



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Andre Baxam
A-Ok Construction
909 30th Street
West Palm Beach, FL 33407

Project#: PZCON2025-00002 – Minor Site Plan application @ 209 N 18th Street

Duplex (Conditional Use: Innovative Design)

Technical Review Committee comments for Thursday, March 20, 2025 TRC Meeting

City of Fort Pierce Planning Department

The application **Requires Resubmittal** for the following reasons:

1. The application is reviewed under the new allowable use code. Duplex development in R-3, Single-family Moderate density zoning district is based on approval through *Innovative* designs. Innovative design applies and includes landscaping, amenities, and architectural aesthetics and colors. We love the architectural designs and renderings
2. Detailed landscaping plan is missing
3. Lighting plan/details are missing
4. Please explain how refuse will be collected
5. Prior to the issuance of Building Permit approval:
 - a. A notarized Landscape Maintenance Agreement is required



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Kerry Driver, Senior Planner
FROM : Tracy Telle, Engineering Manager
RE : 209 N. 18th Street - Minor Site Plan
TRC No. PZSITE2025-00011
DATE : March 13, 2025

This is to advise you that we have completed the review of the following documents received by this office on March 7, 2025:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Minor Site Plan Application | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input type="checkbox"/> Other |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

1. The current plan proposes two driveways with a separation between the two driveways of 33.5'+/-. City of Fort Pierce Code of Ordinances Section 125-316 references that a minimum separation of 40' is requires; please revise the plans accordingly.



THE SUNRISE CITY

FORT PIERCE

POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

March 20, 2025

Case #: PZSITE2025-00011

Planner: City of Ft. Pierce Planning Department.

Minor Site Plan

209 N 18th Street, Ft. Pierce (Innovative Development / duplex).

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00011

Minor Site Plan (Innovative Development) Duplex - 209 N. 18th Street

Comments

W/WW Engineering: Water and Wastewater Service is available to the subject property.

Water - Applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fees will include (but not limited to) the installation of a residential double water service from the existing water service at the site. The two water meters must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes.

Wastewater – Applicant is required to Call 811, Florida's Official BEFORE YOU DIG hotline, to have the wastewater service located in the field to ensure effective and efficient connection.

The Applicant's plumber is responsible for contacting Julie Cantave @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-3 (Double Lateral Service Connection) and S-4A is strictly adhered to when restoring the excavation after the inspection is complete.



S-4A.PDF

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**

Please contact Sal Scimeca for electric customer requirements and project coordination.

Before work begins.

(Con't pg 2)



Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957

Gas: Approved. Natural gas should be used on this project. Main is located on the east side of N 18th and would cost nothing for gas service provided its use is for a water heater and one other appliance.

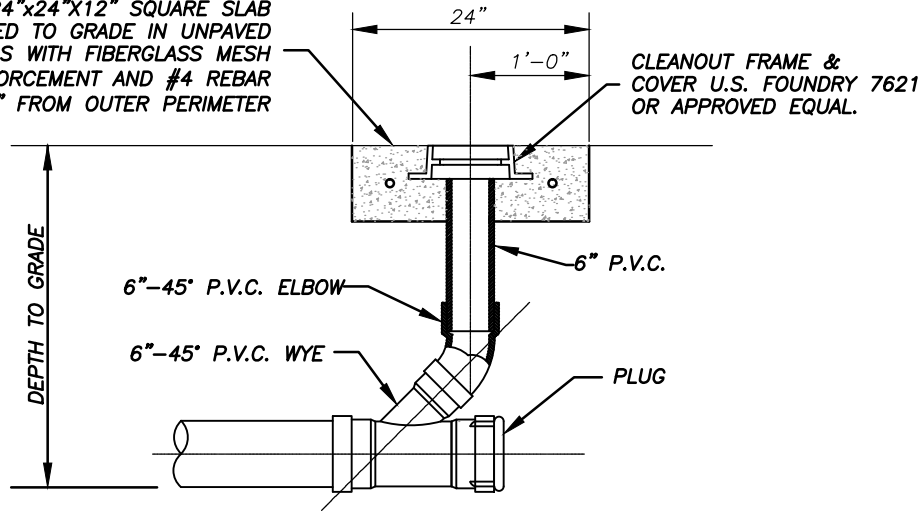
FPUAnet Fiber: Approved.



