

April 13, 2026

Planning Department  
100 North U.S. 1  
Fort Pierce, FL 34950

**RE: Peterson Road Planned Development – Master PD - Narrative**

Dear Planning Department,

On behalf of the owner, Edible Commodities LLC, we are pleased to submit this application to rezone a 19.362-acre property located at 5125 Peterson Road from Residential Single-Family (E-3) to Planned Development (PD). The subject property is designated as Medium Density Residential (RM) on the City of Fort Pierce Future Land Use Map, and the proposed single-family residential development is fully consistent with this designation. The property was historically used as an orange grove.

The purpose of this rezoning is to facilitate the development of a high-quality, master-planned residential community. The Planned Development zoning district is essential to achieving a cohesive and thoughtfully designed neighborhood that provides significant public benefits, which would not be possible under the rigid standards of the conventional E-3 zoning district. This narrative provides a detailed project overview and justification for the requested rezoning.

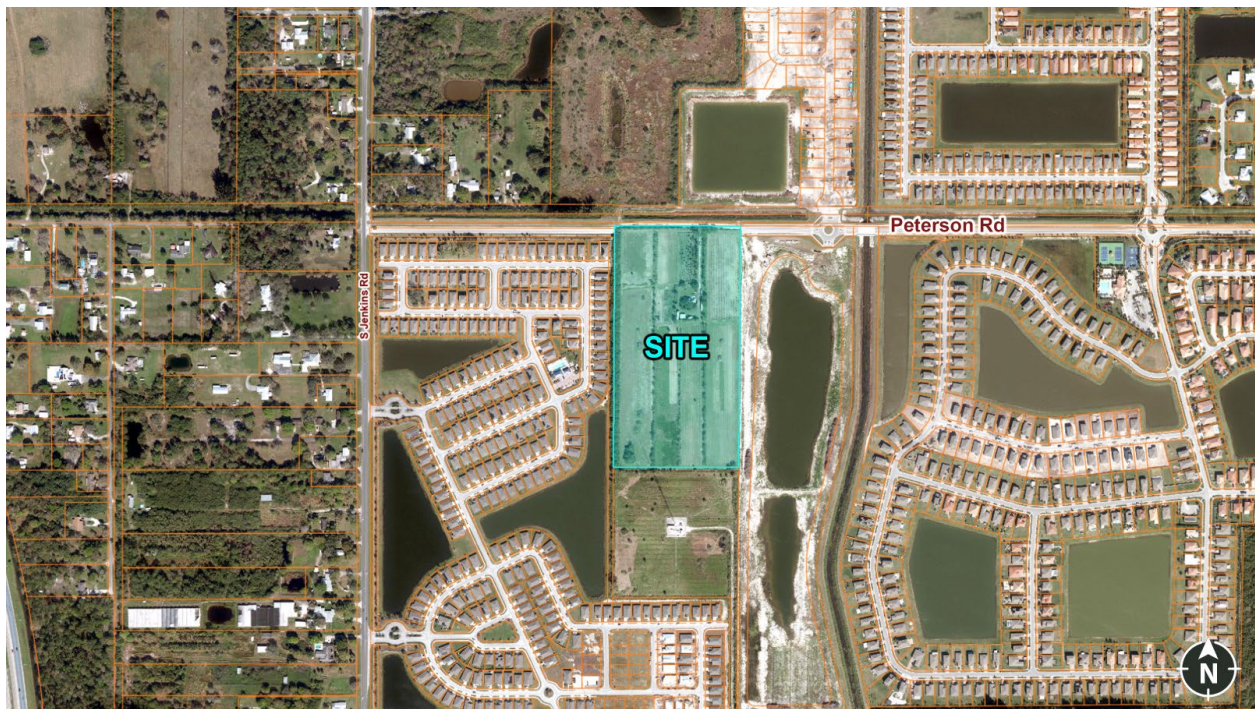


Image 1 - Location

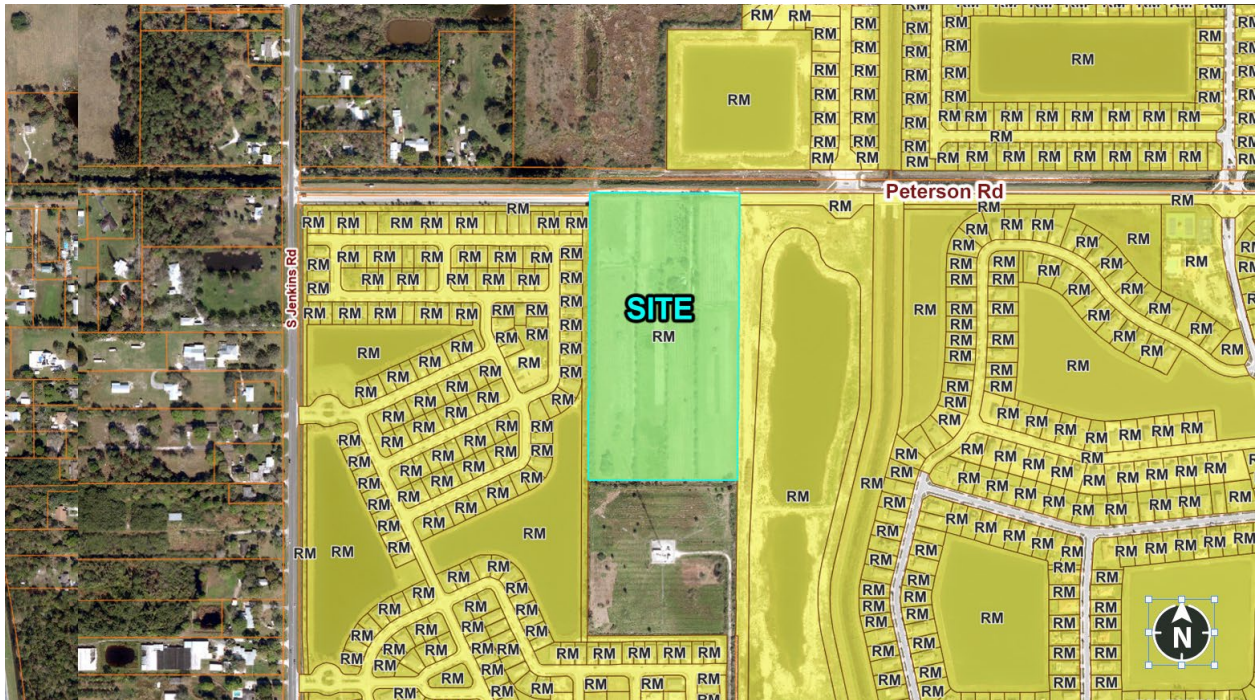


Image 2 – Existing Future Land Use Map

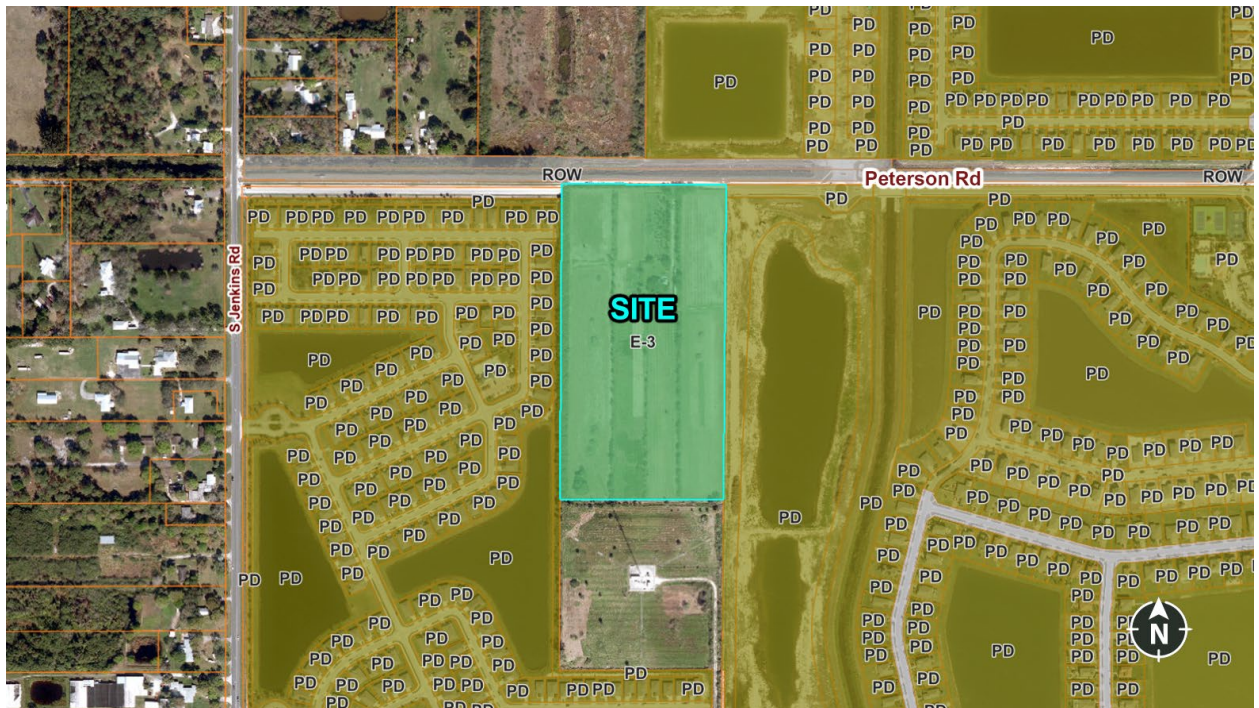


Image 3 – Existing Zoning Map

## **Project Vision and Description**

The Peterson Road PD Development is envisioned as a premier, gated single-family home community that will serve as an asset to the City of Fort Pierce. The development plan proposes a modern residential neighborhood centered around a one-acre amenity complex, which will serve as the heart of the community. Although not shown on the preliminary plan, this recreational hub is planned to include a clubhouse, a resort-style pool, and a dedicated dog park for residents to enjoy.

