

HJA Design Studio
50 SE Ocean Blvd., Suite 101
Stuart, FL 34994

**Subject: Site Plan (Development and Design Review) & Conditional Use – Okeechobee Road Flex Space – Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9 – Technical Review Committee Comments for March 16, 2023, TRC Meeting
Project#: 23-07000006**

City of Fort Pierce Planning Department

1. The buildings have a gross floor area of 39,450 SF, the necessary parking spaces would be 66 spaces. What is provided is just short of that calculation.
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. City Code 125-317 (b) requires sidewalks or sidewalk linkages to be provided by the property owner or permit applicant whenever a permit is issued for the construction of a new duplex, multifamily, commercial, or office structure.
4. Prior to the issuance of Building Permit approval, 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 provided.
5. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.
6. Has there been any consideration for electric charging stations?

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Property exists in a Special Flood Hazard Area. All Federal and State requirements shall be addressed.
4. Flood Development Permit required
5. Signed and sealed construction drawings required.
6. Will need to meet the Fire Code.
7. Flexspace is not defined in the Florida Building Code. The applicant shall specify the intended use for each occupancy on the plan before submitting for review.

Fort Pierce Police Department

1. Temporary approval at this time pending a photometric plan. Please ensure project site is illuminated to or beyond the standards set forth by Fort Pierce City Code standards. No additional comments at this time.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved as noted,

FPUA has Water and sewer available to serve this site. Please submit 3 complete sets of utility

construction plans along with a completed plan review application to the Water and Wastewater Engineering Department for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved w/ conditions. Electric and gas services are available. Please be advised that there are existing underground electric primary and secondary lines within the footprints of Building B, Building C, and the dry retention area. Since there is an existing utility easement and no buildings or structures can be erected or placed on these facilities, the lines will need to be relocated at the owner's expense prior to any vertical construction.

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

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

Please contact Billy Dupre for gas customer requirements.

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
E: bdupre@fpua.com
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 116.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5)
6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
8. The Fire District reserves the right for future comments at the site plan & building construction phase.
9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).
10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
11. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
12. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
13. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
14. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
15. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without

interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

16. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
17. **Minimum Size of Water Mains**
The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
18. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.
19. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.
20. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

1. The Okeechobee Road Flex Space applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections. Additional comments may be forthcoming.

St. Lucie County School Board

Comments may be forthcoming



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Ryan Altizer, Senior Planner

FROM : Selena Griffett, P.E.

THRU : Tracy Telle, Assistant City Engineer

**RE : Okeechobee Road Flex Space Site Plan Resubmittal
4646 Okeechobee Road**

DATE : November 17, 2023

This is to advise you that we have completed the review of the following documents as received by this office on November 15, 2023:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Test Reports & Related Documents |
| <input checked="" 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 Comments

ENGINEERING COMMENTS:

1. The Site Data information identifies an incorrect parcel number and being as there are two parcels shouldn't there be two parcel numbers?
2. Property Appraiser site shows addresses as 4600 and 4650 Okeechobee Road. Submittal references 4646 Okeechobee Road, please confirm the correct address.
3. The Location Map on the site plan should highlight the general location of the site.
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Show a separate pedestrian access at the dumpster.
6. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.
7. **Advisory Comments:**
 - a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title of other acceptable means.
 - b. The drainage plan reflects a positive connection to a system located off-site. Acceptance by the owner of this drainage system shall be provided at the time of DPCR review.



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Senior Planner

RE: **Okeechobee Road Flex Space – Site Plan & Conditional Use –
23-07000006
4646 Okeechobee Road**

BOARD DATE: March 16, 2023

Resubmittal of a Site Plan & Conditional Use for Okeechobee Road Flex Space

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4646 Okeechobee Road.

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

Thank you.



TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Senior Planner

RE: **Okeechobee Road Flex Space – Site Plan & Conditional Use –
23-07000006
4646 Okeechobee Road**

BOARD DATE: March 16, 2023

Site Plan & Conditional Use for Okeechobee Road Flex Space

The above referenced project is being submitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4646 Okeechobee Road.

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

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Okeechobee Road Flex Space – 4600 Okeechobee Rd

REVIEW DATE: 11/27/2024

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand

Site Plan Approved: _____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: X

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District revised electronic plans for the site and buildings.**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1**

“Our Family Serving Yours”

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



- 16.1.4). Surface.** Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).
- 6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**
 - 7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**
 - 8. The Fire District reserves the right for future comments at the site plan & building construction phase.**
 - 9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).**
 - 10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**
 - 11. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**
 - 12. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**
 - 13. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

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- 15. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
- 16. Minimum Size of Water Mains**
The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
- 17. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.**
- 18. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

To: Kerry Driver; Selena Griffett

Cc: Kevin Freeman

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.

