



# Cotleur & Hearing

Selvitz Road Mixed-Use  
Final Planned Development  
PD2024-00009

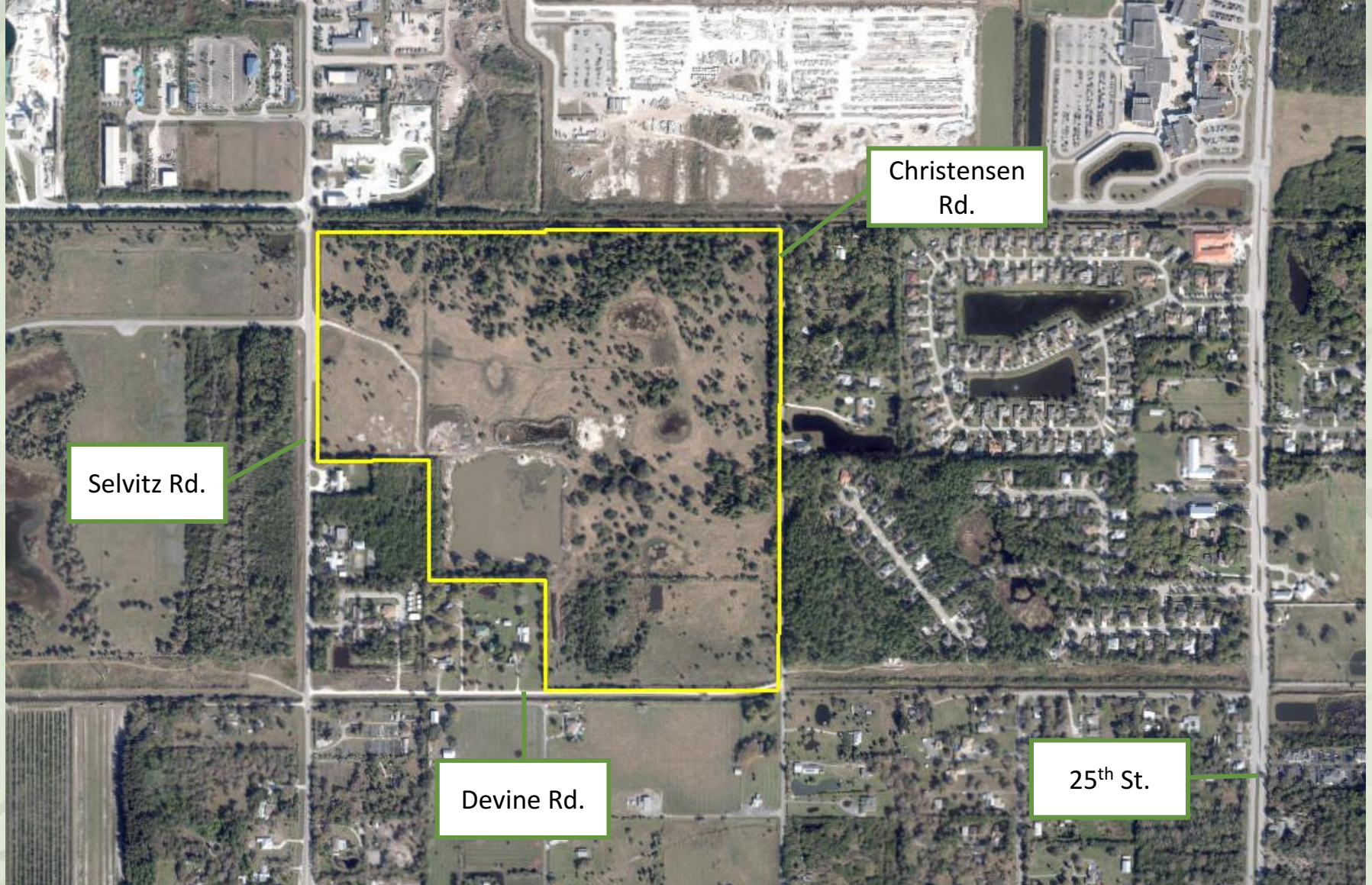
June 9, 2025  
Planning Board Meeting  
City of Fort Pierce, Florida

- **Donald Stevenson**
- **Landscape Architects and Planners – Cotleur & Hearing**
  - Leah Heinzemann, PLA, ASLA
  - Phoebe Prentner, ASLA
- **Civil Engineer – Mills, Short and Associates**
  - Wesley Mills, P.E., M.ASCE
  - Devin Curran, EI
- **Traffic Engineer- MacKenzie Engineering & Planning, Inc.**
  - Shaun MacKenzie, PE
- **Environmental Planner- Advanced Restoration Ecology**
  - Drew Gatewood



The PD for Symphony Lake was approved by the City Commissioners on June 3<sup>rd</sup> of 2024. Today we are presenting the site plan for Phase 1 of the approved PD.