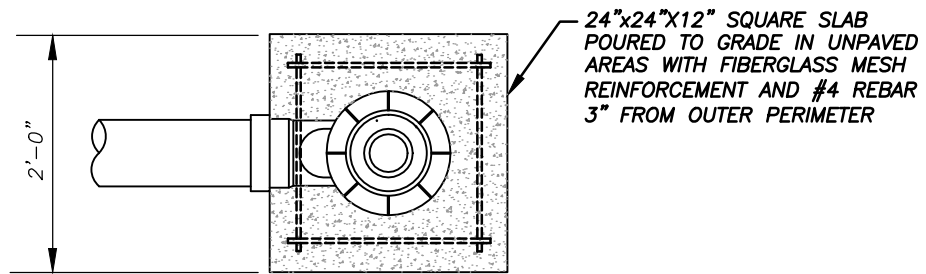
Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.



24"x24"x12" SQUARE SLAB
POURED TO GRADE IN UNPAVED
AREAS WITH FIBERGLASS MESH
REINFORCEMENT AND #4 REBAR
3" FROM OUTER PERIMETER

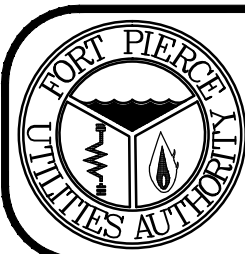


SECTION



PLAN

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)



TERMINAL CLEANOUT DETAIL
RESIDENTIAL

S-4A

10-06	REVISION:	RBE	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #				FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SEWER DETAIL 200602.DWG				
APPROVED: JLC	SCALE: N.T.S.				
	DATE:	2010			SHEET 1 OF 3

JA

Jesse Almand <jalmand@slcfd.org>

To: Kerry Driver; Planning Department



Reply

Reply all

Forward



Mon 3/10/2025 2:32 PM

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

SLCFD has no comments for this review.

Respectfully,

Jesse Almand 736

Lieutenant, Development/Site Planning Review

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385





THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Tracy Telle, Engineering Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Minor Site Plan - Project#: PZSITE2025-00011**
209 N. 18th Street

BOARD DATE: March 13, 2025

Resubmittal of Minor Site Plan at 209 N. 18th Street
Resubmittal date: April 2, 2025

The above referenced project is being resubmitted for review and comments. The applicant is requesting a minor site plan at 209 N. 18th Street.

Please send all comments to kdriver@cityoffortpierces.com, planning@cityoffortpierces.com and/or through interoffice mail to the Planning Department

Thank you,

Kerry



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Kerry Driver, Senior Planner

FROM : Tracy Telle, Engineering Manager

RE : 209 N. 18th Street - Minor Site Plan
TRC No. PZSITE2025-00011

DATE : April 3, 2025

This is to advise you that we have completed the review of the following documents received by this office on April 3, 2025:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Minor Site Plan Application | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input type="checkbox"/> Other |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

PUBLIC HEARING

A CONDITIONAL USE application
has been received for this property.

For more information:

(772) 467-3737



PUBLIC HEARING
A **CONDITIONAL USE** application
has been received for this property.
For more information:
(772) 467-3737



ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning

RUN ONCE: Sunday, June 1, 2025

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, June 16, 2025, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of the following:

1. Application for an innovative, Minor Ste Plan, submitted by A-Ok Construction to develop a single-story duplex. The proposed duplex will be developed on 0.31 acres of land located at 209 N. 18th Street, more specifically located at Parcel Control Number: 2409-606-0041-000-0.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 06/01/2025

