

# 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 WEDNESDAY, JULY 12, 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**

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

Absent: Alexander Edwards

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**

Mr. Edwards was excused.

**5. APPROVAL OF MINUTES**

Ms. Daniel entered the meeting after the minutes were approved.

a. Minutes from the June 12, 2023 meeting

Motion was made by Anton Kreisl, and seconded by Nichelle Clemons to approve the minutes from the June 12, 2023 meeting.

AYE: Nichelle Clemons, Harold Albury, Anton Kreisl, John Hening, Chairman Frank  
Creyaufmiller

Passed

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

a. **Future Land Use Map Amendment - Selvitz Road Mixed Use - Parcel  
IDs:2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4**

Mr. Gilmore gave an overview of the application. The request is to change the Future Land Use designation of three (3) parcels of land from Low Density Residential (RL) to Mixed-Use Development (MXD). Mr. Gilmore said the site area is approximately 122.8 acres. Mr. Gilmore showed a Future Land Use (FLU) comparison chart from existing to proposed residential and commercial use. Mr. Gilmore answered questions from the Board on the site being used for a mining location, if the pond will be part of the water mitigation, and mixed uses allowed on the land.

Mr. Freeman clarified that the pond is a consequence of the mining once on the site and the pond will have to be accessed for stormwater mitigation. Mr. Freeman explained the state requires the FLU chart to show potential maximum development possible. He said the maximum numbers are unlikely because the chart does not consider mitigation, wetlands, roadways, easements and dedications.

Mariana Arias Sanz, Land Planner for Cotleur & Hearing, showed a PowerPoint presentation for both the Future Land Use and the Rezoning to Planned Development. She noted the major point of access will be from Selvitz Road. Ms. Arias Sanz identified the surrounding uses and said changing the Future Land Use to Mixed Use is a perfect transition because it proposes more uses similar to the surrounding zoning. She said the Planned Development (PD) zoning will allow flexibility for the transitional development. Ms. Arias Sanz showed the preliminary bubble plan which included light industrial warehouse, RV storage or flex space, high density residential apartments, and single family homes. Ms. Arias Sanz answered questions from the Board on the access road to industrial uses and homes.

The following members of the public spoke against the application:

Gabriele Klaesen, resident, stated the city shall ensure the FLU is compatible within and outside city boundaries. She addressed concerns with the traffic on Christensen and Devine Roads, and she suggested a development meeting with the neighbors.

Jane Rowley, resident, stressed the importance of a 6 - 8 foot wall behind the 6 acres to protect the existing ranchette homes.

Jill Sunderland, resident, provided a hard copy of her reasons for not approving the application. She expressed concerns with the density, where the apartments will be located, traffic, cost to community for water access, and Devine and Christensen being substandard roads.

Mickey Sigmon, resident, explained a development was shot down before for this same property. Mr. Sigmon noted the development will create harassment to his cattle, increase speeding in the area, lower property values and damage Devine and Christensen Roads.

Michelle Calandro, resident, has concerns with the infrastructure and the overcrowded Fort

Pierce Central High School. She stated Selvitz Road is in need of repair, and she has concerns with the property not being developed as what is being shown today.

Jean Woodard, resident, expressed concerns with affordable housing, setting a precedent, and if the traffic studies looked at the surrounding new developments.

Ronna Perry, resident, stated she has a big issue with overdevelopment and promises not being kept. She is not happy with the beauty of the community, wildlife being taken away and excessive growth causing fatality incidents and speeding on the roadways. Ms. Perry said she hopes the residences on Devine and Christensen Roads are protected prior to any type of building.

David Istanich, resident, said this project will change the rural lifestyle he bought into, and it will affect the infrastructure, traffic and sewage. He noted small ranchette homes would be okay.

Missy Brinker, resident, expressed concerns with her livestock, traffic, lowered property values and who will clean the neighborhood ditches and culverts.

Robert Schooley, resident, expressed concerns with safety for his children and property values declining.

Chairman Creyaufmiller said the city needs to do a better job with notifying the public about Planning Board meetings.

Kev Freeman summarized the Future Land Use concerns during public comment. He mentioned issues with the transition, land uses, traffic, traffic capacity, school district, suitability of the site and environmental issues for development.

Dan Sorrow, Senior Planner from Cotleur and Hearing, explained the proper transition of land use. He stated the majority of the 122 acres will be low density residential and buffers and drainage will be increased. He noted the Future Land Use will have to go to the state for DEP approval. Mr. Sorrow said he is convinced he can satisfy most residences by having a community meeting to address the residences concerns.

Board discussion ensued. Ms. Daniel expressed concerns with property values, speeding, flooding, losing trees and Fort Pierce Central High School being overcrowded. Chairman Creyaufmiller had concerns with the health, safety and welfare of the existing community. He said a community meeting is required along with comments from the school board before moving the application to City Commission. Mr. Hening said the issues from the public are heartfelt. He suggested the meeting signs and notification from the city need to get better, and he has major concerns with access, traffic and infrastructure.

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission to change the Future Land Use for three parcels from RL, Low Density Residential to MXD, Mixed-Use Development.

AYE: Harold Albury, John Hening, Nichelle Clemons, Chairman Frank Creyaufmiller

NAY: Anton Kreisl, Uline Daniel

Passed

## 7. NEW BUSINESS

a. **Zoning Atlas Map Amendment - Selvitz Road Mixed Use Planned Development - Parcel IDs: 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4**

Mr. Gilmore gave an overview of the application and answered questions from the Board. The request is to change the zoning of three (3) parcels of land from Low Density Residential (R1) to Planned Development (PD). The site area is approximately 122.8 acres. Mr. Gilmore gave a brief history of the property and showed the surrounding uses and approved projects. Mr. Gilmore provided the concept plan showing five PODS and the site data for each POD.