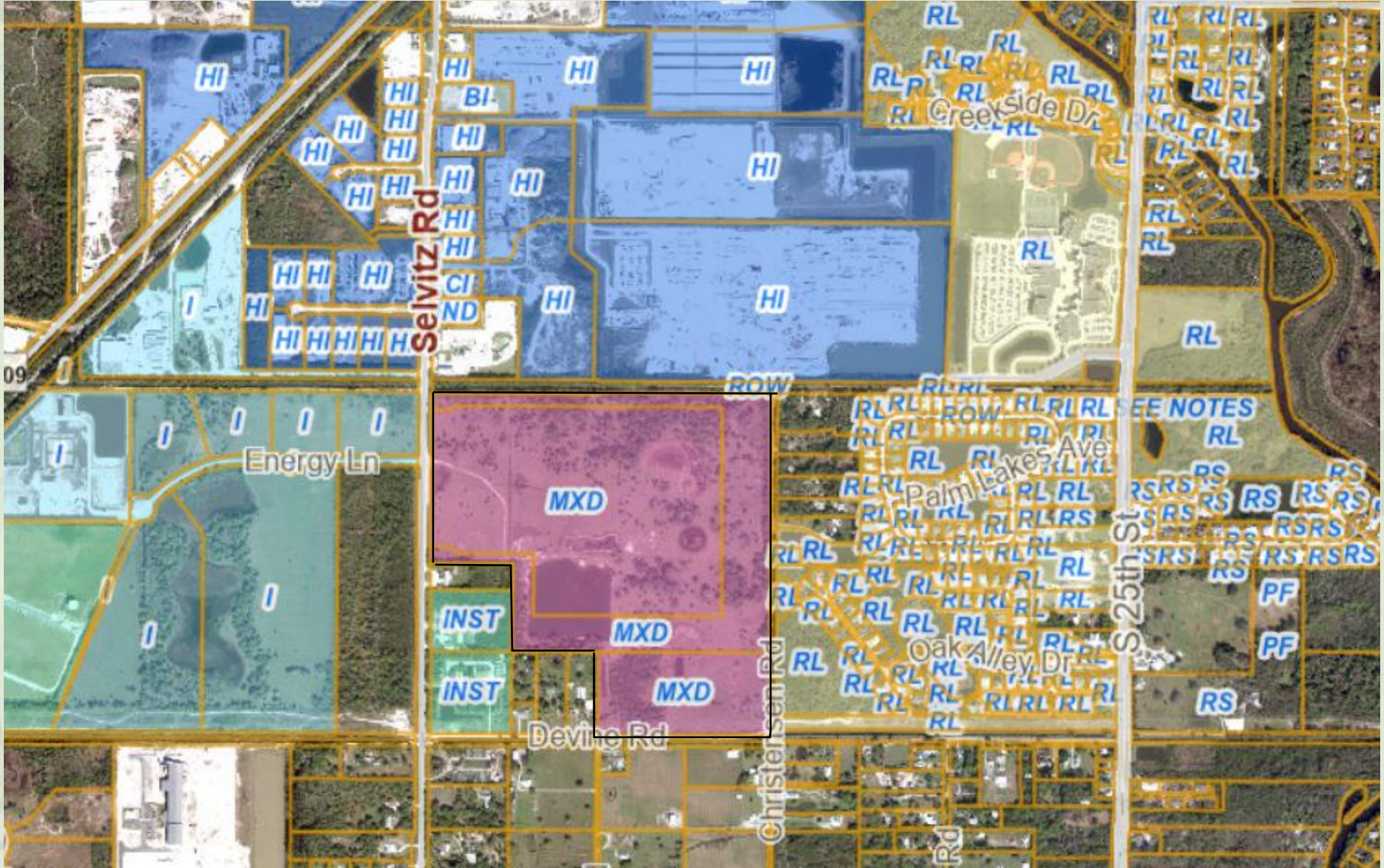


Christensen Rd.

