

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **APRIL 10, 2023**, 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

Mr. Edwards joined the meeting at 2:02 PM.

Present: Uline Daniel; Harold Albury; Anton Kreisl; John Heaning; Alexander Edwards; Nichelle Clemons; Frank Creyaufmiller, Chairman

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

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the March 13, 2023 Planning Board meeting

Motion was made by Nichelle Clemons, and seconded by Harold Albury to approve the minutes from the March 13, 2023 meeting.

AYE: Anton Kreisl, John Heaning, Nichelle Clemons, Uline Daniel, Harold Albury,
Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. Conditional Use - Adult Daycare - 1331 N. Lawnwood Circle

Mr. Altizer gave an overview of the application. He stated the applicant is requesting an adult daycare facility, Arbor Village Training Center, that centers around hands-on techniques to help clients enhance life skills. The applicant is seeking to operate the daycare in an existing, stand alone 2,126 square foot building that would employ around three to four staff members and operate between 9 am and 3 pm, with transportation provided by the center. Mr. Altizer said the site area is +/- 0.71 acres. The Future Land Use is OP (Offices- Professional and Business Services) and the Zoning is C-1 (Office Commercial). Mr. Altizer answered questions from the Board on the number of adult day cares in Fort Pierce.

Tod Mowery, Applicant Representative from Redtail, stated there are very few adult daycare facilities in St. Lucie County. Mr. Mowery said the fully licensed facility will have hours of operation from 9 am to 5 pm and as the daycare grows it may have weekend provisions. Mr. Mowery answered questions from the Board on the expanded hours.

Motion was made by Anton Kreisl, and seconded by Uline Daniel to forward a recommendation of approval to the City Commission with the updated hours of 9 AM - 5 PM.

AYE: John Heaning, Alexander Edwards, Nichelle Clemons, Uline Daniel, Harold Albury,
Anton Kreisl, Chairman Frank Creyaufmiller

Passed

b. Site Plan (Development Review and Design Review) and Conditional Use - Farrell Communities - 2535 S. Kings Highway

Mr. Gilmore gave an overview of the application. He stated the request is to construct a 488 unit multifamily innovative residential development with a clubhouse, pool, garages, recreational courts, and associated site improvements. The subject parcel has a total of approximately 40.77 acres. The applicant is requesting approval of a Conditional Use to be considered an "Innovative Residential Development" for two (2) additional units per acre; a density of twelve (12) units per acre. Mr. Gilmore said the Future Land Use is Medium Density Residential and the Zoning is R-4, Medium Density Residential. Mr. Gilmore noted the applicant surpassed the landscape criteria for an innovative residential development by 13% and the number of amenities on the site plan also contribute to the innovative residential development.

Michael Sanchez, Farrell Company, showed a PowerPoint presentation which included the history of the Farrell Company and additional color graphics. He stated the high-end multifamily development with elevators and high level of architectural detail will service the area distribution warehouses. Mr. Sanchez highlighted all the amenities which include a 2-story 15,000 square foot clubhouse, large pool, basketball courts, volleyball, tennis courts, pickle ball courts, gazebo and grill area, central park with a football field, dog park, tot lot, detached garage buildings, and multi use path around 26 acres of lakes. Mr. Sanchez stated the main access will be on Kings Highway and the secondary access will be on Pruitt Research Road. Mr. Sanchez noted the development will be using trash compactors instead of dumpsters and there will be a school bus shelter. Mr. Sanchez stated there will be 30, 36 and 40 unit 4-story buildings with the potential for future buildings and a transit stop close to

the community. Mr. Sanchez explained the Farrell Company is considering phasing the project depending on the market. Mr. Sanchez addressed the Boards concerns on the community not being a workforce development. He stated the future buildings would be 1-story and 100 square feet less with a lower price point. Mr. Sanchez answered questions from the Board on gated security, bedroom sizes, if apartments will be rental only, electric charging stations, phasing and market rate for the one-bedroom apartments. Mr. Sanchez said Mr. Sanders from the St. Lucie County School Board signed off on the bus stop location.

Mr. Freeman stated the Board can make a recommendation to build in phases. He stated it is vey common for developments of this size to build in phases. Mr. Freeman explained staff will look at the components of phasing to fill the intent with the whole development and to ensure the site plan is not substantially changed.

Mr. Freeman discussed the wider issue regarding the housing supply. He stated the housing shortage effects the upper and lower end of the market, and it is important to secure the whole spectrum of housing to the city with a range of rental and purchase availability. Mr. Freeman said he did research on the state housing initiative market rates and 1-bedroom rentals rate range from \$1,200 to \$1,800 a month and 3-bedroom rentals range from \$1,600 to \$2,500 a month. Mr. Freeman noted that innovative development encourages a better housing development through architecture, stormwater, transit, interconnectivity, design and taking care of the citizens of Fort Pierce. He concluded by saying a higher level of design is needed in the city moving forward.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission with the following five (5) conditions:

1. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review.
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. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.
5. Phasing of the buildings will be allowed per the phasing note listed on the site plan.

AYE: Nichelle Clemons, Uline Daniel, John Hening, Harold Albury, Anton Kreisl,
Alexander Edwards, Chairman Frank Creyaufmiller

Passed

c. **Site Plan (Development and Design Review) - K and K Properties - Parcel ID:
2427-601-0031-000-8**

Mr. Altizer gave an overview of the application. The request is for a site plan of four office/ industrial flex space buildings totaling 40,500 square feet. The proposed development has a Future Land Use of Industrial (I) and Zoning of Light Industrial(I-1). The site area is +/- 4.01 acres. Mr. Altizer answered questions from the Board.

Brad Currie, Applicant Representative from EDC, stated the property will be used for flex warehouses and manufacturing for small growing businesses and trades.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission with the following two (2) 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. Coordinate with FWC to relocate gopher tortoise(s) that have been observed on the property.

AYE: Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

d. **Site Plan (Development and Design Review) - Bray - 2501 Virginia Avenue**

Mr. Altizer gave an overview of the application. The request is for a site plan of a 5,000 square foot restaurant/retail facility. The proposed development has a Future Land Use of General Commercial (GC) and Zoning of General Commercial (C-3). Mr. Altizer answered questions from the Board.

The Board expressed concerns with sharing the ingress and egress, and dry retention for stormwater with Walgreens.

Brad Currie, Applicant Representative from EDC, stated the agreement for access, drainage, and water and sewer with Walgreens is all in place. He stated the development will possibly be a couple of restaurants or retail or only one tenant. Mr. Currie answered questions from the Board on a drive-thru restaurant, cleaning up the dry retention area, beautification on the back side of the building and any alteration of the Virginia Avenue entrance. Mr. Currie stated there will not be a drive-thru unless the site plan is amended and FDOT approval has been granted.

Motion was made by John Hening, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with one condition:

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.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman mentioned the City of Fort Pierce Summer Internship program, and he asked the Board if they knew of anyone who was interested, to put in an application.

