

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **DECEMBER 12, 2022**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Harold Albury; Nichelle Clemons; Bob Burdge; Alexander Edwards; Frank Creyaufmiller, Chairman

Absent: Anton Kreisl; John Heaning

Staff Present: Kev Freeman, Planning Director  
Vennis Gilmore, Assistant Planning Director  
Ryan Altizer, Planner  
Alicia Rosenthal, Planning and Development Organizer

Attendees: Marty Sanders, Ex-officio member, St. Lucie County School Board

**4. CONSIDERATION OF ABSENCES**

Mr. Heaning and Mr. Kreisl were excused.

**5. APPROVAL OF MINUTES**

- a. Minutes from the November 14, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the November 14, 2022 meeting.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment - Millcreek - Orange Avenue**

Mr. Freeman gave an overview of the application. He explained the Future Land Use Map Amendment (FLUMA) consist of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential High (RH), Residential Medium (RM), and General Commercial (CG) to City designations of Medium Density Residential (RM) (+/- 57.31 acres) and Mixed-Use Development (MXD) (+/- 26.42 acres). Mr. Freeman stated the annexation of the five (5) parcels was recommended for approval by the Planning Board at their August 8th, 2022, meeting. He stated that subsequently to that meeting it was found that the FLUMA legal descriptions required amendment and revised legal descriptions were submitted and attached to the application. Mr. Freeman noted the revisions do not affect the total area proposed for annexation. Mr. Freeman showed the FLU comparison of an increase in residential of 164 units and a decrease in commercial of 917,809 square feet. He also showed the decrease in traffic of 1,979 trips, mostly in the afternoon peak hours.

Mr. Freeman answered questions from the Board on reduced density and if the mixed use is separate from the residential use.

Tod Mowery, Applicant Representative from Redtail Design Group, said the density is comparable to the county and the mixed use is set up for commercial and high density residential. Mr. Mowery noted the original Millcreek development was approved in St. Lucie county for medium density residential development. Mr. Mowery answered questions from the Board.

Mr. Sanders asked Mr. Mowery to work with the developers on connectivity and not have all the traffic loading on to Orange Avenue. He noted there is not a park in the city west of 31st Street. Mr. Sanders stated that Westwood Academy is being rebuilt and there are better alternatives for access to the west.

Mr. Albury stated the project does not flow with what Fort Pierce already has going on. He said the project isolates itself, and he compared it to putting the development in a bubble.

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission of the proposed large scale Future Land Use Map Amendment for Millcreek.

AYE: Bob Burdge, Alexander Edwards, Harold Albury, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

b. **Future Land Use Map Amendment - West Orange - Orange Avenue/N. Jenkins Road**

Mr. Freeman gave an overview of the application. This Future Land Use Map Amendment (FLUMA) consist of five (5) parcels of land with a proposed change of future land use designations from St. Lucie County designations of Residential Urban (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 acres) and General Commercial (CG) (+/- 4.5 acres). The annexation of the five (5) parcels was recommended

for approval by the Planning Board at their August 8th, 2022, meeting. Subsequently, to that meeting it was found that the FLUMA legal descriptions required amendment. Revised legal descriptions were submitted and were attached to the application. The revisions do not affect the total area proposed for annexation. The Future Land Use comparison is an increase in residential of 1,133 units and a decrease in commercial 784,080 square feet. Mr. Freeman noted a traffic reduction of 7,102 vehicles, mostly during the afternoon peak hours.

Tod Mowery, Applicant Representative from Redtail Design Group, said by annexing these parcels into the city it will give the city better control with a higher look of quality.

Motion was made by Alexander Edwards, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the proposed large scale Future Land Use Map Amendment for West Orange.

AYE: Alexander Edwards, Harold Albury, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufriller

Passed

## **7. NEW BUSINESS**

### **a. Zoning Atlas Map Amendment - Millcreek Planned Development - Orange Ave**

Mr. Freeman gave an overview of the application. He explained the applicant is proposing a bubble plan for the Planned Development (PD). Mr. Freeman asked the Planning Board to state the items that need to be addressed before the final design comes back to the Planning Board for approval. Mr. Freeman stated the request is to change the zoning classification from St. Lucie County PUD and Commercial General to the City classification of Planned Development for five (5) parcels of land. The annexation of the five (5) parcels was recommended for approval by the Planning Board at the August 8th, 2022, meeting. The concept plan shows the breakdown of multifamily, commercial and preserve development. Mr. Freeman stated there are 15 conditions attached to the development along with development criteria.

Mr. Freeman answered questions from the Board on the wetlands being developed as a park, connectivity between the commercial and residential development, architectural features, electric charging stations and bike lanes.

Mr. Sanders emphasized pedestrian connectivity is needed for Westwood High School in order to minimize school buses on Orange Avenue, which delay traffic.

Tod Mowery, Applicant Representative from Redtail Design Group, stated there will be four different PODS with different developers and at this time they don't know the end users for each product. Mr. Mowery noted the environmental requirements and tree mitigation has already been done. Mr. Mowery said the 7.5 acre land preserve prevents connectivity to Mariah Court and the wetlands and stormwater lake also creates a challenge for connectivity. Mr. Mowery said he is sensitive to pedestrian connectivity, but he does not know how the vehicular connectivity will work. Mr. Mowery said the next step is to create a site specific plan with different phases and different applicants. He added the landscape will be maintained by the overall association and there will be separate homeowner associations within the PD.