The Planned Development framework will allow for a unified architectural theme and integrated landscaping throughout the community, creating a strong sense of place and ensuring long-term value. The key to achieving this vision lies in the ability to utilize flexible site design standards, particularly regarding lot setbacks. This flexibility will enable the creation of a more varied, walkable, and aesthetically pleasing streetscape while allowing for the efficient placement of infrastructure and the preservation of open space.

The proposed allowed uses include: single family homes – detached, duplex and townhomes, with the maximum proposed density of 10 dwelling units per acre.

## **Justification for Planned Development (PD) Zoning**

The request to rezone to Planned Development is based on the desire to deliver a superior residential project that aligns with modern community planning principles. While the existing E-3 zoning permits single-family development, its standards limit the ability to create an integrated and thoughtfully designed community.

### **The primary advantages of the PD zoning for this project include:**

**Design Flexibility:** The ability to establish custom setbacks allows for more innovative site planning. It enables homes to be better oriented on their lots, creates more usable yard space, and facilitates a more engaging street-level experience, moving away from the monotonous pattern often resulting from standard zoning.

**Coordinated Master Plan:** The PD process ensures the entire 18.5-acre development area is planned as a single, cohesive unit. This guarantees that amenities, open space, landscaping, and internal circulation are designed to work together harmoniously, creating a finished project of superior quality.