9. BOARD COMMENTS

Chairman Creyaufmiller stated there are state statutes that may negatively affect city governments local rule. He suggested the Board read two recent articles that were in the local newspaper, and they drop their legislators a note on their opinion, whether good or bad.

Mr. Heaning asked if the Code Enforcement department and the School Board representative can attend the Planning Board meetings. Chairman Creyaufmiller mentioned that Mr. Sanders has a conflict at the same time of the Planning Board meetings, but Mr. Sanders provides comments at the Technical Review Committee meetings.

Mr. Freeman said if any items specifically relate to other city departments he would ask they attend the meeting.

Mr. Albury stated he wanted to retract his question on whether the Farrell Community apartments are going to be affordable and instead are the apartments going to include mixed income.

10. ADJOURNMENT

FARRELL COMMUNITIES



PLANNING BOARD
04/10/23

SUBJECT REQUEST

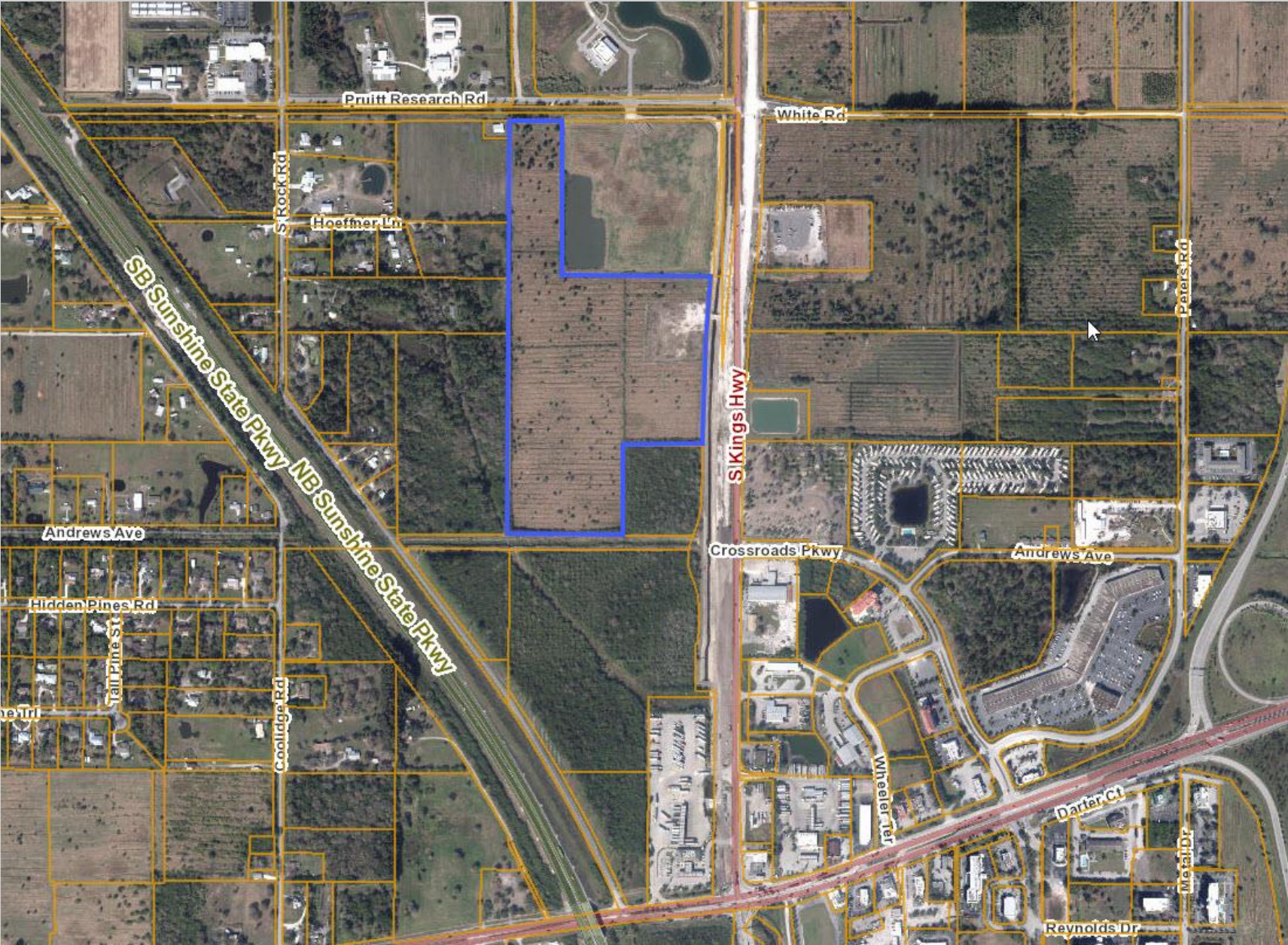
- Applicant: Farrell Companies
- Requests:
 - Site Plan Approval
 - Conditional Use Approval to allow for Innovative Residential Development
 - Design Review