Mr. Sanders stated that if the HOA does not allow the school buses in the development, the bus stop will have to be on Orange Avenue, which is not safe. He said he would like one bus

stop near the entrance and connectivity to Mariah Court would be ideal.

Mr. Albury stressed the need for more than two electric charging stations at apartments and large developments, and he suggested bike lanes and complete streets for a pedestrian friendly development. Mr. Albury highlighted that this development can be an example for future development and could eventually be similar to Tradition in Port St. Lucie, where it continues out to connect the overall development. He stated the development is not conducive to walking and the mixed use is interlocked in a grid lock pattern and is lacking connectivity. Mr. Albury said the main focus is connectivity, providing complete streets and amenities for now and in the future.

Mr. Freeman summarized the Board's discussion points regarding changes they would like to see in the final plan. He stated bus stops incorporated into the site, electric charging stations, bike lanes, pedestrian connectivity, complete streets, on-street parking, provisions for a park and strategic roadway connectivity.

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward the Millcreek Planned Development Zoning Atlas amendment for approval to City Commission, noting the fifteen (15) conditions attached at Exhibit D and the Development Criteria PD1 of the draft Ordinance and the seven (7) additional conditions added by the Planning Board.

1. The parcels subject of this ordinance and zoned PD, shall conform to the following:
  - a. The Conceptual PD Plan submitted and titled Orange Ave. Development II, Orange Ave. PD Plan, by Redtail DG, dated 09/02/2022.
  - b. The Preliminary Overall Site Plan submitted and titled Orange Ave. Development II, Millcreek, E, F, G, Site Plan, by Redtail DG, dated 05/15/2022.
  - c. The Millcreek Development Criteria Requirements, attached hereto as Attachment PD1.
2. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.
3. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
4. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.
5. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
6. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site
7. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
9. The Final PD site plan shall include a development phasing schedule indicating the approximate date when construction of the project can be expected to begin and the number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
10. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
11. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage.
12. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any

of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

13. The Final PD site plan shall contain the following information, at minimum:

- a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
- b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
- c. The location, size and height of present and proposed buildings and structures.
- d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
- e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
- f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
- g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
- h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

14. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

15. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

16. Investigate the provisions of incorporating bus stops within the development with the assistance of the school district.

17. More than two electric charging stations should be provided. Staff will discuss the ratio with the applicant.

18. Incorporate bike lanes in the final site plan.

19. Incorporate pedestrian connectivity in the final site plan.

20. Look at elements for complete streets design and on-street parking.

20. Look at provision of parks.

21. Explore strategic roadway connectivity.

[Millcreek Development Criteria Requirements](#)

AYE: Harold Albury, Nichelle Clemons, Bob Burdge, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

**b. Zoning Atlas Map Amendment - West Orange Planned Development - Orange Ave/ N. Jenkins Road**

Mr. Freeman gave an overview of the application. The Zoning Atlas Map Amendment consist of five (5) parcels of land, changing the zoning classification from St. Lucie County RS-2 and Commercial General to City classification of Planned Development. The annexation of the five (5) parcels was recommended for approval by the Planning Board at their August 8th, 2022, meeting. Mr. Freeman stated there are 15 conditions attached to the development along with development criteria.

Chairman Creyaufmiller suggested the seven conditions that were added to the Millcreek Zoning Atlas Map Amendment Planned Development also be added to the West Orange Zoning Atlas Map Amendment Planned Development.

Mr. Freeman stated that is acceptable because the Planned Development is similar to Millcreek and the scope of the conditions are relevant.

Mr. Mowery explained that West Orange is a step-down development with commercial to the outside, then multifamily, then townhomes and in the middle is the single family homes.

Mr. Sanders stated Westwood High School is 660 feet away from the proposed development, and he said connectivity is important and needs to be looked at.

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to forward the West Orange Planned Development Zoning Atlas amendment for approval to City Commission, noting the fifteen (15) conditions attached at Exhibit D and the Development Criteria PD1 of the draft Ordinance and the seven (7) conditions added by the Planning Board.

1. The parcels subject of this ordinance and zoned PD, shall conform to the following:
  - a. The Preliminary Overall Masterplan submitted and titled Orange Ave. Development II, Parcel Exhibit Orange Ave. PD Plan, by Redtail DG, dated 06/11/2022
  - b. The West Orange Development Criteria Requirements, attached hereto as Attachment PD1.
2. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.
3. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
4. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.
5. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
6. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site
7. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
9. The Final PD site plan shall include a development phasing schedule indicating the approximate date when construction of the project can be expected to begin and the number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
10. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
11. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage.
12. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
13. The Final PD site plan shall contain the following information, at minimum:
  - a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
  - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
  - c. The location, size and height of present and proposed buildings and structures.

- d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
  - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
  - f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
  - g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
  - h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
14. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
15. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
16. Investigate the provisions of incorporating bus stops within the development with the assistance of the school district.
17. More than two electric charging stations should be provided. Staff will discuss the ratio with the applicant.
18. Incorporate bike lanes in the final site plan.
19. Incorporate pedestrian connectivity in the final site plan.
20. Look at elements for complete streets design and on-street parking.
20. Look at provision of parks.
21. Explore strategic roadway connectivity.

[West Orange Development Criteria Requirements](#)

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

c. **Zoning Atlas Map Amendment - 805 Office Plaza - 805 Virginia Avenue - 2422-602-0001-000-7**

Chairman Creyaufmiller asked for a motion to remove Item 7c from the table.

Mr. Altizer gave an overview of the application, and he explained at the November 14, 2022, Planning Board meeting, the Board suggested the zoning be changed to Office Commercial, C-1 instead of General Commercial, C-3. Mr. Altizer stated the applicant has decided to move forward with the C-1 zoning classification.