**Fulfillment of Public Benefits:** The design flexibility inherent in the PD is directly linked to the project's ability to provide tangible public benefits. The dedication of right-of-way and the inclusion of key safety features are made possible through this comprehensive planning approach.

## **Public Benefits**

The proposed development is not only consistent with the Medium Density Residential (RM) land use designation but also actively advances the City's goals for infrastructure improvement, public safety, and quality community growth. The project offers the following substantial public benefits:

**Critical Infrastructure Dedication:** The project's most significant public contribution is the dedication of a 0.892-acre, 47-foot-wide strip of right-of-way along the property's frontage for the future construction of Peterson Road. Currently, this segment of Peterson Road is undeveloped and the applicant is willing to develop it. This dedication provides the necessary land for the City to complete a critical transportation link. The future roadway will establish a new connection that will significantly improve traffic circulation in the area, directly alleviating congestion on Orange Avenue by providing an essential alternative route for residents of the proposed community, the adjacent Bent Creek development, and the public at large.

**Enhanced Child and Pedestrian Safety:**

Although not shown on the preliminary site plan, a designated, off-street school bus stop is planned within the community's boundaries. This thoughtful design element ensures that children have a secure place to wait for school transportation, away from the potential hazards of congregating along a future collector road. This feature represents a proactive approach to child safety for future residents.