FARRELL

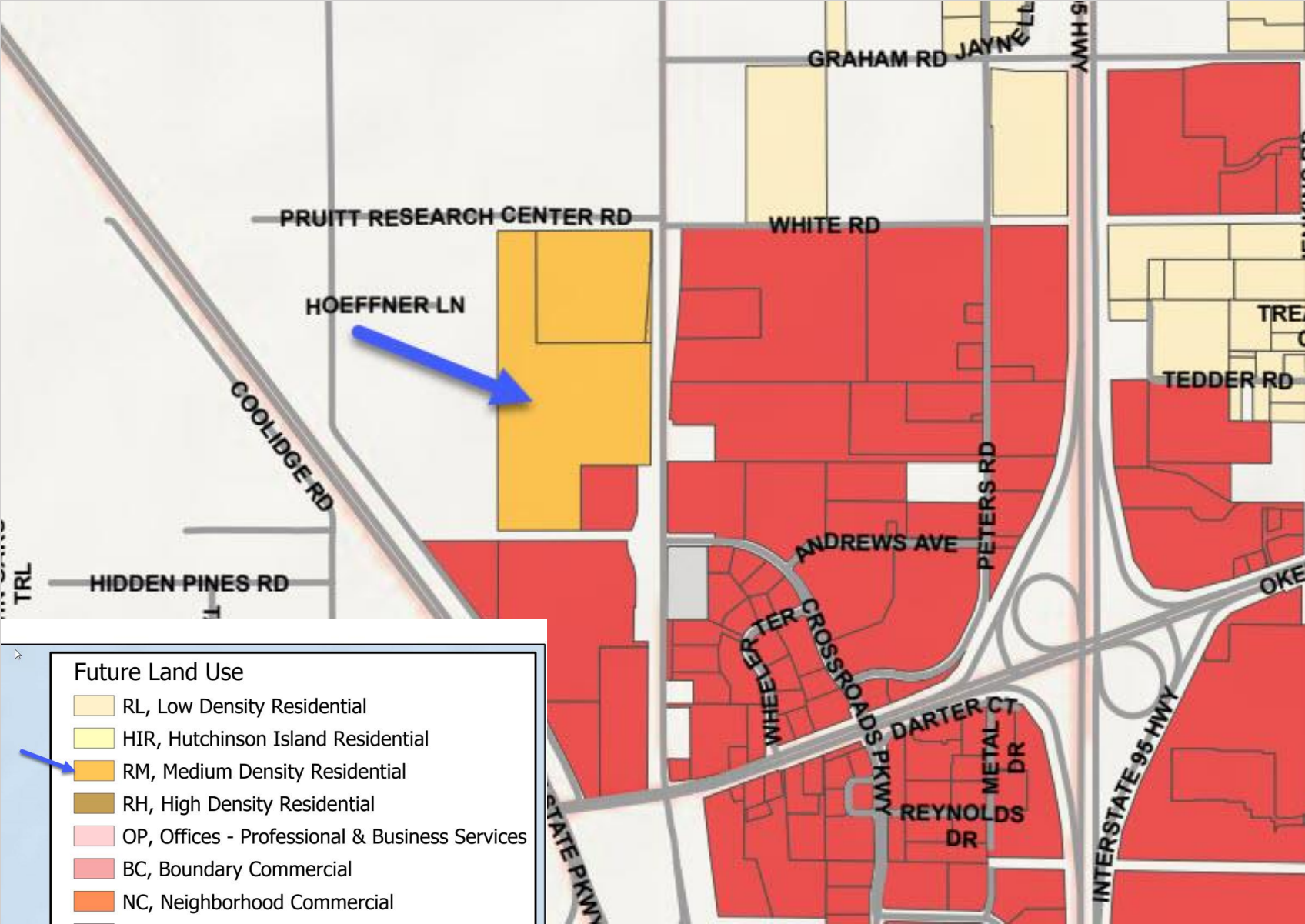
COMPANIES



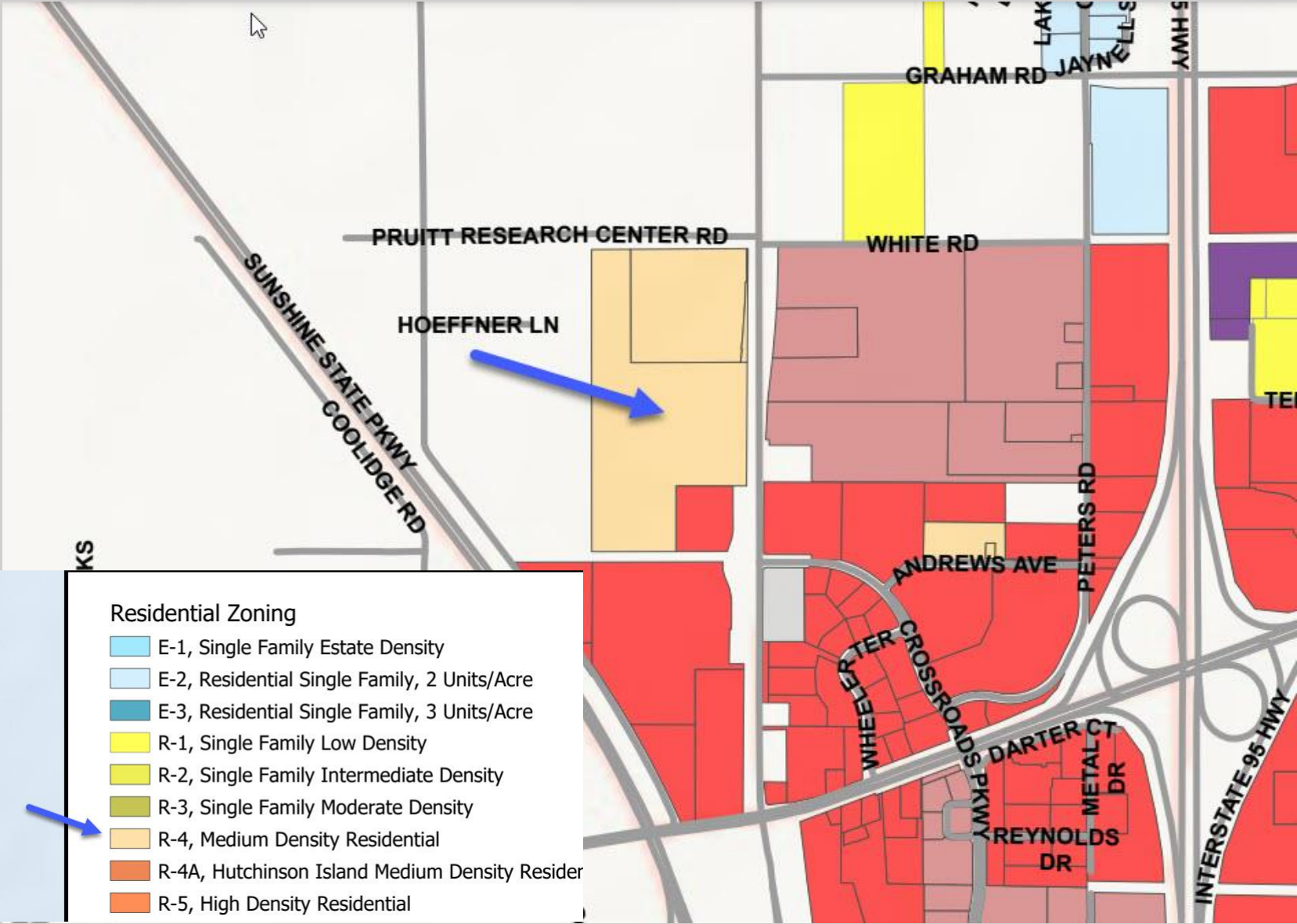
PROPERTY



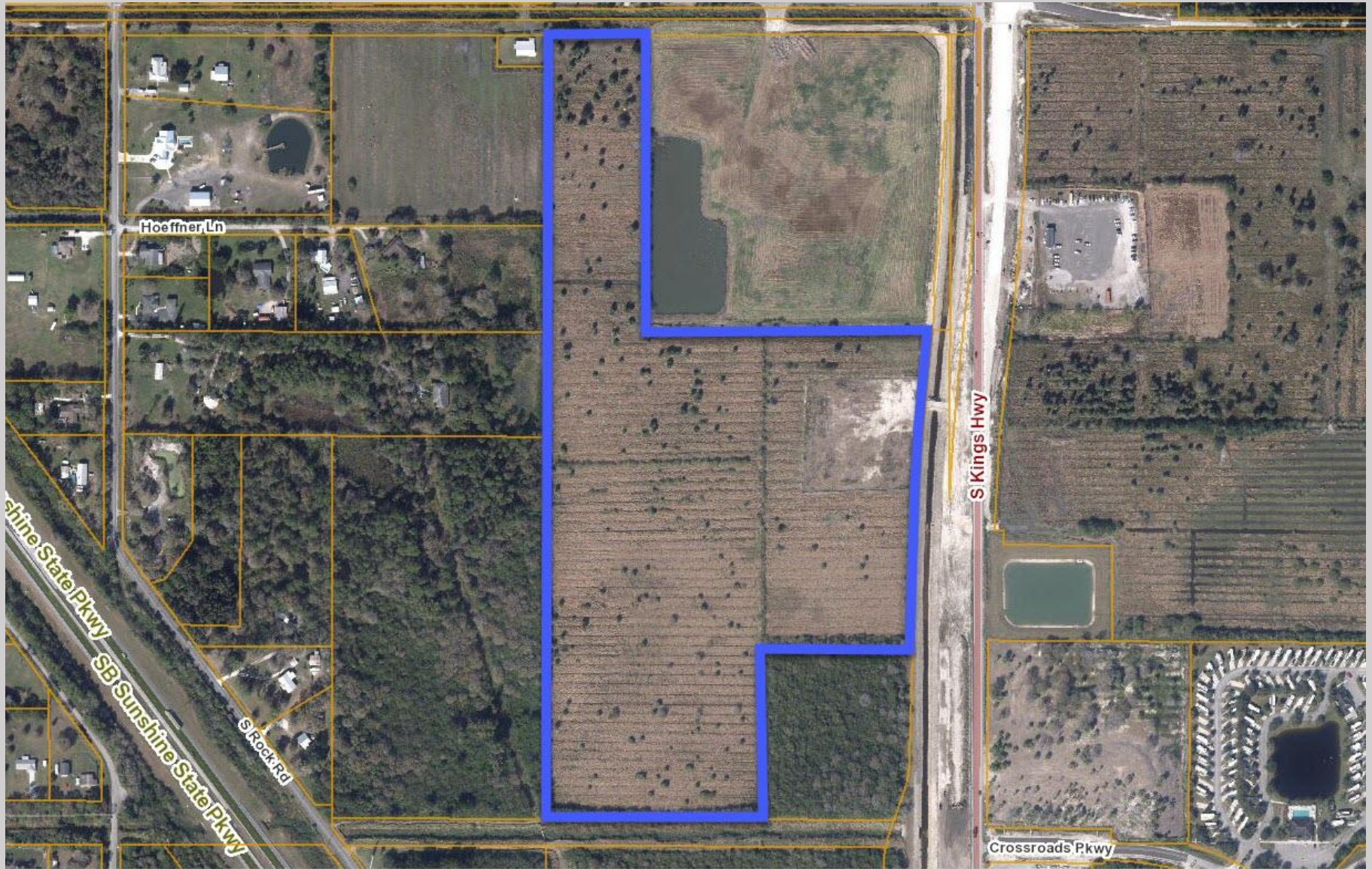
PROPERTY (FLU)



PROPERTY (ZONING)



ADJACENT PROPERTIES



ADJACENT PROPERTIES (FLU)

Land Use Viewer St Lucie GIS > Address or Parcel ID(no dashes)

Layer List

- CPUB, Conservation Public
- P/F, Public Facilities
- H, Historic
- IND, Industrial
- MXD, Mixed Use
- R/C, Residential/Conservation, 1 du/5 ac
- RE, Residential Estate, 1 du/ac
- RS, Residential Suburban, 2 du/ac
- RU, Residential Urban, 5 du/ac
- RM, Residential Medium, 9 du/ac
- RH, Residential High, 15 du/ac
- ROW, Right of Way
- SPIS, Spoil Island
- SUBM, Submerged
- SD, Special District

Parcels: FARRELL COMMUNITIES FORT PIERCE OWNER LLC

Parcel ID	232350100020000
Owner 1	FARRELL COMMUNITIES FORT PIERCE OWNER LLC,
Owner 2	
Address	PO Box 14
City	Bridgehampton
State	NY
Zip	11932
Site Address	2535 S KINGS HWY
WebLink	More info

loading... 400ft

RS

ADJACENT PROPERTIES (ZONING)

Land Use Viewer St Lucie GIS

Address or Parcel ID(no dashes)

Layer List

- Urban Service Boundary