Good morning,

No issues accessing the file. The adjacent roadways are FDOT. County public works has no comments.

Thank you,

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: KERRY DRIVER, Planner

RE: **Okeechobee Road Flex Space – Site Plan & Conditional Use –
23-07000006
4600 Okeechobee Road**

BOARD DATE: March 16, 2023 (TRC)

**Resubmittal of a Site Plan & Conditional Use for Okeechobee Road Flex Space
Resubmittal DATE: November 21, 2024**

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4600 Okeechobee Road.

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

Thank you.



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*

HJA Design Studio
50 SE Ocean Blvd., Suite 101
Stuart, FL 34994

Subject: Site Plan (Development and Design Review) & Conditional Use – Okeechobee Road Flex Space – Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9 – Technical Review Committee Comments for March 16, 2023, TRC Meeting
Project #: 23-07000006

Resubmittal Date: November 22, 2024

Comments Resubmittal Date: January 9, 2025

City of Fort Pierce Planning Department

Advisory Comments:

Prior to the issuance of Building Permit approval:

1. 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 provided.
2. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.
3. A notarized Landscape Maintenance Agreement is required

Fort Pierce Engineering Department

Do Not Recommend: Approval

1. Design Review submittal requires a 1"=30' minimum scale survey. (Code Section 125-313)
2. Development Review requires Environmental Impact Report and Traffic Impact Report.
3. The Site Data information identifies incorrect parcel numbers and incorrect area.
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Ensure updated dumpster enclosure detail is included.
6. Show separate pedestrian access to the dumpsters.
7. Extend new asphalt to connection with ingress/egress roadway (N/S/W connection).
8. Relocate all plantings from within the limits of the proposed detention area.
9. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and

reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.

10. General Note 1 generally does not apply as there is no adjacent City Right-of-Way. The Property Owner will be responsible to provide pickup, removal, and disposal of litter and maintenance of the area in coordination and compliance with existing ingress/egress easements with adjacent property owners.

Advisory Comments:

- a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
- b. The drainage plan will be fully reviewed when building plans are submitted.

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
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8. The Fire District reserves the right for future comments at the site plan & building construction phase.
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10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
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17. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.
18. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

1. The Okeechobee Road Flex Space applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections. Additional comments may be forthcoming.
 - a. Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
954-777-4663 larry.hymowitz@dot.state.fl.us



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Kerry Driver, Planner

FROM : Selena Griffett, P.E. sdg

THRU : Tracy Telle, Engineering Manager

**RE : Okeechobee Road Flex Space – 4646 Okeechobee Road
Site Plan & Conditional Use
TRC No. 23-0700006**

DATE : January 3, 2025

This is to advise you that we have completed the review of the following documents as received by this office on November 26, 2024:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Test Reports & Related Documents |
| <input checked="" 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

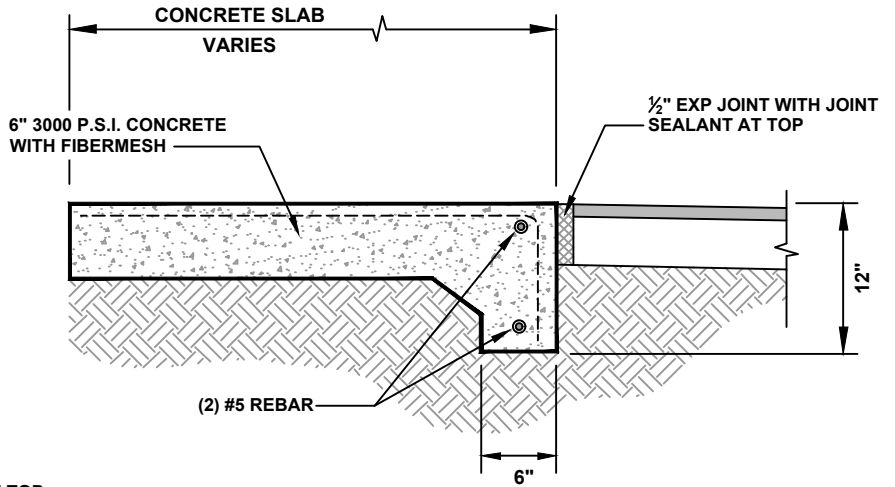
- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

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.