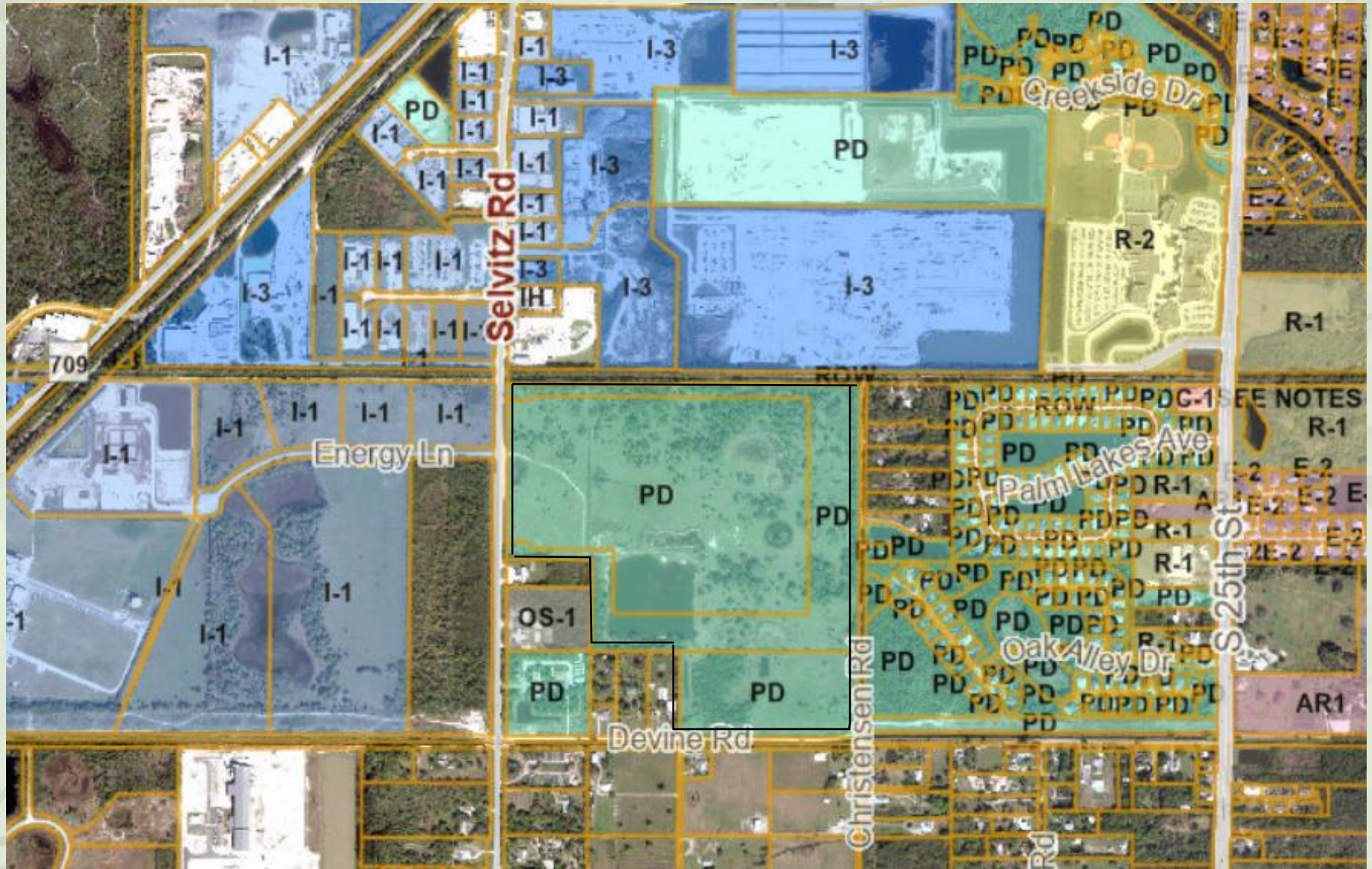
Selvitz Rd.

Devine Rd.

25<sup>th</sup> St.