- Zip Codes
- Zoning
 - AG-2.5, Agricultural, 1 du/2.5 ac
 - AG-1, Agricultural, 1 du/ac
 - AG-5, Agricultural, 1 du/5 ac
 - AR-1, Agricultural Residential, 1 du/ac
 - CG, Commercial General
 - CN, Commercial Neighborhood
 - CO, Commercial Office
 - CR, Commercial Resort
 - CPUB, Conservation Public
 - HIRD, Hutchinson Island Residential Dist

Parcel Information: FARRELL COMMUNITIES FORT PIERCE OWNER LLC

Parcel ID	232350100020000
Owner 1	FARRELL COMMUNITIES FORT PIERCE OWNER LLC
Owner 2	
Address	PO Box 14
City	Bridgehampton
State	NY
Zip	11932
Site Address	2535 S KINGS HWY
WebLink	More info

Zoom to

loading...

400ft

St. Lucie

SITE PLAN



SITE PLAN



S.R. 713 (KINGS HIGHWAY)

ASPHALT WALK

MONUMENT SIGNS
(5' MIN. S.B.)

6' BLA
PICKE
TYP.

STORMWATER
LAKE
(0.62 ACRES)

STORMWATER
LAKE
(1.26 ACRES)

6' CONC.
SIDEWALK, TYP.

TOT-
LOT

GATED ENTRY

DOG
PARK

6' B
CHA

DOG
(WA

TRA
CON
REC
DUN

15' L
BUFI

9-CA
CARI

ELEC
CHAF

TYPE II

WATER
FOUNTAIN
POOL EQUIP.

CLUBHOUSE

POOL

WATER
FOUNTAIN

TENNIS
COURTS

BASKETBALL
COURT

SAND
VOLLEYBALL
COURT

PICKLEBALL
COURTS (2)