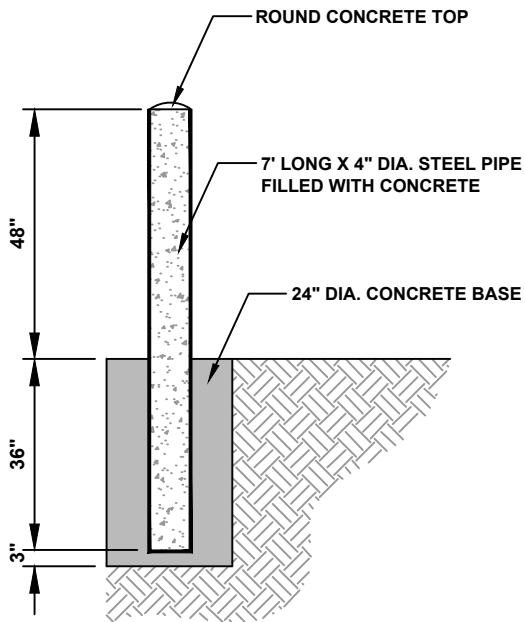
- See Attached for Comments

ENGINEERING COMMENTS:

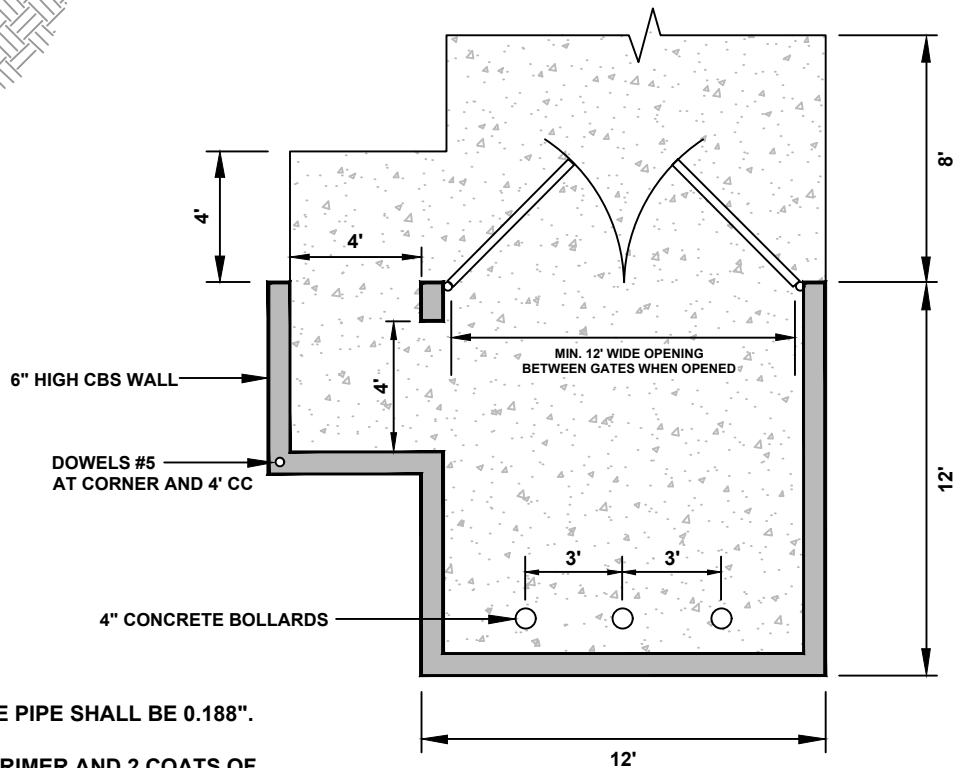
1. Design Review submittal requires a 1"=30' minimum scale survey. (Code Section 125-313)
2. Development Review requires Environmental Impact Report and Traffic Impact Report.
3. The Site Data information identifies incorrect parcel numbers and incorrect area.
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Ensure updated dumpster enclosure detail is included.
6. Show separate pedestrian access to the dumpsters.
7. Extend new asphalt to connection with ingress/egress roadway (N/S/W connection).
8. Relocate all plantings from within the limits of the proposed detention area.
9. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.
10. General Note 1 generally does not apply as there is no adjacent City Right-of-Way. The Property Owner will be responsible to provide pickup, removal, and disposal of litter and maintenance of the area in coordination and compliance with existing ingress/egress easements with adjacent property owners.
11. **Advisory Comments:**
 - a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
 - b. The drainage plan will be fully reviewed when building plans are submitted.



