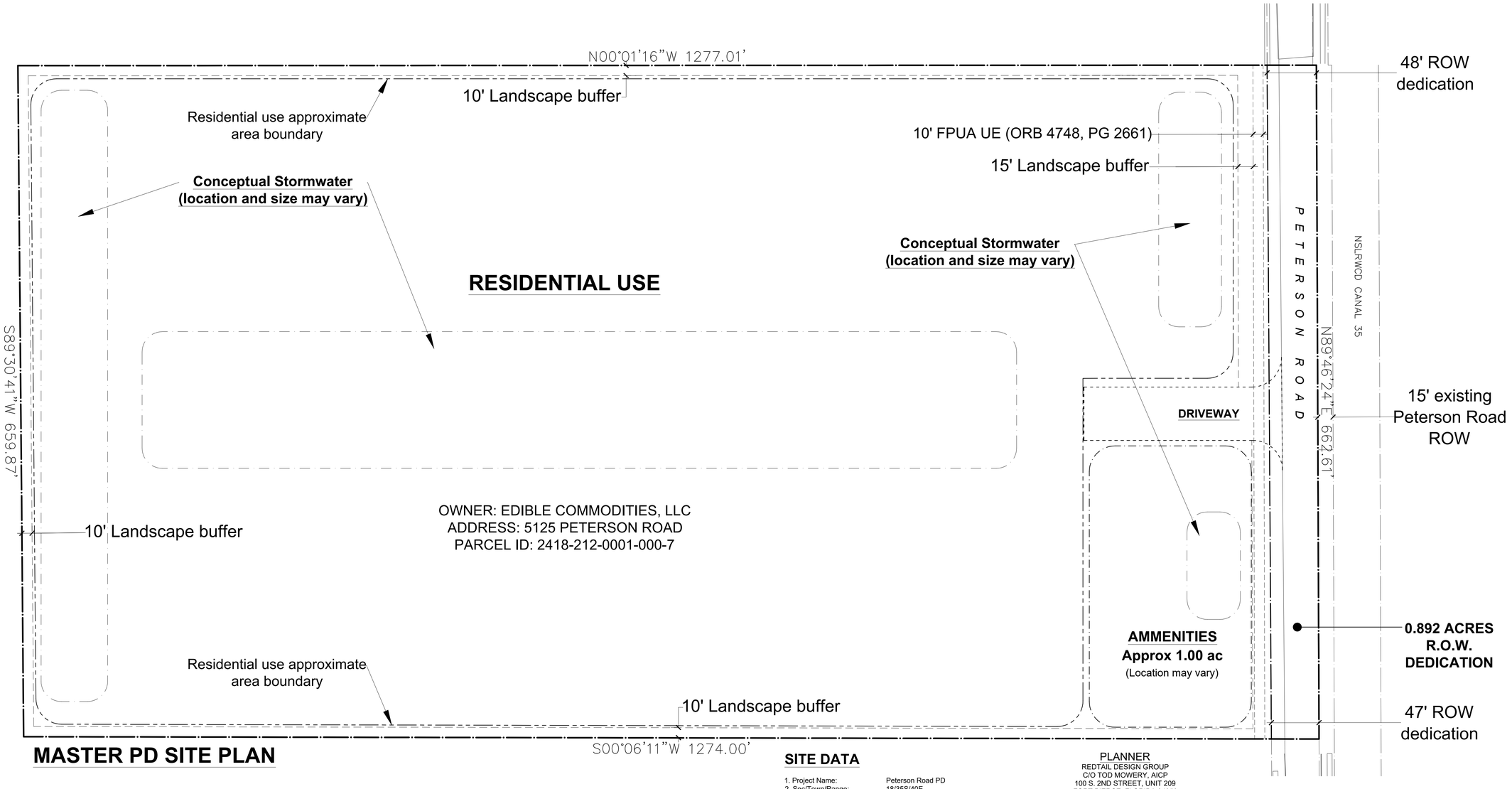


MASTER PD SITE PLAN

LEGEND

- Existing Subject Boundary line
- Proposed Boundary line
- Other properties' boundary line
- Proposed Landscape Buffer
- Proposed Driveway
- Proposed Residential Use
- Proposed Amenity Uses
- Conceptually proposed Stormwater (the location and size may vary)