SITE PLAN



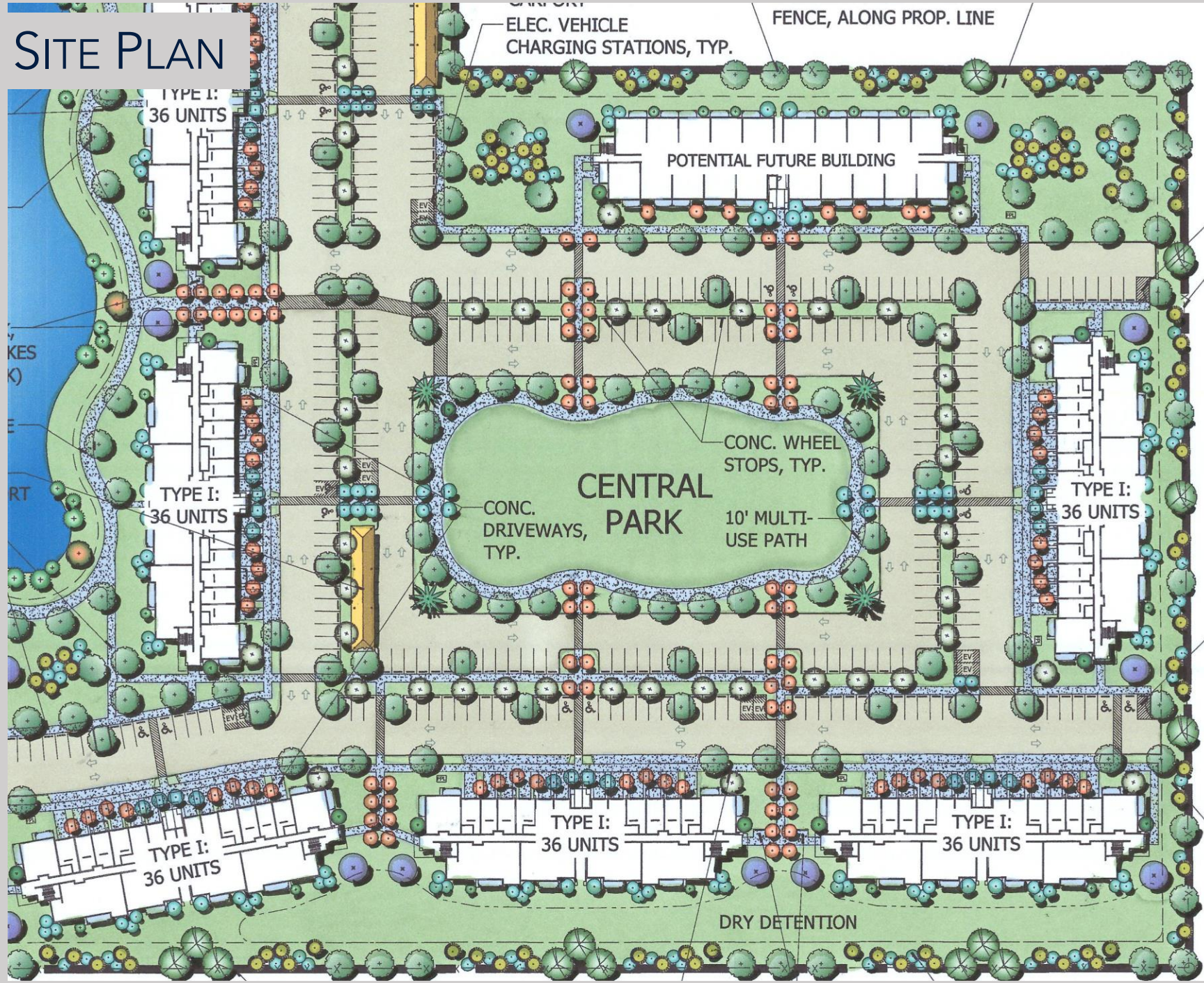
DOG PARK (WA)

TRAIL
COMPOST
RECYCLING DUMPSTER

15' LANDSCAPE BUFFER
9-CAR CARPORT
ELEC. CHARGING STATIONS, TYP.

6' BLACK ALUM. PICKET FENCE

SITE PLAN



ELEC. VEHICLE CHARGING STATIONS, TYP.

FENCE, ALONG PROP. LINE

TYPE I:
36 UNITS

POTENTIAL FUTURE BUILDING

TYPE I:
36 UNITS

CENTRAL PARK

TYPE I:
36 UNITS

CONC. DRIVEWAYS, TYP.

CONC. WHEEL STOPS, TYP.

10' MULTI-USE PATH

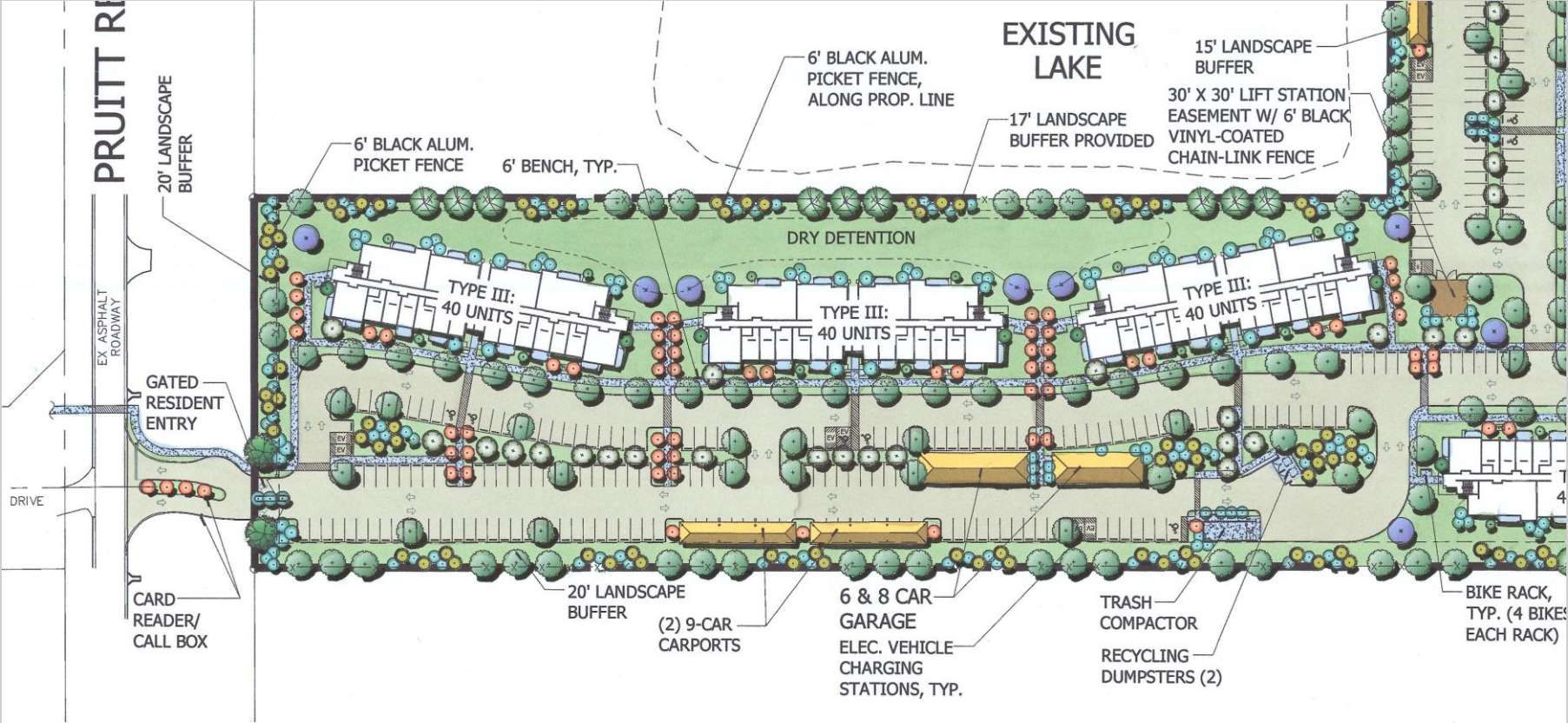
TYPE I:
36 UNITS

TYPE I:
36 UNITS

TYPE I:
36 UNITS

DRY DETENTION

SITE PLAN



ARCHITECTURE (RESIDENTIAL BUILDING - 36 UNIT)