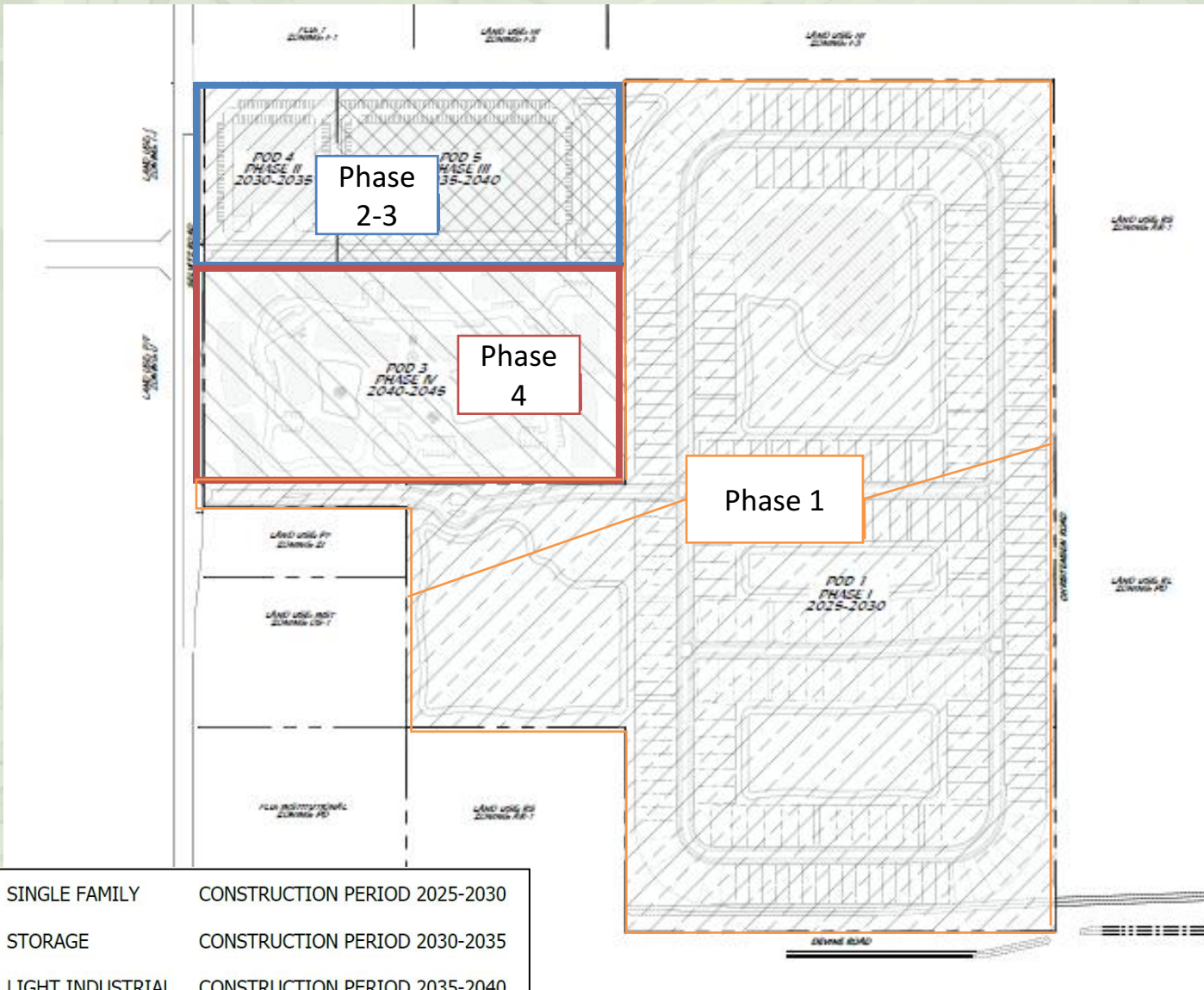


Selvitz Road Mixed-Use  
City of Fort Pierce, FL



Selvitz Road Mixed-Use  
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# Planned Development | Phasing Plan