Brad Currie, Applicant Representative, from Engineering Design & Construction, spoke to the property owner, and he agreed with the change to C-1. Mr. Currie thanked the Board for bringing the zoning change to his attention.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to remove item 7c from the table.

AYE: Bob Burdge, Alexander Edwards, Harold Albury, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

Motion was made by Bob Burdge, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the rezoning from R-5, High Density Residential, to C-1, Office Commercial.

AYE: Bob Burdge, Alexander Edwards, Harold Albury, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

d. **Zoning Atlas Map Amendment - Oasis Townhomes Planned Development - 901 and 1001 South Ocean Drive**

Mr. Gilmore gave an overview of the application. He said the Zoning Atlas Map Amendment request is to go from R-4A, Hutchinson Island Medium Density Residential (1 parcel) to PD, Planned Development with an associated Development Plan, which consist of 52 dwelling units/townhomes, clubhouse, recreational facilities and associated improvements. Mr. Gilmore noted the PD Development Plan is requesting a zoning waiver for 22 townhomes up to 30 feet wide instead of the 24-foot lot width. Mr. Gilmore stated the wetlands are not going to be developed as part of the project.

Chairman Creyaufmiller stated he has concerns with the development runoff being treated as pre-filtration before entering the lagoon waters. Chairman Creyaufmiller requested that in 2023, the City's Engineer of record attend the Planning Board meetings to answer any questions regarding projects that require Engineering review.

Pete Sweeney, Applicant Representative from Block and Scarpa, stated the property has been vacant for decades. He said the wetlands will continue to be wetlands and the technical representatives are addressing the stormwater engineering. Mr. Sweeney said they would continue to work with staff on connectivity.

Staff answered questions from the Board on street lighting, bus stop and sidewalks. Board discussion ensued with Mr. Sweeney and Mr. Sanders about placing a sidewalk on Crestview. Chairman Creyaufmiller said he would like a consideration of a sidewalk on Crestview or a school bus stop arrangement on Crestview. Mr. Sanders encouraged the developer to put in a sidewalk on Crestview to make the bus stop safer as things get busier in that area.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Zoning Atlas Amendment change from R-4A, Hutchinson Island Medium Density Residential (1 parcel) to PD, Planned Development with the associated Development Plan.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use - McAteer Residence - 326 South 2nd Street**

Mr. Altizer gave an overview of the application. He said the applicant is converting the existing 2,833 square foot office building, originally constructed as a single family residence, back to its original use including the extension of the back porch, addition of a swimming pool, remodeling the garage, an addition of an entry pergola and removing part of the parking lot. Mr. Altizer stated the Historic Preservation Board reviewed and approved the Certificate

of Appropriateness for all the proposed changes on their October 24th, 2022, meeting.

Staff answered questions from the Board on rezoning instead of the conditional use and the age of the building.

Mike Menard, Applicant Representative from Architectonic, stated they are keeping the character of the building by replacing the mismatched siding, windows and flooring.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission. for the proposed Conditional Use located at 326 S. 2nd Street.

AYE: Alexander Edwards, Harold Albury, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

**f. Conditional Use - Synergy School of Tomorrow - 5900 Tedder Road**

Mr. Altizer gave an overview of the application. He stated there are two existing 36,540 square foot structures. The hours of operation are from 9:00 am to 4:30 pm and the school will employ 20-25 staff members. Mr. Altizer said the tentative capacity is approximately 300, 6th-8th grade students. Mr. Altizer answered questions from the Board on the expansion and the original use of the school.

Brad Currie, Applicant Representative from Engineering, Design and Construction, stated the original use of the buildings was a school, and most recently, it was being used as a school. He said there will be free busing to the school or the children will be dropped off. Mr. Currie added the school has plenty of parking, and it is perfect for the use.

Jason Mittler, Synergy School of Tomorrow, Advisory Board member, stated the vocational school has been around since year 2000 and the owner started the school because of her own children. He said there are currently 800 students and 99% are a diverse group of step up students. Mr. Mittler highlighted that before the students leave the school they will have credentials and completion of the apprenticeship program allows students to go right into the adult program. Mr. Mittler handed out a Synergy School flyer to the Board members.

Mr. Sanders stated the students would be coming from a much larger area and the walkers coming to the school would be minimal.

Donnelyn Khourie, Director, Synergy School of Tomorrow, stated the school provides vocational training, sports and arts, and they do not charge the parents. Free meals are given to the children. She said the school believes every child is different, and the students will graduate with a high school diploma. Ms. Khourie said the step-up program is an income based scholarship poverty level program.

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission for the Synergy School of Tomorrow Conditional Use located at 5900 Tedder Road.

AYE: Harold Albury, Nichelle Clemons, Bob Burdge, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

**g. Conditional Use - Longman Garage and Guest House - 1506 Thumb Point Drive (Resubmittal)**

Mr. Gilmore gave an overview of the application. He stated the application is a re-submittal of the proposed Conditional Use for a total roof peak height of 33.7 (approximately 34 feet). Originally, the applicant's submittal to the Planning Board on November 14, 2022, was not clear about the height, setbacks, and whether there are kitchen facilities. The applicant has submitted plans with clarification to all previous concerns. Mr. Gilmore answered questions from the Board on the height, exterior changes, if the kitchen was removed, and the electricity amps in the wetbar area. Mr. Gilmore said he received some e-mails in opposition of the Conditional Use from residences that could not attend the meeting.