FRONT ELEVATION

ALL WINDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT GLAZING WITH LOW-E COATING AND WHITE FRAMES

ALL BALCONY RAILINGS TO BE BLACK ALUMINUM

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

ARCHITECTURE (RESIDENTIAL BUILDING - 36 UNIT)



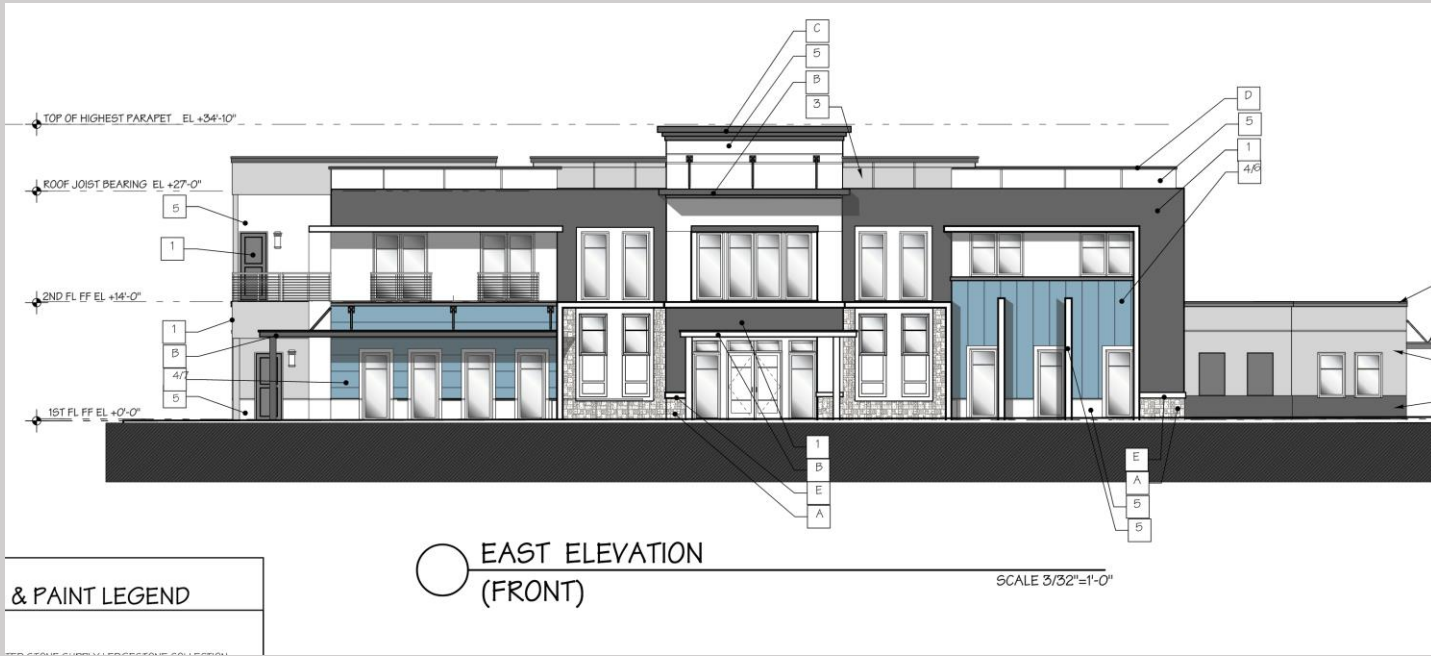
LEF SIDE ELEVATION

SCALE: 3/32"=1'-0"

MATERIAL & PAINT LEGEND

A		UNITED STONE SUPPLY LEDGESTONE COLLECTION 6" X 24" OYSTER GREY PORCELAIN STONE ALL SIDES WITH SCHLUTER STRIPS AT ALL CORNERS
B		PREFAB. ALUMINIUM AWNING WITH TIE BACK & BRACKET SW 7020
C		30" TALL STEP PROFILE POLYSTYRENE BAND WITH MESH & STUCCO@ TOP OF MAIN & REAR ENTRY ROOF FEATURE SW 7020
D		2" X 8" POLYSTYRENE BAND WITH MESH & STUCCO SW 7020 BLACK FOX (DARK GRAY)
E		SW 7757- HIGH REFLECTIVE WHITE (WHITE)
PAINTED STUCCO		
1		SW 7069 IRON ORE (DARK GRAY)
2		SW 7020 BLACK FOX (DARK GRAY)
3		SW 7019-GAUNTLET GRAY- (DRAK GRAY)
4		SW 7016-mindful GRAY- (MEDIUM GRAY)
5		SW 9147 favorite jeans -- (BLUE)
6		SW 7757- HIGH REFLECTIVE WHITE (WHITE)
7		SW 6128- BLONDE (DARK BUFF)
8		SIMULATED HORIZONTAL PANELS PAINTED STUCCO W/ 3/4" SQUARE CUT STUCCO JOINTS SW 7016-mindful GRAY- (MEDIUM GRAY)
<p>***NOTE <u>ALL CHANGE OF COLOR ON SAME WALL PLANE</u> <u>REQUIRE PVC STUCCO CONTROL JOINTS FOR COLOR BREAK</u></p>		

ARCHITECTURE (CLUBHOUSE)



ARCHITECTURE (CLUBHOUSE)



○ WEST SIDE ELEVATION
(REAR)

SCALE 3/32"=1'-0"



○ NORTH ELEVATION
(RIGHT)

SCALE 3/32"=1'-0"

RENDERING (RESIDENTIAL BUILDING)