Chairman Creyaufmiller noted the 16 conditions, and he stated the city does a good job at protecting property owners.

Mariane Arias Sanz, Land Planner from Cotleur & Hearing, stated the project has been highly scrutinized by the city, and through public and community meetings the details will be worked out. She said the bubble plan is providing the framework to come in with a detailed site plan at a later date.

Ronna Perry, resident, expressed confusion with the approval allowing a certain use or if the owner of the property is able to come in and do what they want to do.

Mr. Freeman explained the applicant is suggesting certain types of developments in the outlines of the property. If the application is approved based on the conceptual plan, the applicant will have to come back with each lot showing the drainage, access, and dedicated property for the roadway. Mr. Freeman noted that all comments that staff heard will have to be addressed at the site plan. Mr. Freeman highlighted that this is not the final process, and there will be at least five more public hearings.

Mickey Sigmon, resident, said ranchettes is the way to go.

Jean Woodard, resident, asked several questions. She wanted to know how the development will affect the canal, does the development affect the health, safety and welfare of the neighborhood, how will notification be held in the future and how will the developer get in touch with the community for the neighborhood meeting.

Gabriele Klaesen, resident, asked about access to the greenways on Selvitz Road and in Oak Alley.

Jill Sunderland, resident, expressed concerns with the density in PODS 1 and 2 and the traffic on Christensen Road.

Dan Sorrow, Senior Planner from Cotleur & Hearing, said there was no intention of not wanting the public to come to the meeting, and he stated a community meeting is not required by the developer. He noted ranchette homes with horses is not compatible next to industrial use. Mr. Sorrow said there will be no access on Devine Road. There will be access on Christensen Road with the majority of the access off of Selvitz Road. He said there will be low density residential along Christensen Road and St. Lucie County may have emergency access on Christensen Road. Mr. Sorrow said there will be 3-story garden style apartments and the homes will be designed like the Palm Lakes or Oak Hammock neighborhoods. He highlighted it will be a high quality, gated community with a high level of planning. Mr. Sorrow said they will send a letter to residences within 1,000 feet of the development for the community meeting.

The residents asked that all residences on Christensen Road be included in the mailing for the community meeting.

Keith Burn, resident, asked how far down the light industrial area goes.

Board discussion ensued.

Mr. Albury stated the city has to grow, and they are not looking at dollars, they are looking at housing for people. Mr. Albury said this is not an invasion of property. The developers want to work hand in hand with the community. Many buffers will be created, so it flows within the community and is not an eyesore.

Ms. Daniel expressed concerns with too many apartments and property values going down. She said the city needs to fix the flooding issues before 700- 800 units are developed. Ms. Daniel noted that Fort Pierce Central High School is full and has no room for additional students.

Mr. Heaning said the project is not in the right area and the infrastructure is not there.

Mr. Kreisl has concerns with approving the conceptual plan, the buffer around the light industrial area and number of units expected to see in POD 2, which is the low density residential area. Mr. Kreisl said he would like to see more light industrial to the north on the conceptual plan.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission to change the zoning from R-1, Low Density Residential to PD, Planned Development with the associated development plan and the following 17 conditions:

1. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, The Planned Development Final Site Plans must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c): Phasing. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases. A development phasing schedule indicating:

- a. The approximate date when construction of the project can be expected to begin.
- b. 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 be completed.
- c. 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.

2. Per City Code Section 125-212(c)(1)(e), Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

3. Per City Code Section 125-212(b)(3), In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or

planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A2 zoning).

4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.

5. 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.

6. 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.

7. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

8. 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.

9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. A community meeting with the residences is needed prior to going to the City Commission meeting.

AYE: Anton Kreisl, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

NAY: John Heaning, Uline Daniel

Passed

b. **Site Plan and Design Review - Twins Carwash - 5340 S. US Highway 1**

Mr. Altizer gave an overview of the application. The request is for a site plan to construct a 4,930 square-foot automated carwash with self-service vacuums. The owner's intent is to utilize established corporate images which are a modern interpretation of prairie design with some craftsman detailing. The site area is approximately 2.19 acres with a Future Land Use of General Commercial (GC) and Zoning of General Commercial (C-3).

Ravi Alur, Applicant Representative from Aspire Engineering, answered questions from the Board on the traffic flow pattern for the self serve vacuums. Mr. Alur said the consumer can either exit the car wash or proceed to the vacuum section.

Motion was made by Anton Kreisl, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the Site Plan and Design Review with the following 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: John Heaning, Uline Daniel, Nichelle Clemons, Harold Albury, Anton Kreisl,  
Chairman Frank Creyaufmiller

Passed

c. **PULLED AT STAFF'S REQUEST - Site Plan - Gator Trace on The Greens – Gator Trace Planned Development - 2435-311-0001-000-4, 2435-243-0001-000-6**

d. **PULLED AT STAFF'S REQUEST - Final Plat - Gator Trace on The Greens – 2435-311-0001-000-4, 2435-243-0001-000-6**

e. **Planning Board Procedures**

Chairman Creyaufmiller reviewed the changes to the procedures noting the election date of the Chair and Vice-Chair, the day and time of the Planning Board meeting and the order of agenda items being presented.