Mr. Freeman explained the zoning does not allow for an additional dwelling unit. The applicant originally submitted plan with a kitchen. He said state statute does not allow the Board to make any recommendations on the architectural design and the Board is not approving an additional dwelling unit.

Dan Longman, Owner, stated the home currently does not have a garage, and he needs the extra height to store a boat in the garage during hurricane season. Mr. Longman said they will be using the upstairs portion of the garage while the main house is being redone, and then it will be converted into a gym.

David Hicks, nextdoor neighbor to Mr. Longman, stated all but one home on the side of the street is single story. Mr. Hicks said the two buildings look dissimilar and the imposing structure does not fit in the single family one-story community neighborhood and hinders his privacy.

Mr. Freeman noted there have been several Conditional Uses for homes over 28 feet within the Thumb Point neighborhood.

Mr. Longman said water is behind the structure, and it will not be looking down on anyone. Mr. Longman highlighted that he will be raising the height of the original house so that it flows with the garage.

Mr. Burdge said he wants to be assured there will not be a kitchen because the zoning does not allow for two dwelling units on the property. Mr. Freeman suggested using the letter and plan from the architect, which states the kitchen is being removed.

Mr. Sanders said many of the homes on Thumb Point are being replaced with two-story homes due to flooding.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Conditional Use application to construct a two-story garage and guest house at the height of 33.7 feet, located at 1506 Thumb Point Drive, based on the letter and plan from the architect dated December 1, 2022.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

**h. Site Plan and Conditional Use - Aria Apartments - 3000 Okeechobee Road**

Mr. Gilmore gave an overview of the application. The applicant is requesting approval of a Site Plan and Conditional Use to construct a 112-unit multifamily innovative residential development with a 2,168 square foot clubhouse with a swimming pool, and associated site improvements. In addition, to make the project viable, the applicant is taking advantage of the additional two (2) units per acre density bonus. Without the addition of the requested density bonus, the proposed site plan is allowed 67 units. This site plan was previously approved by City Commission on October 5, 2020, with a 17 units per acre density bonus. The site plan and density bonuses have since expired, due to no building permits being submitted.

Leslie Olson, Applicant Representative from the District Planning Group, gave an overview of the project. She said the location is less than 1/4 mile to a transit stop, and it is close to Indian River State College. Ms. Olson stated this is a high quality rental community with great amenities to attract entry level and mid-level young people working in the area.

Mr. Albury asked if the community will have electric charging stations. He stated it is an amenity people will be looking for, and they should be placed in the development.

Applicant, Erdem Altidoe, Arrow Investment Group, stated he is happy to add charging stations, and he asked how many and how to secure them.

Mr. Gilmore suggested reaching out to the St. Lucie County Transportation Planning Organization (TPO) for advice on and Chairman Creyaufmiller said there may be funding available for charging stations.

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward a recommendation of approval of the Site Plan and Conditional Use for Aria Apartments located at 3000 Okeechobee Road with the following conditions:

1. Incorporate littoral zone plantings around the lake/retention pond per City Code Section 123-
2. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
4. More than two electric charging stations should be provided. Staff will discuss the ratio with the applicant.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller

Passed

**i. Site Plan - Kings Highway Commerce Center - 4 Parcels (2313-333-0001-000-7, 2313-332-0000-000-7, 2313-332-0000-010-0, 2313-331-0000-000-4)**

Mr. Gilmore gave an overview of the application. He noted that the Future Land Use Map Amendment and Rezoning was recently approved by the City Commission. He stated the applicant is requesting approval to construct two (2) flex-space buildings totaling 442,000 square feet of office and warehouse distribution space with associated site improvements at or near the southeast corner of South Kings Highway and Graham Road. The proposed site

plan is phased with Phase I consisting of Building 1 with 206,000 square feet of warehouse space and 15,000 square feet of office space. Phase II will consist of 206,000 square feet of warehouse space and 15,000 square feet of office space in addition.

Jeff Iravani, Applicant Representative, said he would like to leave the option of electric charging stations up to the users. He said that it would be a luxury for the workers, and it is not a requirement. Mr. Iravani stated this will be large users for distribution and warehouse space with the main access coming from the turnpike to the south and I-95 and State Road 60 to the north. Kings Highway will be a right turn in and out.

Mr. Albury said it is a necessity to have at least one electric charging station on site for people driving long distances.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Kings Highway Commerce Center Site Plan for 4 Parcels (2313-333-0001-000-7, 2313-332-0000-000-7, 2313-332-0000-010-0, 2313-331-0000-000-4) with the following conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.
4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.

AYE: Bob Burdge, Alexander Edwards, Harold Albury, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

**j. Site Plan - Hillpointe Residential - 2101 and 2151 S. Jenkins Road**

Mr. Altizer gave an overview of the application. He stated the applicant is requesting approval of a Site Plan to construct a 252-unit multifamily development with eight (8) multifamily buildings, 5 garages, a clubhouse with a pool and a gym, and associated site improvements. He noted the applicant is providing 1.8 parking spaces per unit, when only 1.5 parking spaces per unit is required.

Mr. Sanders stated he is not comfortable with the bus stop design, and he prefers the bus stop is incorporated into the apartment entrance instead of picking students up on Jenkins Road. Mr. Sanders said it is the Department of Education requirements to put the median in the bulb out, so the traffic can be controlled.

Brad Currie, Applicant Representative from Engineering, Design and Construction, stated there are conflicts with the location of the circle for the bus stop. He suggested moving the bus stop away from the entrance for fewer conflicts and safety.