Juan C Macedo and Ramona Ve
1513 NE 27th CT
Pompano Beach, FL 33064-6973

Barak H Tataryn
34 Streamside DR
Smithville, ON L0R 2A0

Llatsmin Alvarado
310 N 17th St
Fort Pierce, FL 34950-3804

ESM & Associates LLC
5440 Tree Top TRL
Fort Pierce, FL 34951-3502

Sharonnie Ervin
1721 SW Southworth TER
Port St Lucie, FL 34953-1033

Melbourne Jocelyn
208 North 17th St
Fort Pierce, FL 34950-3851

Maria Angela Vega
210 N 17th St
Fort Pierce, FL 34950-3851

Lormira Finhomme and Jhon L Ju
1615 Avenue B
Fort Pierce, FL 34950

City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950-4205

Willie C Smith Jr and L C Smith
1826 Orange AVE
Fort Pierce, FL 34950-3871

October Investment Realty LLC
7580 NW 5th ST
Plantation, FL 33318-8548

Nivia Kirton
506 Rhodes LN
W Hempstead, NY 11552-4022

Bonnie Waters
108 N 19th ST
Fort Pierce, FL 34950-3812

Gustavo Adolfo Cepeda Saavedra
121 NE 34th ST, Unit 1815
Miami, FL 33137-3875

Cassandra Hicks
5810 Spanish River RD
Fort Pierce, FL 34951-2893

Erika Garcia and Ramon Hernand
210 N 19th St
Fort Pierce, FL 34950-3892

Independent Haitian Assembly of
1914 Orange AVE
Fort Pierce, FL 34950-3873

MAJC INVESTMENTS & HOMES
318 Gale PL
West Palm Beach, FL 33409-3722

MAJC INVESTMENTS & HOMES
318 Gale PL
West Palm Beach, FL 33409-3722

Aniceto Martinez and Rosalinda
207 N 19th St
Fort Pierce, FL 34950-3811

Jimmy L Plain and Mary S Briggs
302 N 19th ST
Fort Pierce, FL 34950-3814

Tonya Scott Henderson
304 N 19th St
Fort Pierce, FL 34950-3814

MC TOMAHAWK LLC
8004 NW 154th ST, Unit # 630
Miami Lakes, FL 33016-5814

Jose L Torres
311 N 18th CT
Fort Pierce, FL 34950-3809

William B Brown
2939 Yates Rd
Fort Pierce, FL 34981-5330

Josnel Eristhene
1938 SW Sylvester LN
Port Saint Lucie, FL 34984-4445

Marie M Joseph
301 N 19th ST
Fort Pierce, FL 34950-3813

SPARKS ACQUISITIONS LLC
10130 Northlake BLVD, Unit # 214
West Palm Beach, FL 33412-1101

Givens LLC
9340 81st PL
Vero Beach, FL 32967-4202

Griffey 201 North 17 Street LLC
201 N 17th ST
Fort Pierce, FL 34950-5802

Latoya Tanilus
207 N 17th ST
Fort Pierce, FL 34950-3801

Josefina Leyva Lagunas
211 N 17th ST
Fort Pierce, FL 34950-3801

FLORIDA BETTER GREEN HO
217 N 17th ST
Fort Pierce, FL 34950

National Debt Relief Services Inc
12856 SW 31st CT
Miramar, FL 33027-5334

Barak Tataryn and Darlene Tatar
34 Streamside DR
Smithville, ON L0R 2A0

Ocean Trust LLC
115 Lakeshore DR, Unit Apt 1047
North Palm Beach, FL 33408-36

SANVARONA LLC
125 NW Madison CT
Port St Lucie, FL 34986-3587

Eusimio A Lopez III
311 N 17th St
Fort Pierce, FL 34950-3803

Ricky D Brown and Linda B Brown
908 N 24th ST
Fort Pierce, FL 34950-6057

Evelyn Michelle Hodge (LF EST)
318 N 18th ST
Fort Pierce, FL 34950-3810

Elsa L Johnson
5109 San Diego AVE
Fort Pierce, FL 34946-1006

Amerione Properties LLC
801 Northpoint PKWY, Unit Ste 1
West Palm Beach, FL 33407-1815