Motion was made by Uline Daniel, and seconded by Nichelle Clemons to adopt the new Planning Board procedures.

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

Passed

Motion was made by Harold Albury, and seconded by Uline Daniel to allow Chairman Creyaufmiller and Vice-Chair Clemons to stay in their respective positions until the March 2024 Planning Board election. If Ms. Clemons is not reappointed to the Planning Board at the August 2023 City Commission meeting, a new Vice-Chair will need to be elected.

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

NAY: Nichelle Clemons

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

No report was given.

10. **BOARD COMMENTS**

Chairman Creyaufmiller suggested the Planning department get additional staff, so the department has time to plan. He said parks are needed in the new residential development areas of the City of Fort Pierce.

11. **ADJOURNMENT**



# Cotleur & Hearing

**Selvitz Road Mixed-Use  
Future Land Use Map Amendment  
and Planned Development Rezoning**

July 12, 2023

Planning Board Meeting  
City of Fort Pierce, Florida

## **Applicant – Donald Stevenson**

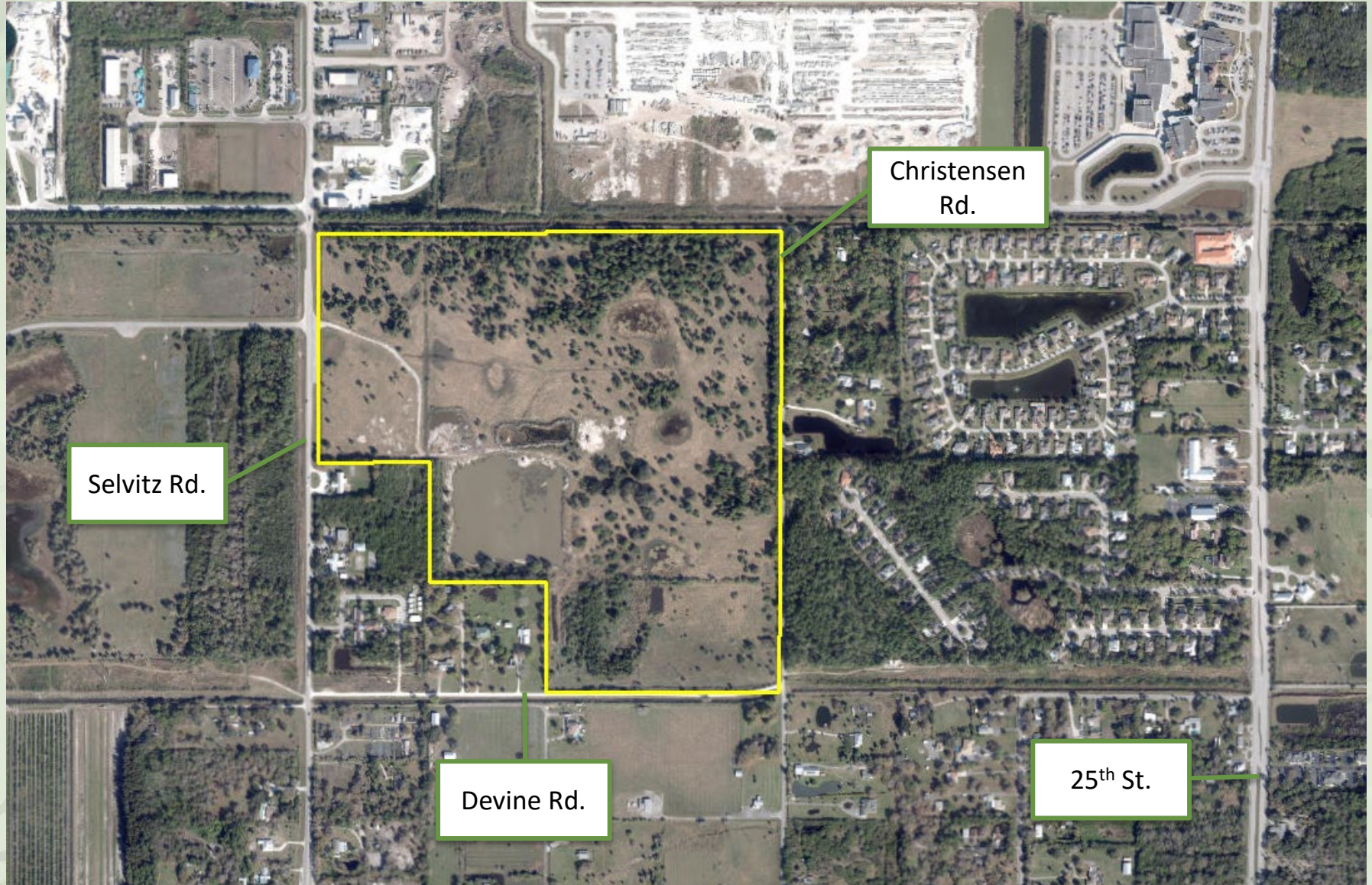
## **Landscape Architects and Planners – Cotleur & Hearing**

- Daniel Sorrow, PLA, AICP, LEED AP BD+C
- Mariana Arias Sanz, AICP
- Phoebe Prentner