Alejandro Toro, Applicant Representative from Engineering, Design and Construction, said there will be EV charging stations at the apartment complex.

Nick Everly, from Hillpointe LLC, stated they have several other communities without gates and the current facilities with 300 units have four or five charging stations per development. Mr. Everly said he is happy to put them in due to market forces.

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward a recommendation of approval for the Hillpointe Residential Site Plan located at 2101 and 2151 S. Jenkins Road with the following conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.
4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.
5. More than two electric charging stations should be provided. Staff will discuss the ratio with the applicant.

AYE: Alexander Edwards, Harold Albury, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

**k. Preliminary Plat - Bent Creek A2 - 829 Bent Creek Drive**

Mr. Altizer gave an overview of the application. He said the applicant is requesting approval of a Preliminary Plat to subdivide 1 parcel into 88 platted lots that include a reconfigured right-of-way, 88 single-family residential lots, 3,820 LF of 8-inch PVC WM, 4 8-inch gate valves and 3 fire hydrants.

Brian Nolan, Applicant Representative from Lucido and Associates, stated the landscape plan for A-2 has been submitted, and the final plat is ready to go. He noted that Bent Creek was approved in early 2000 and Lennar picked it up several years ago. The build out of the Planned Unit Development was already approved. Mr. Nolan answered questions from the Board on streetscape, Peterson Road, and park in Bent Creek.

Motion was made by Bob Burdge, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Bent Creek A2 Preliminary Plat located at 829 Bent Creek Drive with the following condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.

AYE: Harold Albury, Nichelle Clemons, Bob Burdge, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

I. **Abandonment - Carlton Court - 1100 Colonnades Drive**

Mr. Altizer gave an overview of the application. The applicant is requesting approval of an Abandonment of right-of-way near the southeast corner of Seaway Drive and Carlton Court; abutting the parcel located at 1100 Colonnades Drive to the south. The segment of Carlton Court has been unimproved and has not been utilized for utility infrastructure. This right-of-way segment sought for abandonment offers minimal vehicular, pedestrian, or utility design advantage to the City of Fort Pierce, especially in its unimproved state. The applicant owns the properties adjacent to the south of the subject Carlton Court right-of-way. The underlying objective for the applicant is to provide additional space for a driveway connection.

Marcia Baker, Applicant Representative, stated the applicant asked her to research how to add a driveway connection from the rear to the front parking lot. In researching this Ms. Baker told a short story about the history of water storage containers being placed on this property for the Fort Pierce amphibious training base. Ms. Baker showed a survey to the Board that she had located from 1944. Ms Baker stated the applicant would like the city to waive the \$2,100.00 appraisal fee since over \$7,000 in appraisal fees were already paid. Ms. Baker stated the applicant maintains the property and right-of -way.

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission for the abandonment of an unopened southern portion of Carlton Court between Seaway Drive and Alhambra Street which abuts the land holdings at 1100 Colonnades Drive with the following recommendation:

1. Waive payment of the appraised value, \$2,100, for the subject right-of-way.

AYE: Nichelle Clemons, Bob Burdge, Alexander Edwards, Harold Albury, Chairman Frank Creyaufmiller  
Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Mr. Freeman stated he is working on strategic direction with the City Commission, including the downtown district, transportation and design in certain areas.

10. **BOARD COMMENTS**

Chairman Creyaufmiller stated the Historic Preservation Board had conversations about the Edgartown text amendment, and it is currently with the City Attorney's office.

Chairman Creyaufmiller said he appreciated Mr. Burdge's service to the city from 1988 to 2022 as a Planning Board member, Planning Board chair and City Commissioner. He said the Board was lucky to have the historical value.

Mr. Burdge said he talked with Commissioner Broderick and there will be a change in Mr. Burdge's seat. Mr. Burdge said he served on the Planning Board in the 1980s for five years and then was elected as a Commissioner for eight years and has been on the Planning Board since 2009, and he has served as a volunteer to the city for 40 years. Mr. Burdge said he enjoyed his time on the Board, and he wished he had more schooling. Chairman Creyaufmiller encourage other Board members to attend outside planning meetings and

conferences to expand their education.

Mr. Sanders informed the Board of the St. Lucie School district vocational Career and Technical Education that has 40 different programs.

**11. ADJOURNMENT**

The Faith-based  
"School of Tomorrow"



# SYNERGY

VOCATIONAL ACADEMY K-12



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## Our Commitment to Success!

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**Vocations**



**Academics**

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**Synergy Vocational Academy** offers pathways to enable our students to achieve career success outside of the classroom. Courses include: Construction / Game Design / Multimedia / Cinema Arts & Film Production / Culinary Arts / Business & Accounting + More!

**Academic Achievement Programs** strive to provide superior education in a safe, Christian environment. Core classes include: Bible Studies / Government & Economics / Literature & Grammar / Mathematics / Practical Performing Arts / The Sciences / US & World History / World Languages

**SVA has offered over \$10 million in scholarship funds in the last 2 years and has served over 1 million no-charge meals.**

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# Saints Campus Life!

# Study



## Learning Commons @ "The Way" Cafe

Meet up with peers to study or make one-on-one tutoring appointments with teachers in our spacious high school learning center or the "Alpha Lounge", our 12th-grade Senior Lounge.

## Compete



## Friendship



## Synergy Saints Athletics

Synergy offers athletes a top of the line gymnasium and workout facilities including a ballet studio / dojo, weight-training amenities, and more.