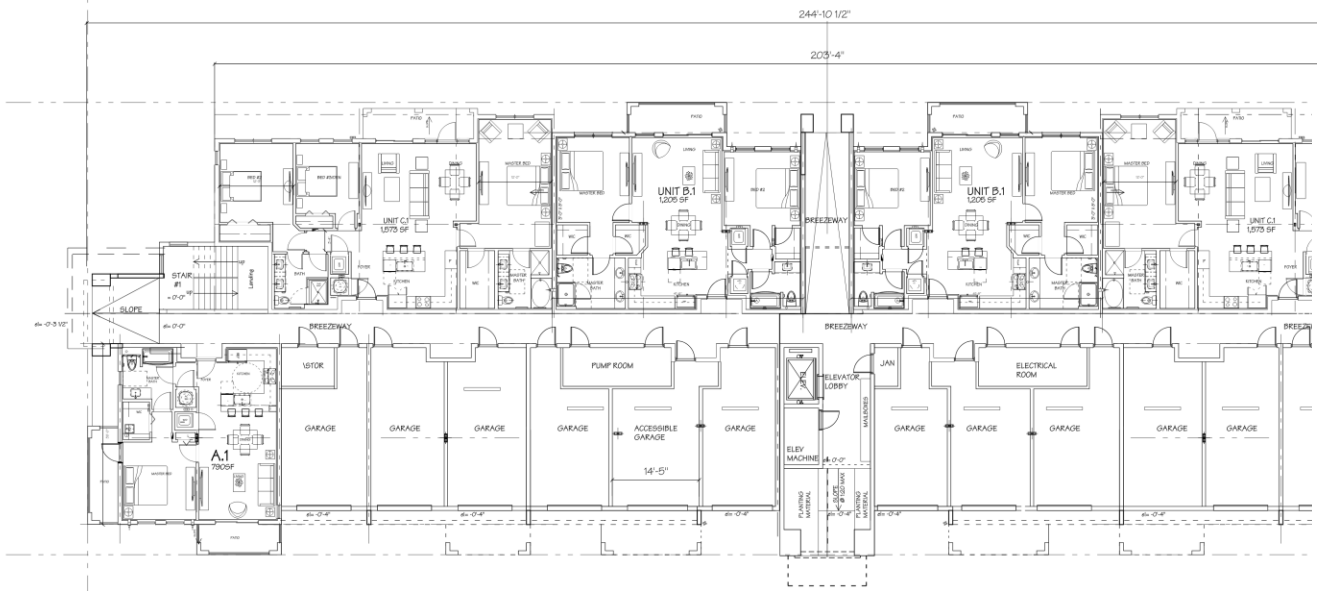
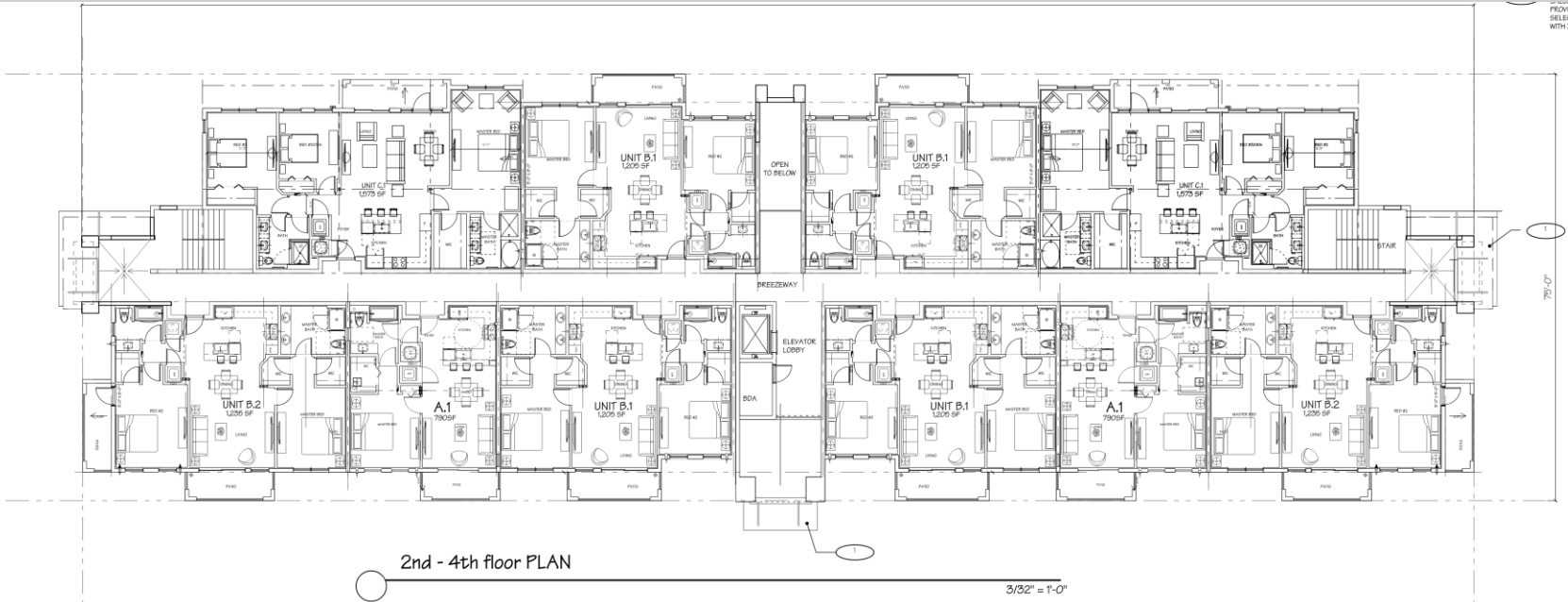


RENDERING (CLUBHOUSE)



