

# 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 11, 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 2:20 PM.

Present: Anton Kreisl; Alexander Edwards; Uline Daniel; Justine Carter; Nichelle Clemons;  
Frank Creyaufmiller, Chairman

Absent: John Heaning

Staff Present: Kev Freeman, Planning Director  
Ryan Alitzer, Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

Mr. Heaning and Ms. Daniel were excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the November 13, 2023 meeting

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to approve the minutes from the November 13, 2023 meeting.

AYE: Justine Carter, Nichelle Clemons, Anton Kreisl, Chairman Frank Creyaufmiller  
Passed

## 6. NEW BUSINESS

### a. Final Plat - Bent Creek Parcel C - 5000 Peterson Road

Mr. Altizer gave an overview of the application and answered questions from the Board. The request is for a final plat to subdivide one parcel into one hundred and twenty-seven (127) lots with coordinating roadway tract and easements. The site area is approximately 25.84 acres. The current Future Land Use is RM, Medium Density Residential and the current Zoning is PD, Planned Development. Currently, the land is vacant but is tied to the Planned Development of Bent Creek. Two parcels have already been platted, and a community exists already on the first platted parcel. Stormwater retention, drainage and landscaping requirements are to be met after the lots are platted and construction begins.

Chairman Creyaufmiller asked about the flooding and drainage issues in Bent Creek, and the expired South Florida Water Management District (SFWMD) permit. He said the lack of maintenance on the existing systems is the responsibility of the Bent Creek Master Association. He wanted to know if the interruption of the SFWMD permit on existing property has been resolved. Chairman Creyaufmiller suggested the maintenance procedures be looked at in the water maintenance system and the developer should take action to prevent flooding.

Leslie Olson, Applicant Representative, from the District Planning Group, stated a park will be developed to the south and once it is completed it will handle additional stormwater for Bent Creek development and other developments and the flooding in 5 Mile Creek. Ms. Olson said the timeline for the stormwater improvements will happen when the park is being developed.

Chris Cutler, Lennar Homes, stated the recent flooding incident was caused by debris in the pipe that connects the two lakes. He said the blockage was cleared, and the system is acting as it should be, and it is part of the HOA maintenance that the lines stay clear. Mr. Cutler answered questions from the Board on the school bus turnaround.

Chairman Creyaufmiller asked if Peterson Road would go through to Jenkins Road, and he questioned the traffic problems at Bent Creek.

Ms. Olson said it is the city and county's desire for Peterson Road to go through to Jenkins Road, but it is not under the control of the city or county because of private property of a landowner. She stated a bridge was built to access Parcel C. Ms. Olson stated Bent Creek was developed and approved in St. Lucie County and the traffic impact report was submitted for the entire density of the project, including Parcel C. She noted if units are added, a new traffic report will be needed.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval with the following condition:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111

AYE: Nichelle Clemons, Anton Kreisl, Alexander Edwards, Justine Carter, Chairman Frank Creyaufmiller

Passed

**b. Site Plan (Development and Design Review) - Viva West - 3037 S. Jenkins Road**

The site plan is for a two-hundred and twenty-two (222) unit rental community. The community will consist of one, two, and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to the amenities. The architecture is based off the Florida Cracker style. The Future Land Use of the property is Medium Density Residential, (RM) and a Zoning of Medium Density Residential, (R-4). The site area is approximately 27.89 acres. Mr. Altizer answered questions from the Board on the wetland area, electric charging stations and school bus pick-up location.

Mr. Freeman explained this project was reviewed under straight zoning, not Planned Development zoning. He said the city has no authority to demand but can request benefits from the developer. He said the wetlands have to meet certain requirements which will be required at the building department permitting stage. Mr. Freeman highlighted the city cannot require external permits to be in place before approval, but conditions can be put in place before the Certificate of Occupancy is finalized.

Mr. Kreisl said he strongly urges any developer who is putting a residential site plan together to put some sort of future infrastructure in place, because it is disruptive and costly to add the amenities in after the fact. Mr. Kreisl asked about alternate access points in the community and other sidewalks along Jenkins Road.

Chairman Creyaufmiller stressed the current traffic issue on Jenkins Road. He stated St. Lucie County needs to respond to development in the city, since Jenkins is a county road.

Francarlos Rivera, TEG Developers, said they construct, operate and maintain apartment communities across the country, with three active in the state of Florida and another two under construction and two under acquisition. He said the goal of this development is to provide as close to a single family living experience as you can achieve in a multifamily community. Mr. Rivera said part of the wetlands will be minimally impacted by development. Mr. Rivera said they are going back and forth about putting in a sidewalk if it is going to be torn out due to the redesign of Jenkins Road. He said they want to connect Vero East to Vero West with a walking sidewalk path. Mr. Rivera said the school bus turnaround will be at the entrance and there will also be a bus shelter.

Mr. Freeman stated sidewalks are a strategic move and the purpose is to have connections to each development.

Mr. Kreisl stated the Board needs better understanding from St. Lucie County on the future plans for Jenkins Road. He noted it is essential for the Board to do their job, and he does not want the applicant to waste money or spend money that is not necessary. Ms. Clemons said she prefers the sidewalk.

Mr. Rivera said he is not opposed to adding limited charging stations, and he suggested the charging stations be added to the garages.

Chairman Creyaufmiller noted the buildings look bland, and he suggested adding some color to the trim and architectural elements to spruce up the buildings. Mr. Freeman stated the Board is not permitted to get into the design of single-family homes. He said adding color may help, but is entirely advisory.

Ms. Carter asked about the type of amenities at Viva West and if a sidewalk is needed to access Viva East.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval to the City Commission with the following four (4) conditions and two (2) advisory comments:

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. A gopher tortoise survey will be required per State Statute before construction can begin.
3. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.
4. 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.

#### Advisory Comments

1. Add electric charging stations.
2. Complete sidewalk instead of payment-in-lieu.

AYE: Anton Kreisl, Alexander Edwards, Justine Carter, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

#### 7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

#### 8. **DIRECTOR'S REPORT**

Mr. Freeman thanked the Board for their perseverance and due diligence with the applications, and he said the Board has helped staff concentrate on certain elements that need to be changed in the Code of Ordinances.

Mr. Freeman updated the Board on the things he has been working on, which includes the public hearing notification system, landscape code, architectural standards in the CRA and historic district. Port of Fort Pierce, and Request for Proposal (RFP) for the Brightline train station.

Mr. Freeman said he would reach out to the St. Lucie County school district for better attendance at the Planning Board and Technical Review Committee meetings.

#### 9. **BOARD COMMENTS**

Chairman Creyaufmiller thanked the Board for the excellent job they have done in 2023, and he said he appreciates their attendance, participation and dedication to the Board.

#### 10. **ADJOURNMENT**