## **Traffic Engineer – MacKenzie Engineering & Planning**

- Shaun MacKenzie, PE





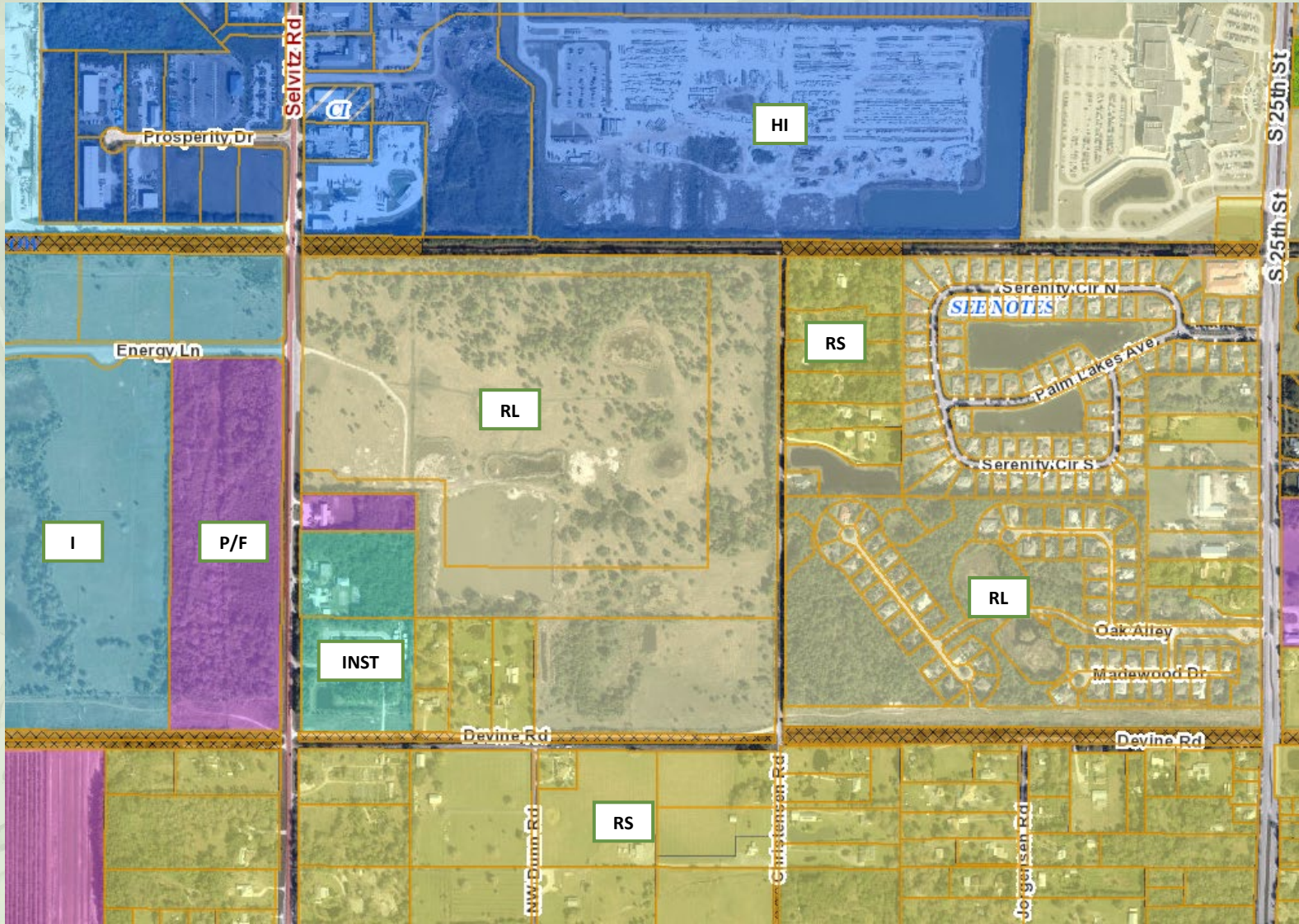
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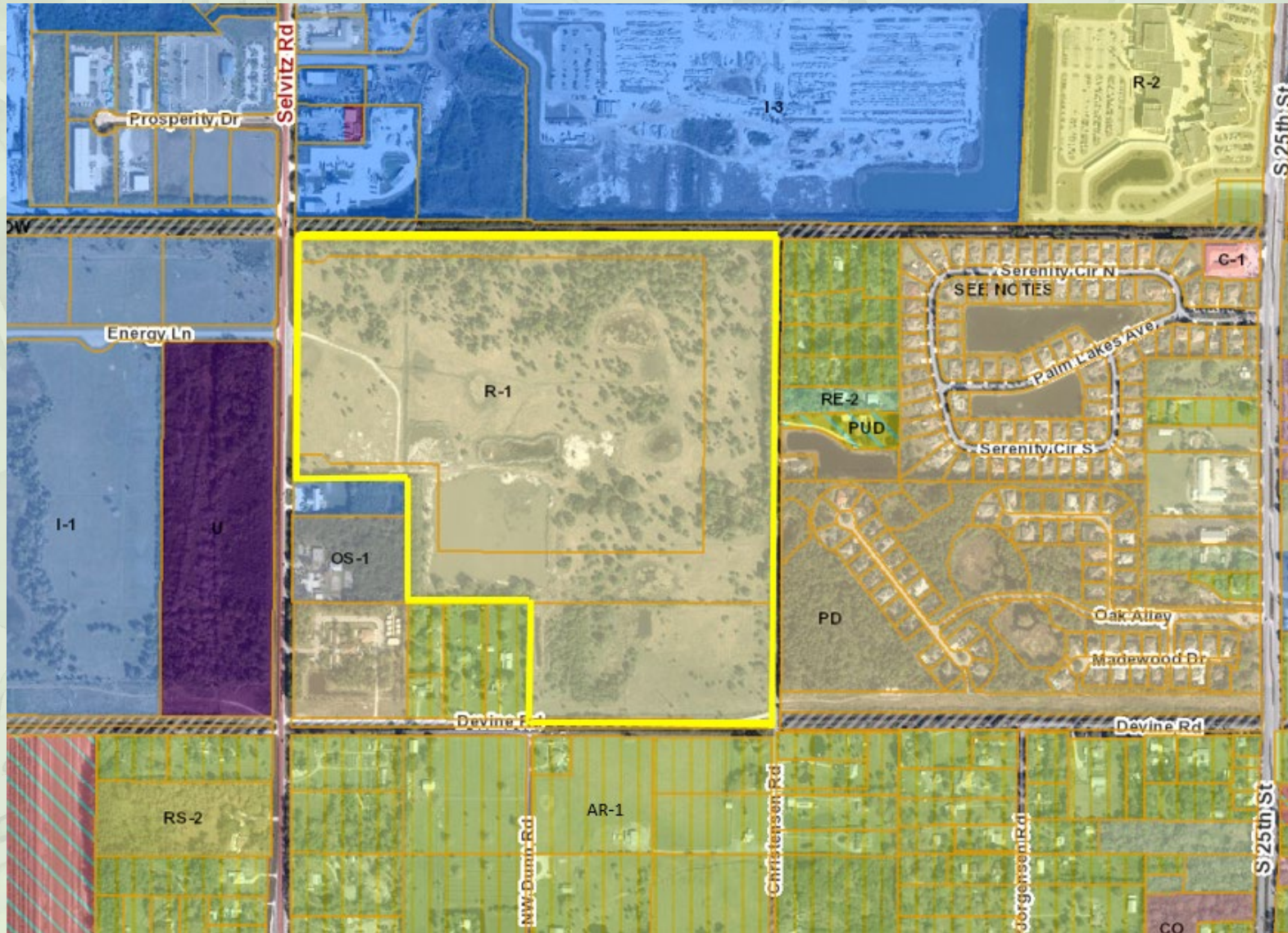
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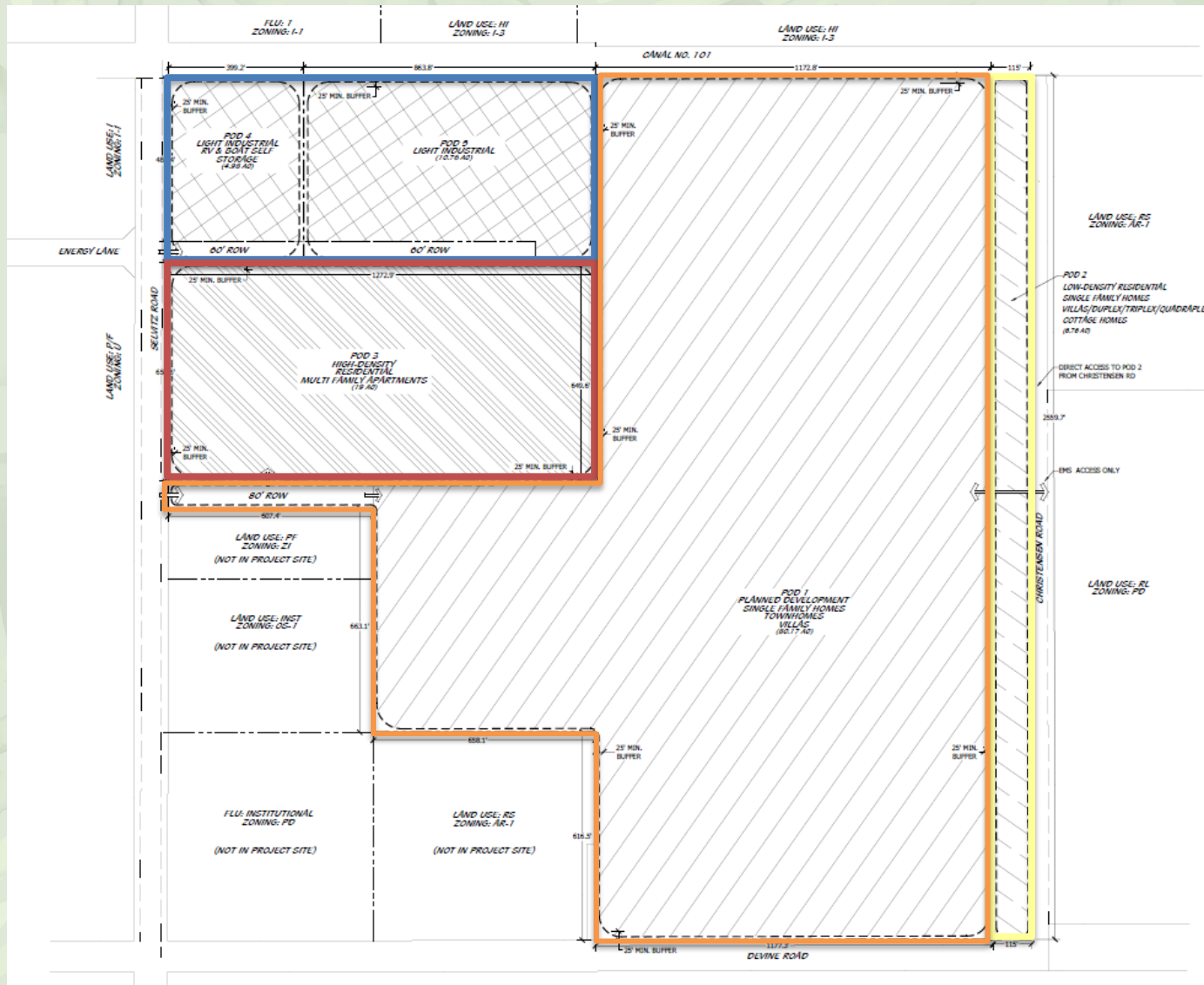
**Selvitz Road Mixed-Use**  
*City of Fort Pierce, FL*



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FLUMA – agree with staff recommendation of **approval**

PD Rezoning – agree with staff recommendation of  
**approval with 16 conditions**

Thank you |

Questions?