Mehmet Ali Dinc
812 Granby ST, Unit Apt B
Norfolk, VA 23510-2004

Jorge L Morales
1011 Grandview BLVD
Fort Pierce, FL 34982-4323

Teddy 308 North 18th LLC
2325 NW 98th LN
Coral Springs, FL 33065

Valsaint Rental Property LLC
4708 Palmetto DR
Fort Pierce, FL 34982-8514

Gerardo Villegas (TR) and Martha
5504 SW Bellflower CT
Palm City, FL 34990-8843

City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950-4205

Nucci Nicola
762 39th ST
Brooklyn, NY 11232-3264

Edmond D Alley
206 N 18th ST
Fort Pierce, FL 34950-3806

Edmond D Alley
206 N 18th ST
Fort Pierce, FL 34950-3806

Jesus Garcia (Est)
Plaza Vazquez de Mella 7 4 - 5
28004 Madrid

Nehmeh Enterprise LLC
3272 SE West Snow RD
Port St Lucie, FL 34984-6527

Thomas J Mullins
350 65th St Apt 22G
Brooklyn, NY 11220-4939

Thomas J Mullins and Minnie Holl
113 N 18th St
Fort Pierce, FL 34950-3889

Santiago Andrade and Yojana M
203 N 18th ST
Fort Pierce, FL 34950-3890

JRG Holdings Inc
423 Delaware Ave
Fort Pierce, FL 34950-8355

Euthenia Five Stars
PO Box 13504
Fort Pierce, FL 34979-3504

A-OK Construction, Inc
PO Box 8184
West Palm Beach, FL 33407-0184

Angelica Loayza
303 N 18th ST, Unit Lot 135
Fort Pierce, FL 34950-3805

Arlene Hall and Michael Hall
136 SW Saratoga AVE
Fort St Lucie, FL 34953-5977

Kimberly T Williams-Parker
311 N 18th St
Fort Pierce, FL 34950-3805

West Lynnway Inc
1407 S 27th ST
Fort Pierce, FL 34947-4722

Willie M Scott and Sallie M Scott
315 N 18th St
Fort Pierce, FL 34950-3805

Raymond Flores and Guadalupe
317 N 18th ST
Fort Pierce, FL 34950-3805

Patreca A Beachem
PO Box 692
Fort Pierce, FL 34954-0692

Anthony L Smith
318 N 18th CT
Fort Pierce, FL 34950-3810

Sylvia A Jones (EST)
314 N 18th Ct
Fort Pierce, FL 34950-3810

Andrew Makowski and Joshua M
289 Dulamo RD
St Helena Is, SC 29920-3319

Greenvipes Inc
3450 58th AVE
Vero Beach, FL 32966-1856

Sergey Semenyuk and Irina Seme
15173 County Road 343
Tyler, TX 75708-2108

Helmut P Schall
6008 Birch Dr
Fort Pierce, FL 34982-7544

Wilhelmina Cooper
3108 Hibiscus Ave
Fort Pierce, FL 34947-7264

208 North 18th Court LLC
PO Box 1806
Fort Pierce, FL 34954-1806

Gloria Briggs and Mary E Briggs
206 N 18th CT
Fort Pierce, FL 34950-3875

Mary E Briggs
110 N 18th Ct
Fort Pierce, FL 34950-3808

Betty A Smith
6100 Silver Oak Dr
Fort Pierce, FL 34982-3263

Peter Rock Apostolic Church Inc
735 18th AVE
Vero Beach, FL 32962-1426

Peter Rock Apostolic Church Inc
735 18th AVE
Vero Beach, FL 32962-1426

Iglesia Evangelica Cristiana Espiri
1810 Orange Ave
Fort Pierce, FL 34950-3878

1802 Orange LLC
1017 Colonial RD
Fort Pierce, FL 34950-5065



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

May 19, 2025

Dear Property Owner:

The property owner of **A-Ok Construction** is requesting approval of an **innovative development minor site plan**, to develop a single-story duplex. The proposed duplex will be located at 209 N. 18th Street, Parcel ID 2409-606-0041-000-0.