"Train up a child in the way he should go: and when he is old, he will not depart from it." - Proverbs 22:6



## Enjoy

## Eat, Learn, Play

Three nutritious meals prepared daily by our professionally trained culinary staff.

## Experience SVA's Campus Worship!

The Way, a ministry for youth, exists primarily to share the Gospel with students and their families, equipping them to fulfill their God-given destiny.



## Weekly Chapel

Achieve • Create • Explore • Discover • Worship • Learn • Empower • Motivate



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VOCATIONAL ACADEMY K-12

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Untitled

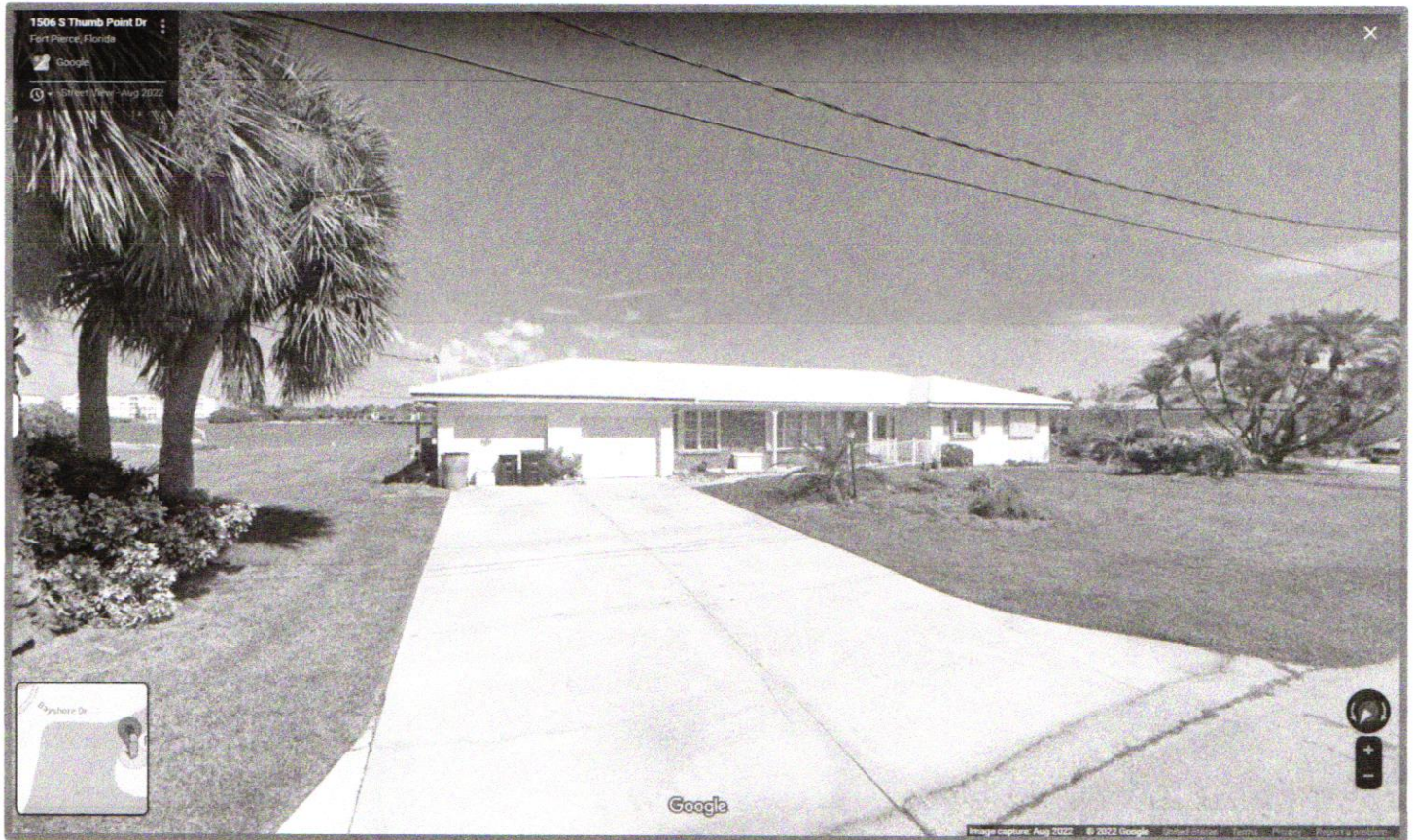
David Hicks <davidahicks1@icloud.com>

Mon 11/14/2022 9:41 AM

To: David Hicks <dave@davidahicks.com>;