**Comments for rezoning of property on Christensen, Selvitz & Devine Roads, July 12, 2023  
Bill & Jill Sunderland, 4640 Christensen Road. Fort Pierce, FL 34981**

We are present today at this City of Fort Pierce Zoning Planning Committee meeting to record our objections to the rezoning request of the property located on the NE Corner of Selvitz Road and Devine Road, which will also heavily impact the residents of Christensen Road. It is important for this committee to know that homeowners who will be impacted by this potential zoning change were not properly notified by U.S. Mail that this rezoning request was submitted. The only notification we saw was a small rezoning hearing sign placed on July 8<sup>th</sup>, 2023 on Divine Road, which is dirt, but most of the residents don't use it so weren't aware of this meeting. With only a few days' notice, most of the residents are unable to attend today's meeting, hence the low turnout of residents. The last time this rezoning application was submitted, the residents packed City Hall to express their disapproval.

My husband and I have owned our property on Christensen Road for over 30 years. It is a wonderful rural community where people enjoy the outdoors. You can always find neighbors safely walking, riding their bicycles and children playing in the spacious yards. We also have pets, like dogs, cats, horses, cows, goats & chickens. Everyone has space to grow and live a good life.

Most of the houses on Christensen & Devine Roads are 3-5 acre plots, zoned R-1-low residential density. This rezoning proposal drastically increases the density by changing 122 acres into Mixed Use Development with a concept plan of adding 800+ units, mostly high density and if approved, it could have a capacity of over 2,000 units. This will have a substantially negative impact on the area. POD 2 is listed as 6.76 acres with a proposal of adding up to 74 units. Can you please explain how that many units is considered low-density residential? Keeping less than 7 acres for single-family does not seem appropriate for the area. We are also concerned with POD 1 having an indicated 400 - 2,000 units on 80 acres listed as a planned development. The concept plan does not make it clear how occupants of this development will be entering or leaving this development.

Traffic is another major concern. Christensen Road & Divine Road (which is just dirt), are both substandard roadways according to the Fort Pierce Public Works Department. These roads do not have proper drainage or shoulders and are identified as 50' wide. To help with the current traffic load, the county placed a "local traffic, no cut through" sign to reduce the traffic that cuts through from Christensen to Devine over to Selvitz. If this development is approved, the increase in traffic will be significantly more than these roads can accommodate. The plan also proposes adding up to 74 units that will enter/exit directly onto Christensen Road. Selvitz Road is two lanes and already in bad shape, West Midway Road is only two lanes west of Selvitz Road. This proposal estimates 1,600 – 5,000 vehicles per day traveling to and from this development. Can you please explain how these roads will be able to handle this volume? Who will pay for all the road upgrades needed if this unnecessary and unreasonable rezoning proposal is approved?

Our community is on private wells and septic tanks. What are the expected additional costs that current homeowners in the area will have to pay to provide the water and sewage needs of a development this large. The proposed 800 + units will also impact the fire and police departments, and waste disposal services. How will this development affect the property values of current residents? Is it anticipated that current homeowners will lose property for road upgrades and sidewalks?

As evidenced by overdeveloped communities in Florida south of Saint Lucie County, developers come into these beautiful rural areas, develop high-density units, leave most of the infrastructure upgrade costs to the

community, make a fortune, then leave. Current homeowners get stuck with the bad roads, all the traffic congestion and overloading of already overtaxed government services on all levels.

We do not want to see our beautiful community turn into another congested, traffic-ridden area like Port Saint Lucie or West Palm Beach. Please keep our open spaces for people to enjoy living in Fort Pierce.

There are numerous research studies that prove people are happier and healthier when they have space to spread out and enjoy the natural areas around them. The people of the City of Fort Pierce and Saint Lucie County have so many parks and nature areas, so we must think it's important.

Please DO NOT approve this rezoning request.

Thank you for your time and consideration of our objections to this rezoning request.