PETERSON ROAD DEVELOPMENT REQUIREMENTS

Type	Maximum Density	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Yard				Maximum Building Height	Maximum Lot Coverage
					Front	Side	Side (Corner)	Rear		
Single-Family Detached	10 du/ac	5,000 sf	60'	80'	25'	10'	15'	20'	30'	50%
Duplex	10 du/ac	4,000 sf	50'	80'	25'	10'	15'	20'	30'	50%
Townhomes	10 du/ac	1,500 sf	min. 18' max. 24'	80'	20'	internal 0' end 10'	10'	15'	30'	60%

LANDSCAPE BUFFER: 10' wide adjacent to other properties; 15' wide adjacent to R.O.W.
DENSITY: Maximum density of 10 dwelling units per acre.
PARKING: Two spaces per dwelling unit shall be provided for townhome units.

NOTES:
1. In any instance where a development criteria is not addressed above, the lots will follow the R-4 zoning uses within City Code 125-194.
2. Allowed uses to match R-4 zoning in the 'Use table' in City Code 125-187.
3. Height is measured from grade.
4. Principle/Main structures to have the rear yards from the table above. Accessory structures to have a 2' rear yard setback.
5. Minimum building separation is 20'.
6. Minimum of one sidewalk should connect to each lot.
7. Duplex and townhome units allowed to be attached on separate lots.
8. A five-foot sidewalk is required on one side of the road within the development and along Peterson Road.
9. Townhome projects must provide for either a dumpster - valet or a trash compactor service.
10. A monument sign shall be placed at the driveway area.

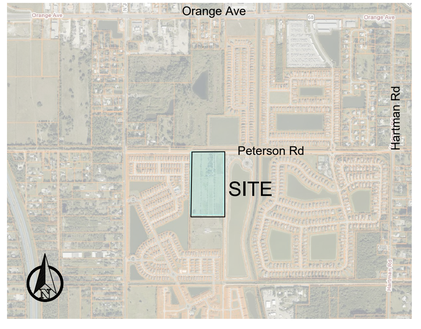
SITE DATA

1. Project Name:	Peterson Road PD
2. Sec/Town/Range:	18/35S/40E
2. Parcel ID:	2418-212-0001-000-7
3. Parcel Address:	5125 Peterson Road
4. Owner:	EDIBLE COMMODITIES LLC 5125 Peterson RD Fort Pierce, FL 34947-1312
5. Agent:	Redtail Design Group 100 S. 2nd Street Fort Pierce, FL 34950
6. Existing Future Land Use:	Medium Density Residential (RM)
7. Existing Zoning:	Residential single-family (E-3)
8. Proposed Zoning:	Planned Development (PD)
9. Acreage:	
DEVELOPMENT AREA:	18.470 acres
R.O.W.DEDICATION:	0.892 acres
TOTAL:	19.362 acres

PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

TRAFFIC
SHAUN G. MACKENZIE, PE
MACKENZIE ENGINEERING & PLANNING, INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
OFFICE: 772-286-8030
CEL – 772-834-8909

SURVEYOR
ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
PH: 772-340-7770
FX: 772-340-2250



LOCATION (N.T.S.)

0 50' 100'
1" = 50'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

LEGAL DESCRIPTION:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY. FLORIDA, EXCEPTING FROM THE ABOVE DESCRIPTION OF THE NORTH 46 FEET THEREOF, ALSO LESS AND EXCEPTING PETERSON ROAD.

CONTAINING 843,395 SQUARE FEET OR 19.36 ACRES, MORE OR LESS.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

DESIGNED BY: TM
DRAWN BY: VP
SCALE: 1" = 50'
DATE: 10/17/2025

DATE	REVISION COMMENTS
10/17/2025	REVISION PER STAFF COMMENTS

PETERSON ROAD PD

Master PD Site Plan

Fort Pierce, Florida

25-325-3

SHEET 01 OF 01