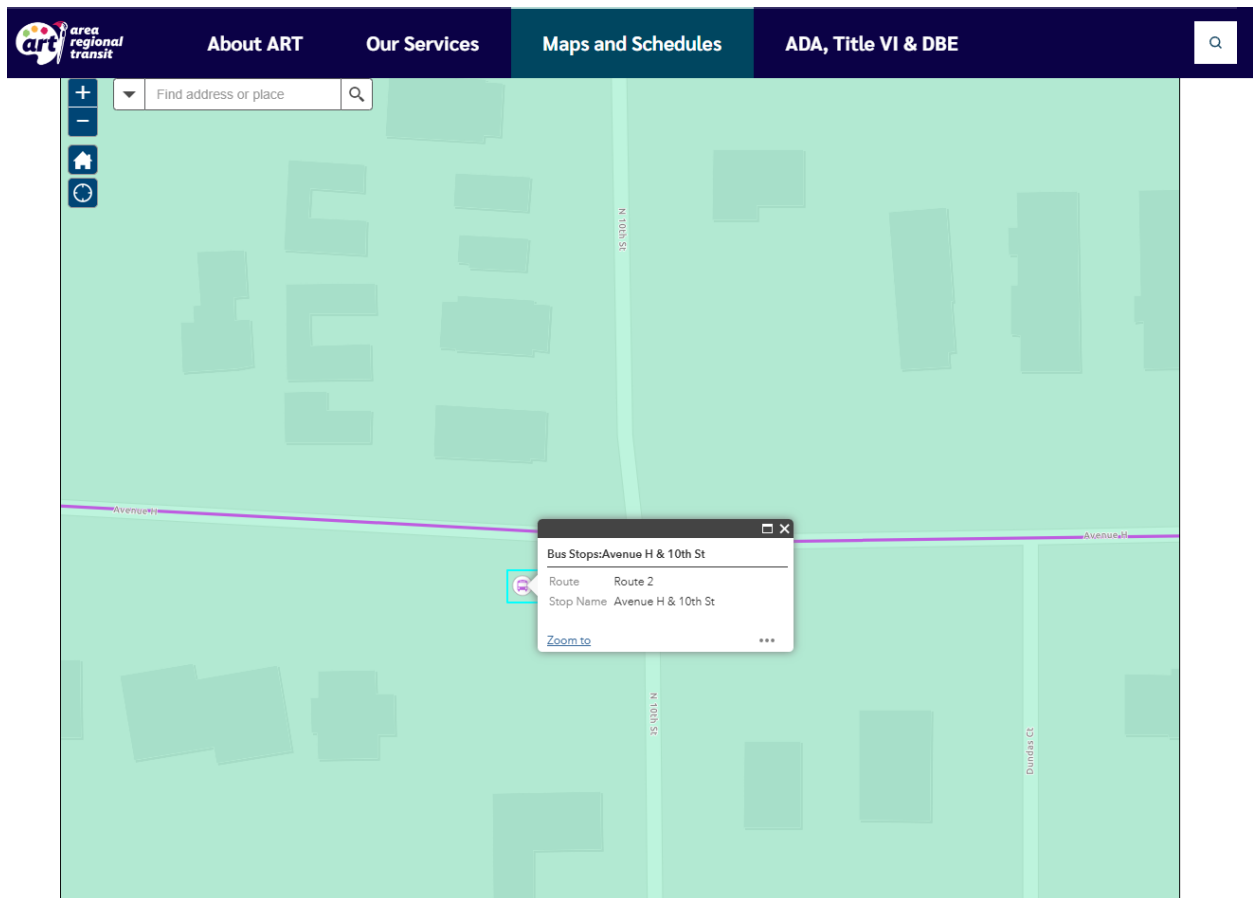
1. Since the proposed number of units exceeds the density of the R-4 zoning district, it has been submitted under Sec. 125-243 Innovative Community Development. In the required justification statement, please address the Special Application Requirements in subsection (m), including a statement regarding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





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...).

3. All plans and elevations must be stamped and signed by the appropriate Florida registered design professionals.

I am humbly asking you to please allow me to submit these documents at the building permit application phase of development. Signed plans and elevations are required for the issuance of building permits and will be submitted at that time as part of the permit application requirements. Requiring this type of investment when the development still requires conditional approval from the planning board and the city commissioners would place an undue burden on the development and is too great a risk to the feasibility of this project to provide much needed higher density housing. Please allow as a condition of approval of this development the requirement to provide this document before the issuance of any building permit.

Please instead kindly accept with this application a set of signed and sealed plans from our architect that have been used on several of Mr. Marcellino's other numerous projects throughout the city. This project will use these same plans or a minor variation of these plans to accommodate the approved site plan.

4. For the Traffic Impact Report, please provide a trip generation analysis prepared by registered professional engineer.

A traffic report is not required as part of the application requirements for site plan/design review. I am humbly asking you to please allow me to submit these documents at the building permit application phase of development. Any Traffic Impact Report that is required for the issuance of building permits and will be submitted at that time as part of the permit application requirements. Requiring this type of investment when the development still requires conditional approval from the planning board and the city commissioners would place an undue burden on the development and is too great a risk to the feasibility of this project to provide much needed higher density housing. Please allow as a condition of approval of this development the requirement to provide this document before the issuance of any building permit.

Directly across the street from this development is another one of Mr. Marcellino's multi-family developments. This development that has already been approved and is currently under construction, meaning that the traffic impact analysis for a 6-unit development (2 more than the proposed development) was determined to be a de-minimis impact because the development was approved. If a larger development under the identical traffic area of analysis was found to be of no impact then it is safe to say that a smaller development would also have no impact. We are confident that the traffic trip generation report when provided at the time of building permit application submission will show a de-minimis impact.

5. For the Conceptual Drainage Plan, please provide appropriate drawings and calculations prepared by a registered professional engineer.

I am humbly asking you to please allow me to submit these documents at the building permit application phase of development. A Conceptual Drainage Plan is required for the issuance of building permits and will be submitted at that time as part of the permit application requirements. Requiring this type of investment when the development still requires conditional approval from the planning board and the city commissioners would place an undue burden on the development and is too great a risk to the feasibility of this project to provide much needed higher density housing. Please allow as a condition of approval of this development the requirement to provide this document before the issuance of any building permit.

Franco Prado
559 NW 70th Way
Margate, FL 33063

Please instead kindly accept with this application a conceptual drainage plan that shall be the basis for the building permit drainage plan that will be submitted as part of the required documentation for the building permit.

6. In the required project narrative, please describe how the project adheres or addresses the Development Standards in subsection (f) under Sec. 125-243 Innovative Community Development.

The development is compatible with the surrounding community which is all duplexes or single family homes. The existing physical constraints of the lot were taken into account and the development is designed to maximize open space area. Utilities are available and provided by FPUA. There is a public bus stop directly across the street on the same intersection of Avenue H and 10th Street. The development features enhanced landscaping elements like palm trees and open/recreational space. The site planning emphasizes visual focal points and variation in building setbacks. The architectural style matches the current community while providing enhancements in building materials such as metal roofs instead of shingle or tile which last twice as long. The character of the development is mindfully designed to be compatible with the street scene. This development will incorporate LEED inspired best practices like in-wall insulation and high-efficiency cooling to maximize energy sustainability and cost management. As a requirement for building permits, the site shall have an engineered drainage plan to address stormwater percolation, use, cleaning and/or sequestration. Building heights do not exceed the limits of the R4 zone of 45 ft.