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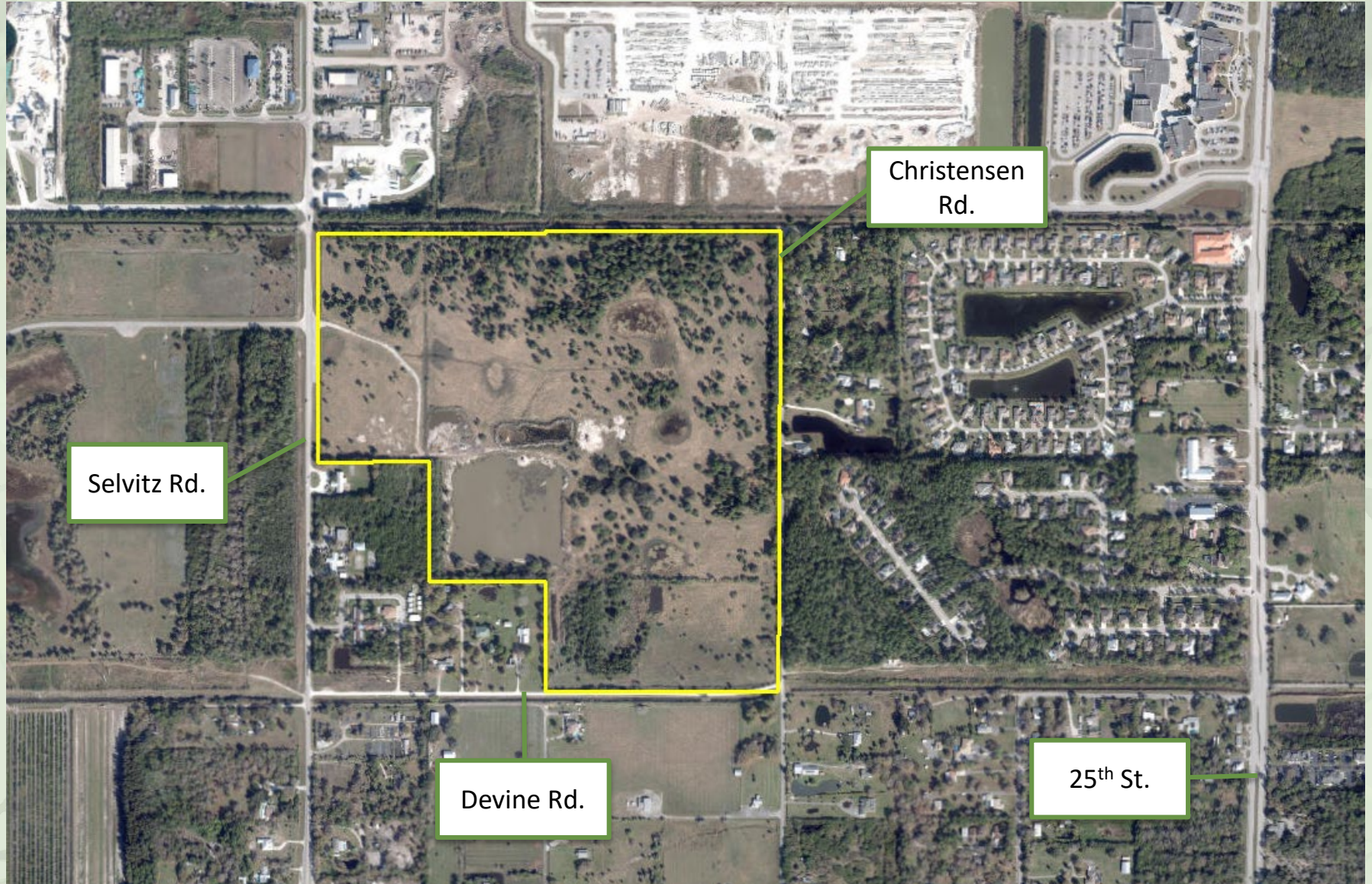
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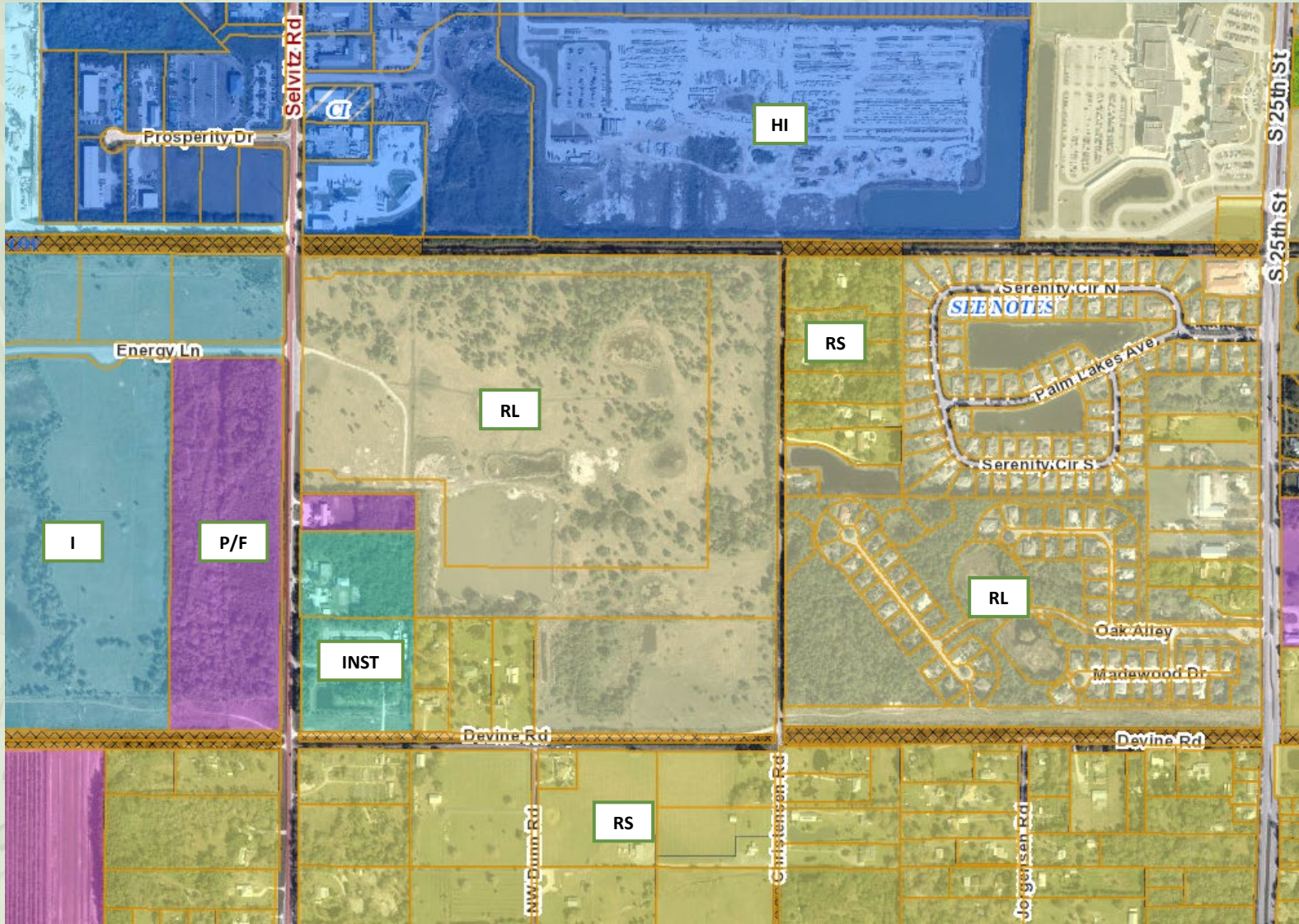