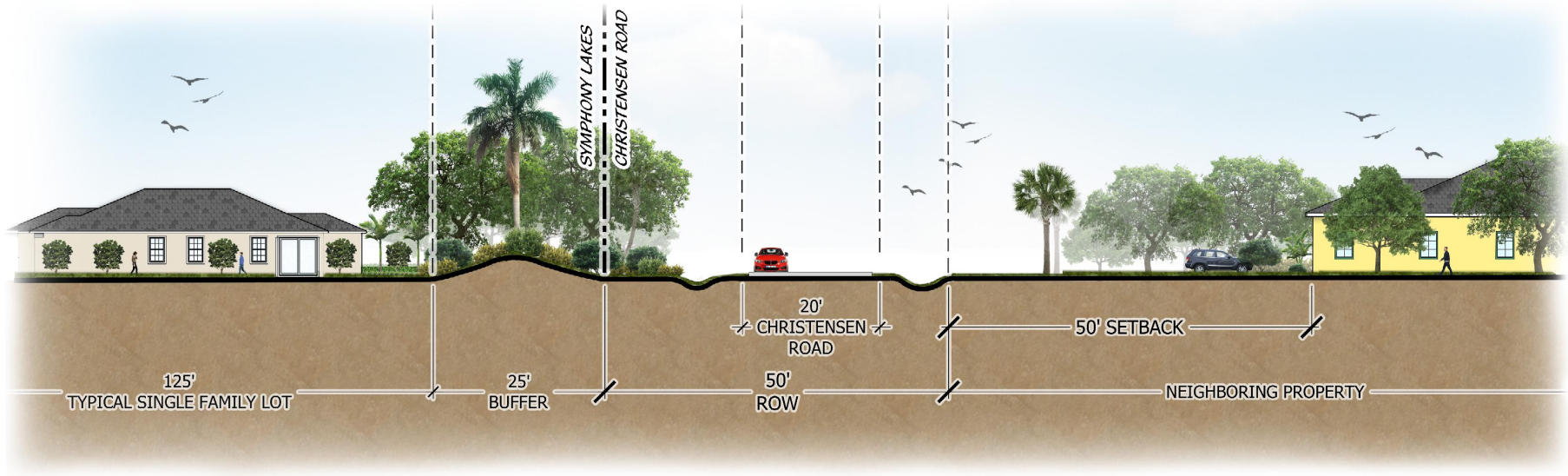
	PHASE 1: SINGLE FAMILY	CONSTRUCTION PERIOD 2025-2030
	PHASE 2: STORAGE	CONSTRUCTION PERIOD 2030-2035
	PHASE 3: LIGHT INDUSTRIAL	CONSTRUCTION PERIOD 2035-2040
	PHASE 4: MULTIFAMILY	CONSTRUCTION PERIOD 2040-2045