Legal description: AMY ANNA PARK BLK 2 LOTS 9 AND 10

The property has a zoning classification of Single-family Moderate Density Residential (R-3) and a future land use designation of Low Density Residential (RL).

A public hearing is scheduled before the **City Commission** of the City of Fort Pierce, Florida, at their meeting on **Monday, June 16, 2025**, which begins at **5:05 p.m.**, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Minor Site Plan: Innovative Community Development** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email kdriver@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kerry C. Driver', with a stylized flourish at the end.

Kerry C. Driver

Senior Planner

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **May 12, 2025**, 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: Nichelle Clemons; Alexander Edwards; Christopher Widing; Clayton Johnson; Anton Kreisl, Chair

Absent: Ryan Collins; Justine Carter

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

Attendees: Nicole Fogarty, St. Lucie County School Board Ex Officio Member

4. CONSIDERATION OF ABSENCES

Ms. Carter and Mr Collins were excused.

5. APPROVAL OF MINUTES

- a. Minutes from the April 14, 2025 meeting

Motion was made by Alexander Edwards, and seconded by Nichelle Clemons to approve the minutes from the April 14, 2025 meeting.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Nichelle Clemons, Chair
Anton Kreisl

Passed

6. NEW BUSINESS

a. **Master Plan Development - Sunset Gardens - 4945 Edwards Road Parcel ID(s) 2430-244-0001-000-4 and 2430-243-0001-000-1**

Mr. Freeman gave an overview of the application. The application proposes 20 townhouse buildings that allow for a mix of 4 to 8 townhouse units per building on approximately 17.58 acres. The density proposed is 6.37 dwelling units per acre. Proposed amenities include a lake vistas, preservation of on-site wetlands, recreational facilities, private patios, and a sidewalk network that interconnects the community. The zoning is PD and the Future Land Use is Low Density Residential. Staff recommends approval with 14 conditions. Mr. Freeman answered questions from the Board about when the density, building and lot coverage will be finalized. Mr. Freeman noted that an ordinance and development agreement is needed for Final Planned Development approval.

Leslie Olson, applicant representative from the District Planning Group, gave a PowerPoint presentation to the Board. She said the location of Sunset Gardens is close to I-95 and the turnpike on ramps and close to the industrial job corridor. Ms. Olson said there are not a lot of townhouse options in Fort Pierce. She noted the development will not touch any of the flood plain areas; it will be retained and protected as environmentally sensitive land. Ms. Olson said the site is organized around a centralized lake with a fountain and recreation center. She said a living wall buffer would be planted between the townhomes and the neighbors to the east and west. Ms. Olson noted there will be an observation platform to view the wetlands, along with a small community park, a pool, cabana and a large unprogrammed community green open space for residents. Ms. Olson answered questions from the Board on the wetland, buffers, traffic and townhouse management.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward the Sunset Gardens Master Planned Development to the City Commission with a recommendation of approval, subject to the following 14 conditions:

Conditions:

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan.
2. 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.
3. The Final PD site plan submittal shall include a wetland jurisdictional survey.
4. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
6. 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.
7. 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 the development.
8. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
9. 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.

10. The Final PD site plan shall contain the following information, at minimum:
 - A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - The location, size and height of present and proposed buildings and structures.
 - The existing and proposed vehicular circulation system, including off-street parking, and loading areas
 - The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
11. Any required sidewalk or roadway improvements shall be identified through the Final PD site plan process.
12. The property shall be platted prior to any vertical construction activities.
13. All other applicable state or federal permits be obtained before commencement of the development.
14. The Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Fort Pierce for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

AYE: Christopher Widing, Clayton Johnson, Nichelle Clemons, Alexander Edwards, Chair
Anton Kreisl

Passed

b. Final Planned Development - Sunrise Lakes -3804 Sunrise Boulevard

Mr. Freeman gave an overview of the application. The application is proposing a rezoning to a Final Planned Development (PD) of fifty (50) single-family residences on 11.54 acres (3.5 units per acre). The property is zoned R-3 with a future land use of RM. The site was recently annexed into the City of Ft. Pierce. The site is bordered by single-family RS-3 zoning on the south and west. To the north is a cemetery and to the east is a Florida Department of Transportation (FDOT) building, both with industrial zoning. Mr. Freeman stated FDOT provided a comment that a masonry wall be included on the boundary line due to the noise being created. Staff recommended approval with 12 conditions. Mr. Freeman noted that any amendments to the PD would require an amendment that would need to go to the Planning Board and City Commission for approval. He also said the wall will need to be shown on the site plan before the Final Planned Development can go to the City Commission. Mr. Freeman said the applicant has had discussions with the School Board of St. Lucie County regarding the bus stop location.