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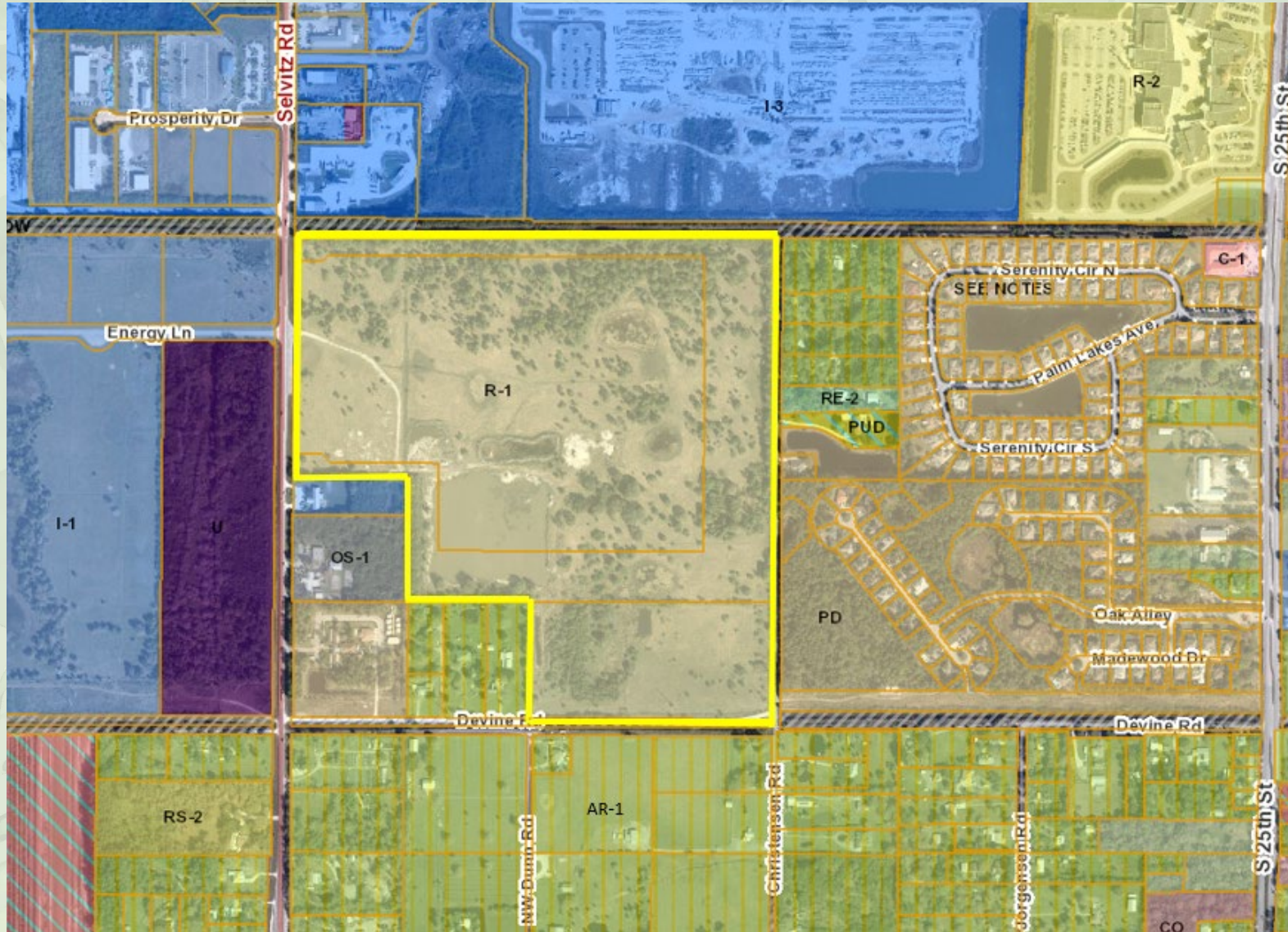
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