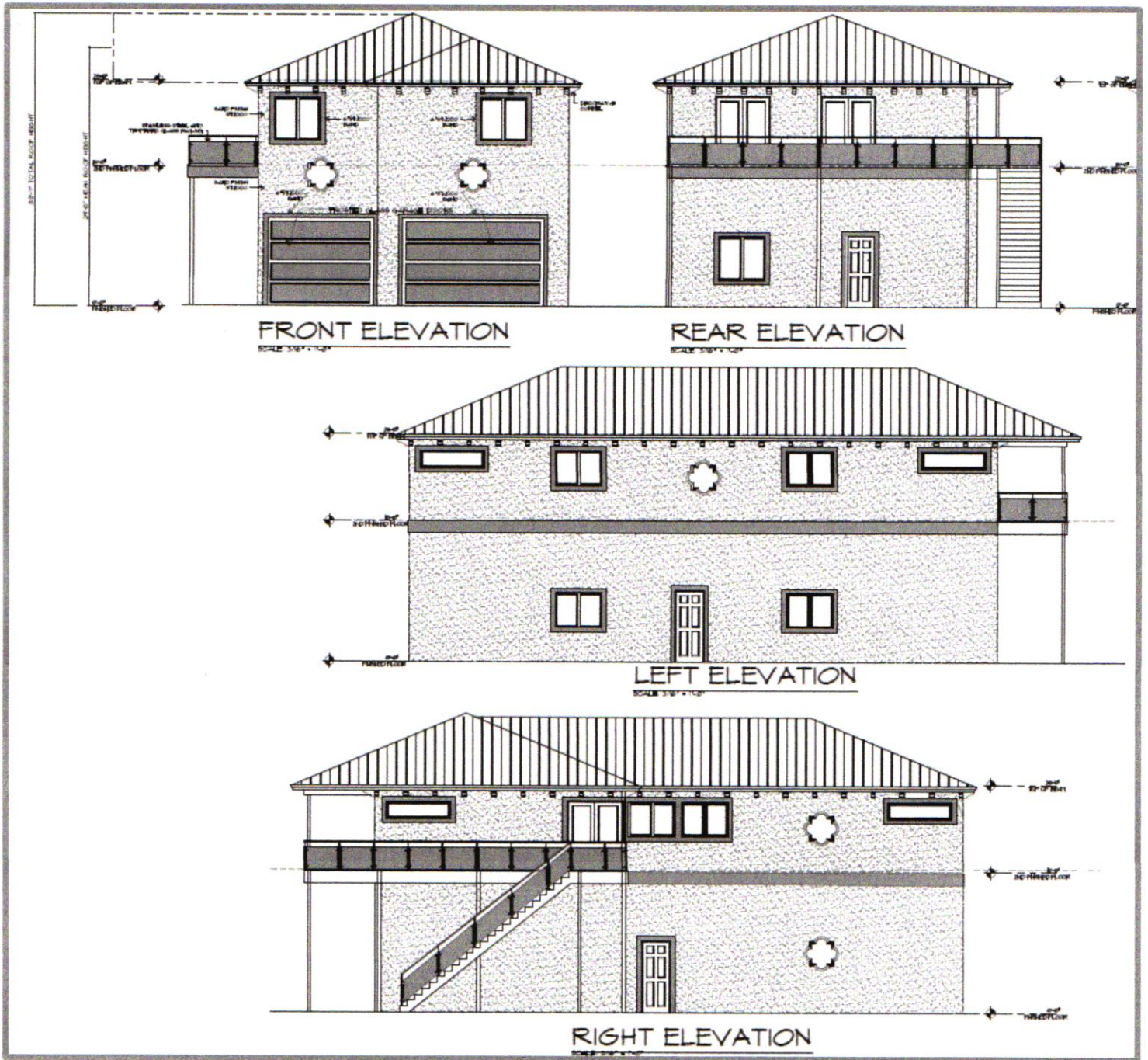


Sent from my iPhone



***Existing Single-Family Residence Street View Elevation***

How will this co-exist with the boxy detached garage.