ARCHITECTURE

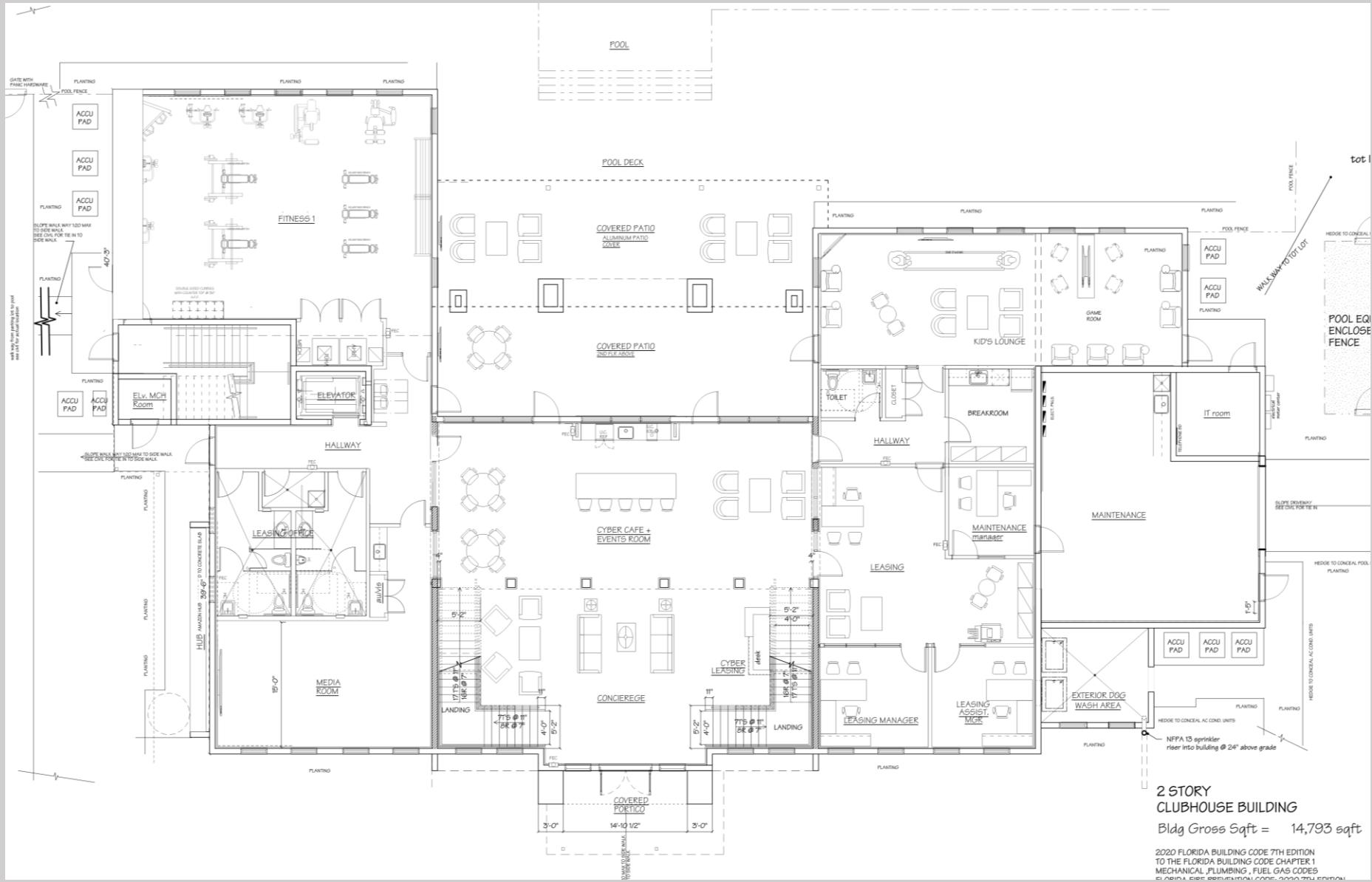
PROVIDE FINISH & SELECTION QUANTITY WITH 3" DOWN SP



TYPE I: 36 UNIT BUILDING
 4 Story Building
 total gross area = 58,082sqft

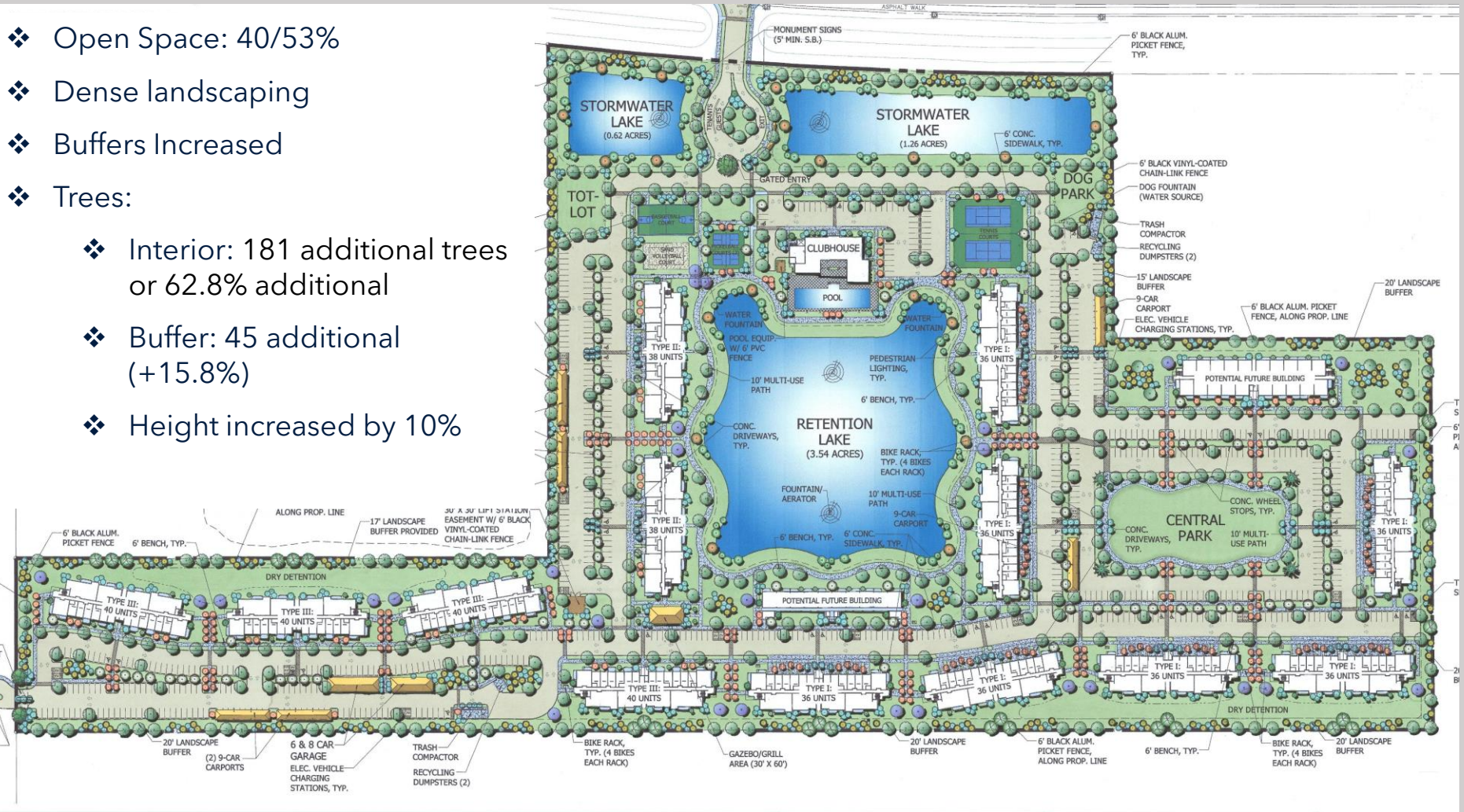
TYPE I: 36 UNIT BUILDING	
UNIT TYPE	QTY.
A1- 1 BED - 790 SQFT	8
B1- 2 BED - 1,205 SQFT	14
B2- 2 BED - 1,235 SQFT	6
C1- 3 BED - 1,573 SQFT	8
TOTAL	36
GARAGE	12

ARCHITECTURE



LANDSCAPING

- ❖ Open Space: 40/53%
- ❖ Dense landscaping
- ❖ Buffers Increased
- ❖ Trees:
 - ❖ Interior: 181 additional trees or 62.8% additional
 - ❖ Buffer: 45 additional (+15.8%)
 - ❖ Height increased by 10%



ARCHITECTURE (POTENTIAL FUTURE BUILDINGS)



FRONT ELEVATION

ALL INDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT GLAZING WITH LOW-E COATING AND WHITE FRAMES
 ALL BALCONY RAILINGS TO BE BLACK ALUMINUM

SCALE: 3/32"=1'-0"



Thank You

FARRELL
COMPANIES