Mr. Freeman answered questions from the Board on open space percentage, zoning height limit, the bus stop location, and sidewalks. Mr. Freeman stated the applicant is able to reduce some of the parameters when creating the PD, but the height and density cannot be increased.

Ms. Fogarty stated there is currently a bus stop at Bell Avenue and there would be another bus stop at Sunrise Lakes. A sidewalk, bike rack and school bus waiting area have been

requested in communication with the applicant.

Blaine Bergstresser, applicant representative, KMA Engineering and Surveying, stated the development is similar to Oleander Oaks in lot size, houses, architecture and layout. He said the development is a for-sale community, not rentals. Mr. Bergstresser said there would be a small park with enhanced landscaping and a pocket park near the entrance. He also mentioned a bio swale in the middle of the community, which will filter into the dry retention ponds. Mr. Bergstresser said the proposed wall would be a minimum of 6 feet, either precast or concrete masonry. He noted they have coordinated with St. Lucie County on the traffic report and the 10-foot right-of-way was approved, which will give Sunrise Lakes established drainage and a sidewalk on the western side of the project. Mr. Bergstresser said since the community is not gated, the school bus can come onto the property and loop around to pick up the school kids before exiting the property. He mentioned they are halfway through the permitting with South Florida Water Management on water drainage, and they are coordinating with FPUA on capacity.

The Board expressed concerns about the school bus going around the entire loop of the development or stopping on Sunrise Boulevard, with the amount of traffic during early morning and late afternoon.

Ms. Fogarty stated it adds time to pickup and drop off if the bus has to go around the full loop of the development. She stated there was not enough room at the entrance for the bus to turn in and the bus would have to stop on Sunrise Boulevard. Chair Kreisl asked Ms. Fogarty if she could speak to St. Lucie County to use the right-of-way buffer to allow sufficient space for the bus to pull off the roadway. Ms. Fogarty stated she would provide direction to the transportation department that it is strongly encouraged to move the bus stop into the development. Ms. Fogarty encouraged drivers to follow the law and stop when a bus has its flashers and stop signs showing. She noted there are cameras on the buses and tag numbers are taken when someone drives around a bus. She highlighted the ultimate goal is picking up kids safely and providing the education they deserve.

Mr. Bergstresser stated he is in communication with the county, and he will work with staff and the school district for a bus stop location before submitting a permit application.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward the Sunrise Lakes Final Planned Development to the City Commission with a recommendation of approval, subject to the following 12 conditions:

Conditions:

1. All infrastructure, including the private lift station, school district bus stop, and stormwater system, shall be completed prior to the issuance of first certificate of occupancy for a residential building.
2. A plat of the property shall be required prior to application for a building permit for a residential building.
3. The minimum Open Space shall be maintained at a minimum of 23% of the Final PD site area.
4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlined within the approved Sunrise Lakes Development Agreement and Final PD site plan.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
6. The Final PD Plan shall be governed by 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 shall

include the binding of successors in title to any commitments concerning completion of the project and its maintenance and operation.

7. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.
8. A landscape maintenance agreement shall be required prior to final certificate of occupation.
9. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.
10. All applicable state or federal permits shall be obtained before commencement of the development.
11. Add a 6-foot minimum solid concrete wall on the border between the development and Florida Department of Transportation.
12. The Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Fort Pierce for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

AYE: Clayton Johnson, Nichelle Clemons, Alexander Edwards, Christopher Widing, Chair
Anton Kreisl

Passed

c. **Conditional Use with No New Construction - Atlantic Coast Recycling
3301 Avenue D**

Mr. Freeman gave an overview of the application. Atlantic Coast recycling is proposing to make a modification to the existing Conditional Use approval granted to the site. Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements). The use of the property remains the same as it has been for the last 20 years or so. There are no changes in use on the property that would otherwise require reconsideration of the previously recognized property status. The site is approximately 4.22 acres. The zoning is Planned Development and the Future Land Use is Low Density Residential. Staff recommends approval.

Mr. Freeman answered questions from the Board on the reason for the Conditional Use, code enforcement issues, and landscaping. He said the landscaping exceeds what is required for an industrial property, but the Board could recommend additional landscaping be added. Ms. Clemons noted the longtime eyesore of the business in a mostly residential area.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward a recommendation of approval to the City Commission for the Conditional Use for Atlantic Recycling located at 3301 Avenue D with the following condition:

1. Add landscaping to the frontage and left side of the fence.

AYE: Nichelle Clemons, Alexander Edwards, Christopher Widing, Clayton Johnson, Chair
Anton Kreisl

Passed

d. **Minor Site Plan and Innovative Residential Development - Duplex
209 N. 18th Street**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He stated the applicant is proposing to develop a single-story duplex with enhanced landscaping, architectural designs and an outdoor common area for its residents. The site location is approximately 0.31 acres and the Future Land Use is Low Density Residential, RL, and the zoning is Single-Family Moderate Density, R-3. Each unit will have four bedrooms and 3 bathrooms with a front and rear porch.

Mr. Freeman stated the initiative from the Innovative Community Development for this application was to enable redevelopment of property that would not normally allow a duplex. The Innovative Community Development allows flexibility in setbacks, landscaping, stormwater and also allows accessory dwelling units. The density is maintained with the future land use.

Andre Baxam, applicant from A-Ok Construction, stated this is his second development in Fort Pierce, and he wants to continue to develop in Fort Pierce utilizing the Innovative Community Development.

Motion was made by Nichelle Clemons, and seconded by Clayton Johnson to forward a recommendation of approval of the minor site plan with the following condition:

1. Prior to issuance of a final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:

a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

AYE: Nichelle Clemons, Alexander Edwards, Christopher Widing, Clayton Johnson, Chair
Anton Kreisl

Passed

e. **Site Plan - Woodspring Suites Hotel - 2480 S. Jenkins Road**

Mr. Gilmore gave an overview of the application. He stated the request was to construct a four-story, one-hundred and twenty-two (122) room hotel, grossing approximately 48,100 square feet with associated site improvements. The site is approximately 3.39 acres and the Future Land Use is General Commercial (GC) and the Zoning is General Commercial (C-3). Mr. Gilmore said the subject property was approved to be subdivided and create the adjacent property to the south as an outparcel. The outparcel was created for the potential use of an additional hotel to be constructed. He noted Woodspring Suites is an extended-stay hotel chain, focusing on offering affordable, comfortable, practical accommodation for guests staying for longer periods (weeks, months, or longer). Mr. Gilmore said the design intent for the project was to provide an attractive site design with aesthetically pleasing and modern architecture. The overall plant palette provides a combination of both native and non-native plantings which will provide color and texture variations to further enhance the visual appeal

of the site. The proposed landscape plan further makes use of the existing native Oak trees and Sabal Palms on site. He stated access to the site will be facilitated off South Jenkins Road.

Mr. Gilmore answered questions from the Board about what is being built on the outparcel, fencing material, height of the hotel, and sidewalk improvements.