SITE PLAN



North



KEY MAP

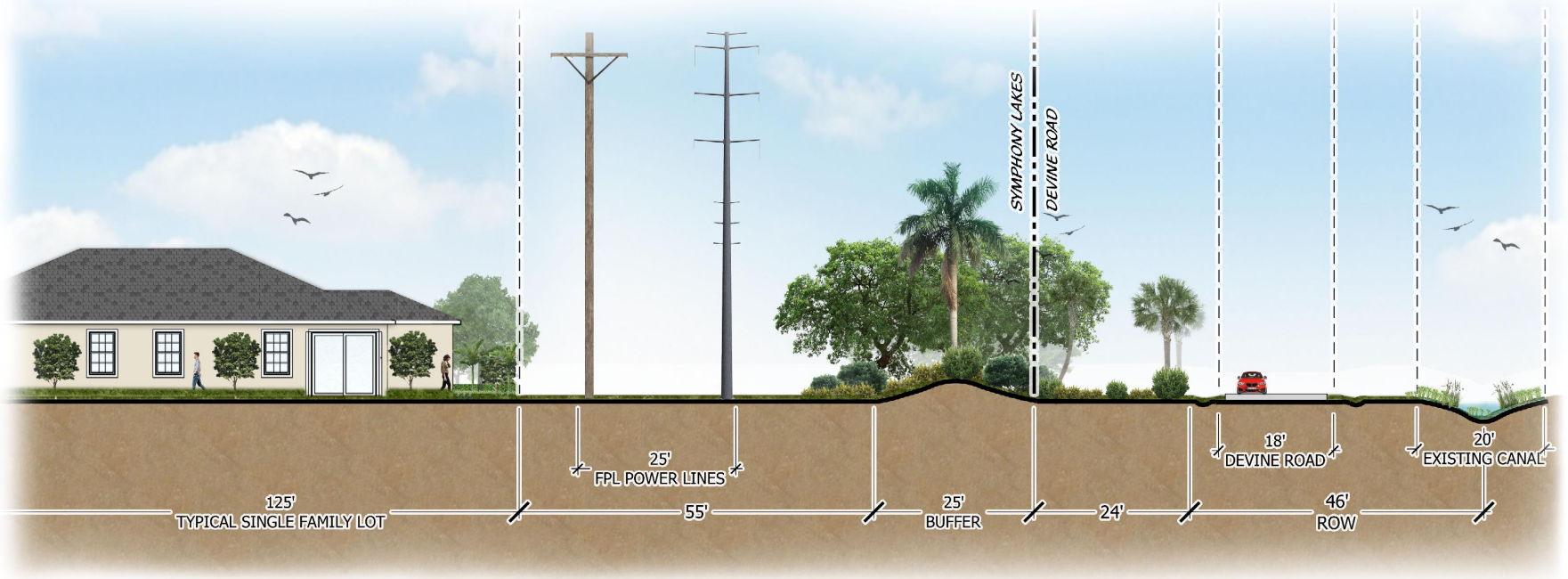


## CHRISTENSEN ROAD PERIMETER BUFFER



North

# Buffer Cross-Section | Phase 1



## KEY MAP



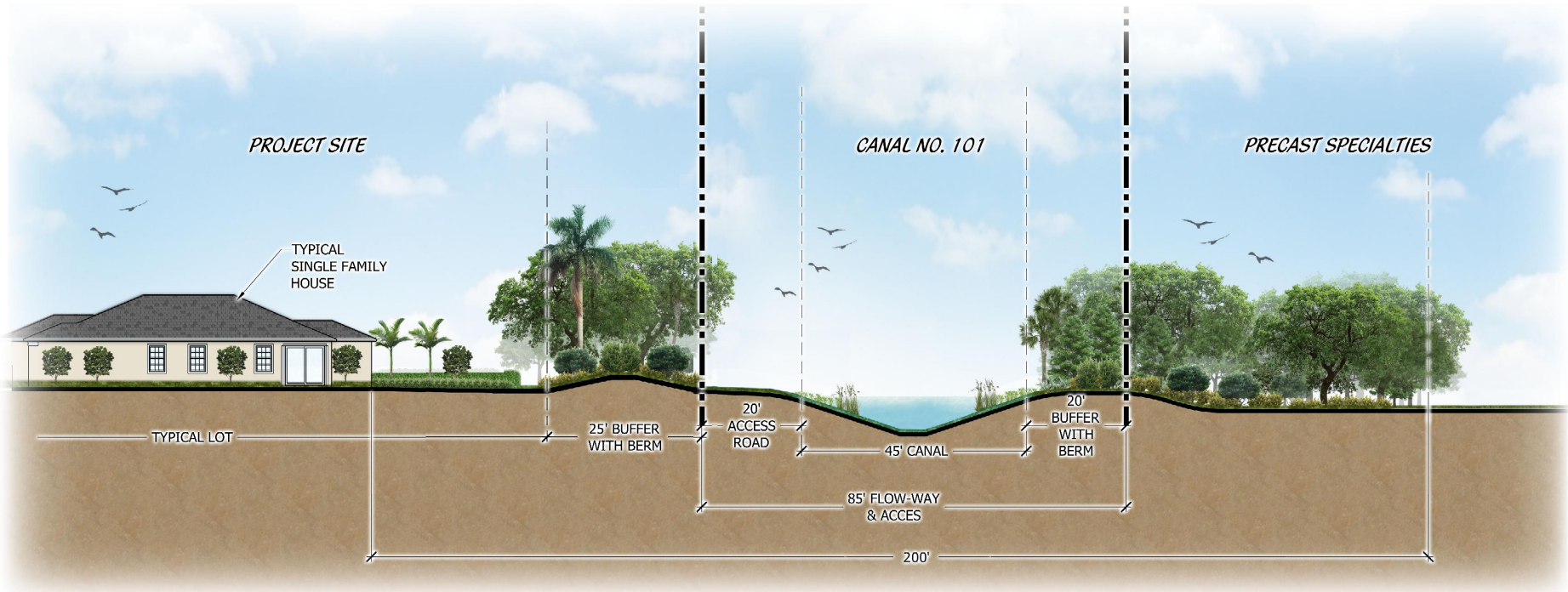
THIS SHEET

## DEVINE ROAD PERIMETER BUFFER



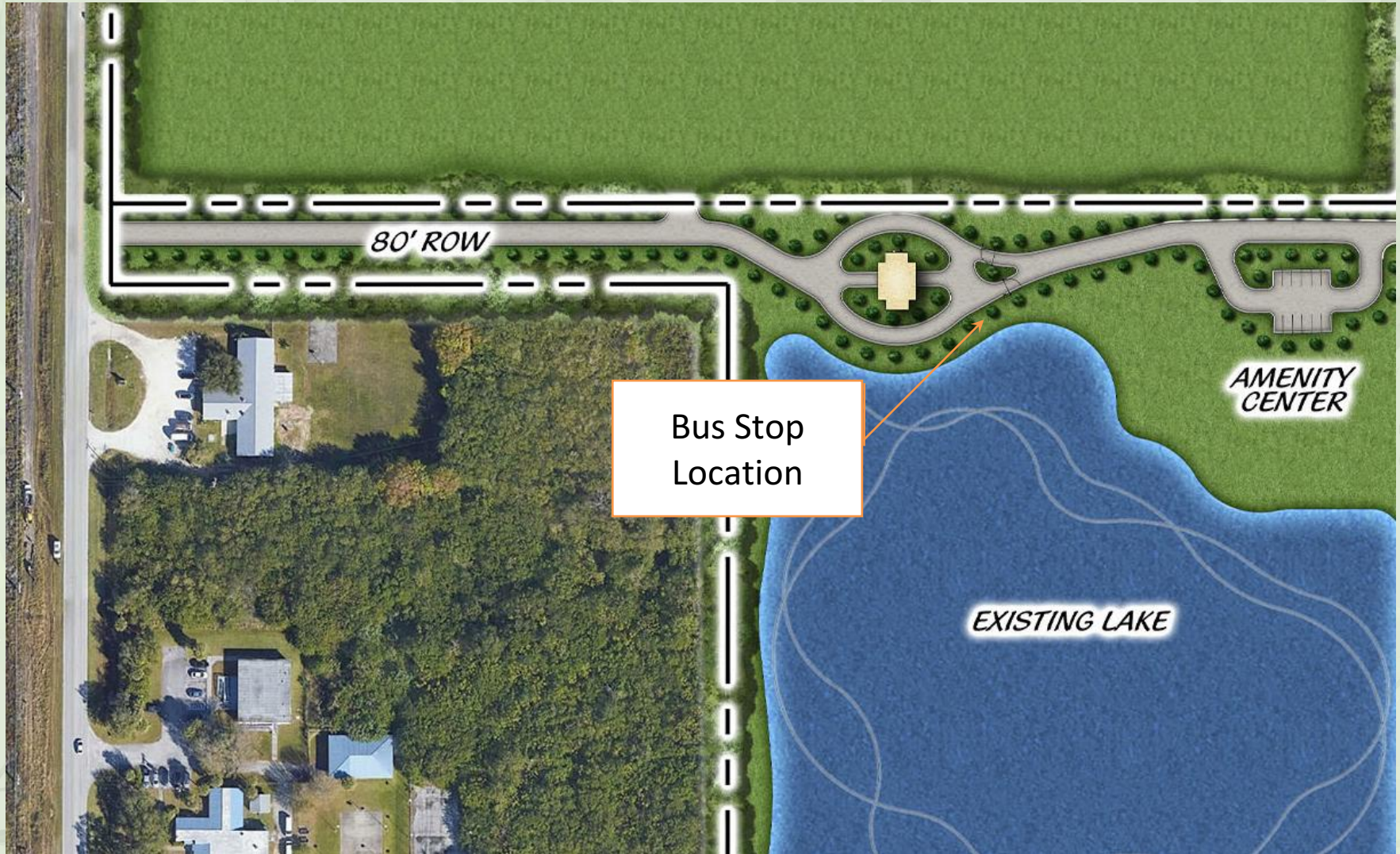