## *Proposed Elevations*

**From:** davidahicks1@icloud.com,

**To:** david.hicks11@verizon.net,

**Date:** Sun, Dec 11, 2022 8:01 pm

**Attachments:** IMG\_4228.jpg (963K)

---

South east Thumb Point

Sent from my iPhone

1 Attached Images



**From:** davidahicks1@icloud.com,

**To:** david.hicks11@verizon.net,

**Date:** Sun, Dec 11, 2022 2:08 pm

**Attachments:** IMG\_4226.jpg (154K)

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South east Thumb Point

Sent from my iPhone

1 Attached Images



**From:** davidahicks1@icloud.com,

**To:** david.hicks11@verizon.net,

**Date:** Sun, Dec 11, 2022 8:01 pm

**Attachments:** IMG\_4227.jpg (1447K)

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South east Thumb point

Sent from my iPhone

1 Attached Images



**From:** davidahicks1@icloud.com,

**To:** david.hicks11@verizon.net,

**Date:** Sun, Dec 11, 2022 8:00 pm

**Attachments:** IMG\_4224.jpg (1045K)

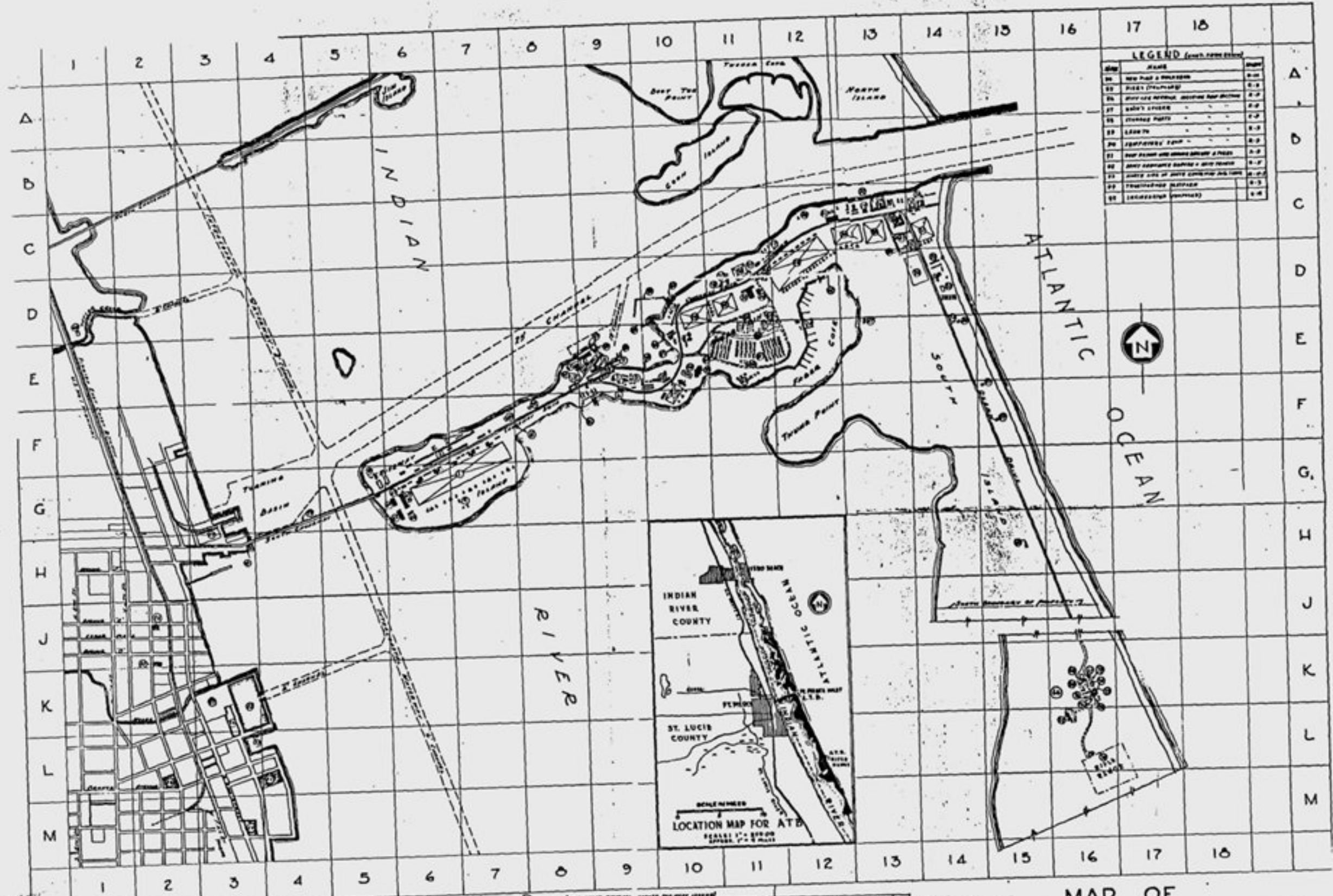
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South east Thumb Point

Sent from my iPhone

1 Attached Images





LEGEND (each symbol)

SYMBOL	NAME	SCALE
1	NEW PUMP & MOTOR	1:1
2	WATER TOWER	1:1
3	WATER TOWER (UNDER CONSTRUCTION)	1:1
4	WATER TOWER (PLANNED)	1:1
5	WATER TOWER (PLANNED)	1:1
6	WATER TOWER (PLANNED)	1:1
7	WATER TOWER (PLANNED)	1:1
8	WATER TOWER (PLANNED)	1:1
9	WATER TOWER (PLANNED)	1:1
10	WATER TOWER (PLANNED)	1:1
11	WATER TOWER (PLANNED)	1:1
12	WATER TOWER (PLANNED)	1:1
13	WATER TOWER (PLANNED)	1:1
14	WATER TOWER (PLANNED)	1:1
15	WATER TOWER (PLANNED)	1:1
16	WATER TOWER (PLANNED)	1:1
17	WATER TOWER (PLANNED)	1:1
18	WATER TOWER (PLANNED)	1:1



MAP OF AMPHIBIOUS TRAINING BASE FORT PIERCE, FLORIDA  
SHOWING CONDITIONS ON JUNE 30, 1944  
SCALE OF FEET

LEGEND (continued)

SYMBOL	NAME	SCALE
19	WATER TOWER (PLANNED)	1:1
20	WATER TOWER (PLANNED)	1:1
21	WATER TOWER (PLANNED)	1:1
22	WATER TOWER (PLANNED)	1:1
23	WATER TOWER (PLANNED)	1:1
24	WATER TOWER (PLANNED)	1:1
25	WATER TOWER (PLANNED)	1:1
26	WATER TOWER (PLANNED)	1:1
27	WATER TOWER (PLANNED)	1:1
28	WATER TOWER (PLANNED)	1:1
29	WATER TOWER (PLANNED)	1:1
30	WATER TOWER (PLANNED)	1:1
31	WATER TOWER (PLANNED)	1:1
32	WATER TOWER (PLANNED)	1:1
33	WATER TOWER (PLANNED)	1:1
34	WATER TOWER (PLANNED)	1:1
35	WATER TOWER (PLANNED)	1:1
36	WATER TOWER (PLANNED)	1:1
37	WATER TOWER (PLANNED)	1:1
38	WATER TOWER (PLANNED)	1:1
39	WATER TOWER (PLANNED)	1:1
40	WATER TOWER (PLANNED)	1:1
41	WATER TOWER (PLANNED)	1:1
42	WATER TOWER (PLANNED)	1:1
43	WATER TOWER (PLANNED)	1:1
44	WATER TOWER (PLANNED)	1:1
45	WATER TOWER (PLANNED)	1:1
46	WATER TOWER (PLANNED)	1:1
47	WATER TOWER (PLANNED)	1:1
48	WATER TOWER (PLANNED)	1:1
49	WATER TOWER (PLANNED)	1:1
50	WATER TOWER (PLANNED)	1:1

ONLY COPY  
THIS CAME FROM  
SF #5 MOSQUITO CONTROL  
IN S.L.C. 1992+