Nelson Mojarena, Civil Engineer, from Woolpert, stated he will be coordinating the architectural details on the screening material to be used; either masonry or wood fencing.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval of the requested site plan with the following seven (7) conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
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. Install 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. Update the dumpster enclosure to the current standards by the Solid Waste department which includes a pedestrian entrance.
6. Install an 8-foot concrete, wood, or vinyl fence to buffer from the residential uses to the north and east.
7. Install a streetscape improvement such as tables or benches around or near the stormwater pond area or an outdoor recreation area.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Nichelle Clemons, Chair
Anton Kreisl

Passed

f. **Preliminary Plat - Kings Highway Commerce Park - 2300 S. Kings Highway**

Mr. Freeman gave an overview of the application and answered questions from the Board. The request is to subdivide the 107.41-acre Kings Highway Commerce Park into 3 lots. The site is zoned Commercial Parkway with a Commercial General/Mixed Use Development Future Land Use. He stated Parcel-I is 26.82 acres. Parcel-II is 21.18 acres. Parcel-III is the same as previously approved as Kings Highway Commerce Park. Mr. Freeman stated the Engineering department will do a more final review of the final plat. Once all the issues are resolved, the final plat will go to the City Commission.

Jeff Iravani, applicant, representing Scannell Properties, stated that on the southeast corner is General RV, and they are in the site plan process. He said the White Road and Peters Road right-of-way acquisition with the county should get approved by the end of the month.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons forward the Kings Highway Commerce Park (KHCP) Preliminary Plat to the City Commission with a recommendation of approval subject to the following two (2) conditions:

1. The applicant shall coordinate with St. Lucie County's ROW acquisition team on the proposed dedications to the County prior to approval of the Preliminary Plat.
2. The applicant shall address all the City of Fort Pierce Engineering Comments prior to approval of the Preliminary Plat.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Nichelle Clemons, Chair
Anton Kreisl

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman gave an overview of the Causeway Cove Live Local Act application. He stated there are requirements and obligations that need to be met and there are things the city can and can't do. The city cannot hold public hearings on the Live Local Act application; informational presentations can be given. Mr. Freeman said the zoning district is multifamily R5 and the application must meet the comprehensive plan. He stated there are 1,063 units and 40% has to be affordable. Mr. Freeman noted there are a number of outstanding things the project needs to meet.

Chair Kreisl asked how AMI is tallied and monitored. Mr. Freeman said the AMI is based on the metropolitan service area, which would be St. Lucie County. He said the numbers are higher because Port St. Lucie is included. After approval, the applicant will have to provide a mechanism to monitor that for the next 30 years affordable housing is provided. Mr. Freeman said there are state agencies in place that can do the monitoring. The mechanism chosen will need to be done sufficiently and legally. Mr. Freeman stated the number would need to be met each year and the number is based on inflation and earnings potential.

Chair Kreisl said density and height restrictions were a big miss in drafting the regulations. Chair Kreisl said the Technical Review Committee meeting is extremely important in reviewing the density impacts and traffic and making sure nothing is missed. Mr. Freeman said everything needs to be in the correct order and signed off by all entities that need to sign off. Mr. Johnson said the traffic is not going to work.

Mr. Freeman said the state housing initiative has the criteria for the breakdown or rent per bedroom. He said an example of the 2025 rent limits for the St. Lucie County metropolitan area on a 2-bedroom unit with 3 people residing there would be \$2,559 per month.

Chair Kreisl said he has concerns about the location and density. Mr. Freeman said he would provide monthly updates to the Technical Review Committee comments. Staff will be reviewing the application to the city's code.

Mr. Johnson asked if the downtown code had been looked at to curtail or forecast what could be coming. Mr. Freeman explained that the legislation for the code was in play at the time of the Live Local Act. If the code is amended, the state says it's too late, the city has to go back to whatever was in place in 2023. It was designed to avoid proactive adjustments to the code to negate certain type of development. He noted the reason the code came forward is that

certain types of development are not permitted in appropriate locations. Mr. Freeman said real planning should encourage planning in the downtown and not on the outskirts of the city.

Mr. Kreisl said he fears the fundamental breakdown and putting an undue burden on the city.

9. BOARD COMMENTS

Ms. Clemons asked about the timeline for the waste water treatment plant being decommissioned.

Mr. Widing said he is not sure the state met the intent of affordable housing.

Chair Kreisl said he is very interested in any other Live Local Act developments that have been brought forward in the state since 2023.

10. ADJOURNMENT