North

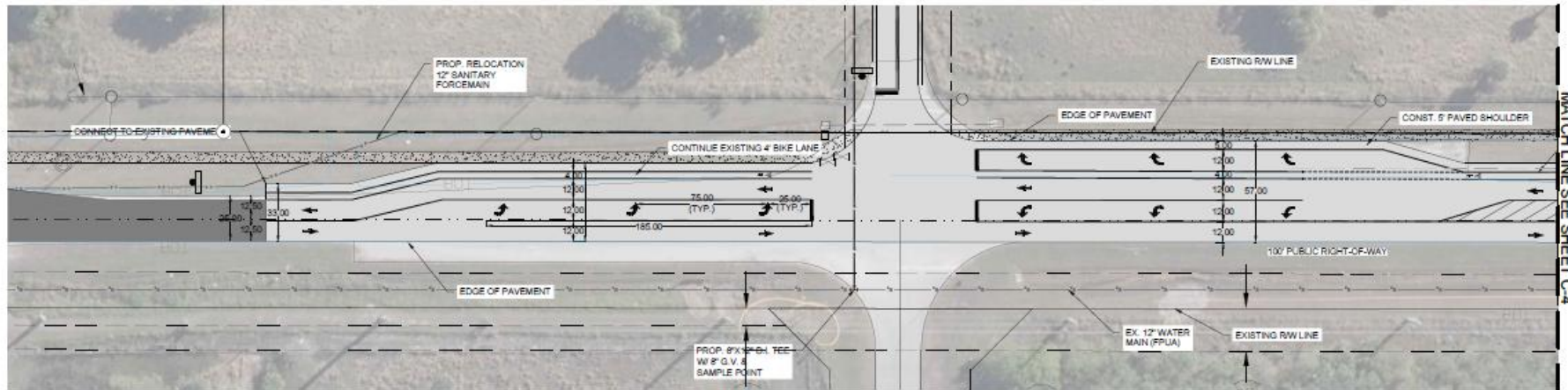
# Buffer Cross-Section | Phase 1



## INDUSTRIAL SEPERATION BUFFER

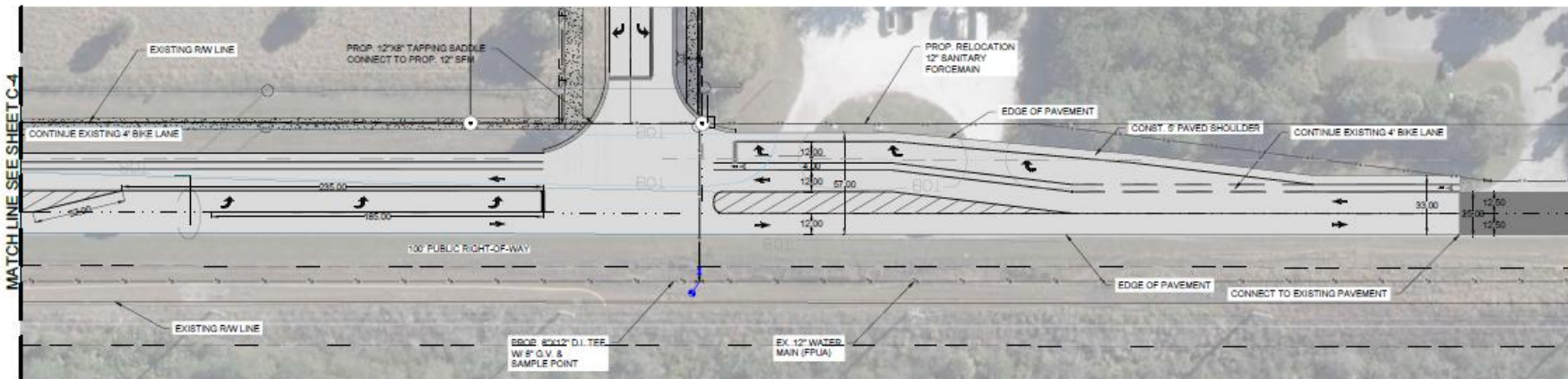






OFF-SITE IMPROVEMENTS (SELVITZ ROAD)

SCALE: 1" = 40'



OFF-SITE IMPROVEMENTS (SELVITZ ROAD)

SCALE: 1" = 40'

The applicant and development team agree with staff's recommendation of approval with the presented conditions prior to our City Commissioner hearing for the Phase 1 Site Plan.

Thank you |

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