**High-Quality, Orderly Development:**

The PD framework facilitates a well-planned, high-quality residential project that will enhance the local housing stock and contribute positively to the City's tax base. By ensuring architectural and landscaping consistency, the project will maintain high standards and create a desirable living environment, contributing to the overall character of the neighborhood.

**Comprehensive Plan Consistency – Future Land Use Element**

The proposed Peterson Road Planned Development is consistent with the City of Fort Pierce Comprehensive Plan, specifically the Future Land Use Element. The project supports the City's overarching goal of regulating land uses in a manner that maintains and protects its traditional small-town character while accommodating orderly, well-planned growth, as set forth in **Goal 1**.

The subject property is designated Medium Density Residential (RM) on the Future Land Use Map. This designation is intended to accommodate a range of residential housing types, including single-family development, within a density range of 6.5 to 12 dwelling units per acre. The proposed development is fully consistent with this designation and will comply with the allowable density standards established in **Objective 1.1** and **Policies 1.1.1 and 1.1.2**, which direct that land uses and densities be regulated by the adopted Future Land Use Map and corresponding standards.

The project has been designed to ensure compatibility with surrounding land uses and to reinforce the existing residential development pattern in the area. Through thoughtful site planning, buffering, and internal design, the development is consistent with **Policy 1.1.3**, which requires compatibility with adjacent uses. The coordinated, master-planned nature of the project further ensures consistency with the City's Land Development Regulations, in accordance with **Policies 1.1.4 and 1.1.6**.

The use of the Planned Development zoning district is specifically aligned with the Comprehensive Plan's direction to encourage innovative and flexible development techniques. As supported by **Objective 1.2**, the PD zoning allows for creative site planning, including modified setbacks, integrated open space, and centralized amenities, resulting in a more efficient and cohesive neighborhood design. This approach enhances the overall quality of development and supports the City's vision for well-designed residential communities.

The proposed development also advances the City's policies related to architectural quality and design. The commitment to a unified architectural theme and enhanced landscaping is consistent with **Policy 1.1.13**, which encourages both traditional and innovative architectural design that contributes positively to the City's character.

With respect to transportation and infrastructure, the project supports the City's efforts to coordinate land use and transportation planning, consistent with **Objective 1.4** and **Policies 1.4.1 and 1.4.3**. The dedication of right-of-way along Peterson Road will facilitate the future construction of a critical roadway connection, improving traffic circulation and helping to maintain acceptable levels of service within the surrounding roadway network.

The development is also consistent with the City's requirements for internal circulation and pedestrian connectivity. The project will provide a safe and efficient internal street network and pedestrian system, consistent with **Objective 1.5** and **Policies 1.5.3 and 1.5.4**, which require pedestrian connectivity and sidewalk infrastructure. These features, along with the inclusion of on-site amenities, support reduced vehicle trips and are consistent with **Policy 1.1.19**, which promotes reduced vehicle miles traveled and enhanced internal trip capture.

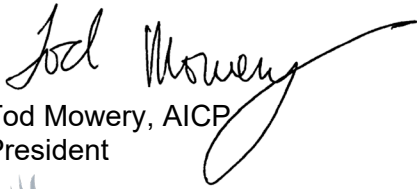
Finally, the project will meet all concurrency requirements and contribute its proportionate share toward public facilities and infrastructure, consistent with **Objective 1.6** and **Policies 1.6.1 and 1.6.4**. The dedication of right-of-way and coordinated infrastructure planning represent significant public benefits that support the City's adopted level of service standards and long-term growth management objectives.

In summary, the Peterson Road Planned Development is fully consistent with the Future Land Use Element of the City of Fort Pierce Comprehensive Plan. The project implements the Medium Density Residential designation, promotes compatible and high-quality residential development, supports infrastructure and transportation improvements, and utilizes the Planned Development process to achieve a cohesive and well-designed community in accordance with the City's adopted Goals, Objectives, and Policies.

## Conclusion

The Peterson Road PD Development represents a unique opportunity to create a premier residential community while delivering significant and lasting benefits to the public. The requested rezoning to Planned Development is the essential tool that allows for the flexibility and creative planning needed to execute this vision. In exchange for this flexibility, the project provides a critical right-of-way dedication that will improve the city's transportation network for years to come.

We are confident that this project aligns with the goals and objectives of the City of Fort Pierce Comprehensive Plan and respectfully request your support for this rezoning application.



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