FOOTER FOUNDATION



BOLLARD



GENERAL CONSTRUCTION NOTES

- THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
- ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
- THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
- ALL CONCRETE SHALL BE FDOT CLASS 1.

Q:\Engineering_CADD_Files\Drawings\Reference\City_Details\City_Details_2018\000 Dumpster Enclosure Detail.dwg



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Site Plan (Conditional Use)- Project#: 23-07000006**
2419-122-0001-050-9 (4600 Okeechobee Rd.)

BOARD DATE: November 17, 2023
Resubmit Date: March 17, 2025

Resubmittal of Site Plan & Conditional Use at Parcel ID: 2419-122-0001-050-9

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Development Review for a Site Plan at Parcel ID: 2419-122-0001-050-9, 4600 Okeechobee Rd.

Please send all comments to kdriver@cityoffortpierce.com, planning@cityoffortpierce.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, Planner

FROM : Selena Griffett, P.E. 

THRU : Mark Zrallack, P.E – City Engineer 

**RE : Okeechobee Road Flex Space – 4646 Okeechobee Road
Site Plan & Conditional Use
TRC No. 23-0700006**

DATE : April 1, 2025

This is to advise you that we have completed the review of the following documents as received by this office on March 17, 2025:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Test Reports & Related Documents |
| <input checked="" 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 Advisory Comments

ADVISORY COMMENTS:

1. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
2. The drainage plan will be fully reviewed when building plans are submitted.
3. The Environmental Report will need to be updated prior to earthmoving activities.
4. Prior to DPCR approval, provide SLCFD documentation that existing fire connection is not needed.



BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Okeechobee Road Flex Space – 4600 Okeechobee Rd

REVIEW DATE: 11/27/2024

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand

Site Plan Approved with conditions: X

The Following Revisions Are Necessary:

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com> Received 3/27/2025~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 4/21/2025~~
- ~~3. Please send the Fire District revised electronic plans for the site and buildings. Received 3/27/2025~~
- ~~4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. Received 3/27/2025~~
- ~~5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1-16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1-18.2.3.5.2.5). Received 3/27/2025~~

“Our Family Serving Yours”

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



6. ~~Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.~~ **Received 3/27/2025**
7. ~~Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.~~ **Received 3/27/2025**
8. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Received 3/27/2025**
9. ~~FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).~~ **Received 3/27/2025**
10. ~~Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.~~ **Received 3/27/2025**
11. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.~~ **Received 3/27/2025**
12. ~~Fire hydrants (shall be) are provided for buildings other than detached one and two family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.~~ **Received 3/27/2025**
13. ~~An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".~~ **Received 3/27/2025**

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14. ~~Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.~~ **Received 3/27/2025**
15. ~~The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.~~ **Received 3/27/2025**
16. **Minimum Size of Water Mains**
~~The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.~~ **Received 3/27/2025**
17. ~~Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.~~ **Received 3/27/2025**
18. ~~Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.~~ **Received 3/27/2025**

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

April 18, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – April 18, 2026
THIS LETTER IS NOT A PERMIT APPROVAL

Damian Brink
St. Lucie Kings, LLC
101 Pugliese's Way, Suite 200, Delray Beach, Florida 33444

Dear Damian Brink:

RE: Pre-Application Review for **Category B Safety Upgrade**, Pre-Application Meeting Date: **4/17/2025, 10:00 AM**
St. Lucie County - Fort Pierce; SR 70; Sec. # 94030000; MP: 22.3; Access Class - 05;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: N/A

Request: Utilize existing full access driveway and private road along the north side of SR 70, located approximately 700 feet north of McNeil Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **4600 Okeechobee Flex Space – 4600 Okeechobee Rd., Fort Pierce, Florida 34947**
Property Owner: **St. Lucie Kings, LLC**; Parcel Size: **3.6 Acres**
Development Size: **36,790 SF Warehouse**

NO OBJECTION

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Nesa Harden

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-04-17\Pre-App 03 94030000 MP 22.40 SR 70 4600 Okeechobee Flex Space\94030000 MP 22.40 SR 70 4600 Okeechobee Flex Space.docx

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **JUNE 9, 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**

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

Present: Ryan Collins; Nichelle Clemons; Clayton Johnson; Justine Carter; Christopher Widing; Alexander Edwards; Anton Kreisl, Chairman

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Senior Planner
Kerry Driver, 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 May 12, 2025 meeting

Motion was made by Nichelle Clemons, and seconded by Clayton Johnson to approve the minutes from the May 12, 2025 meeting with one change.

AYE: Clayton Johnson, Justine Carter, Christopher Widing, Ryan Collins, Nichelle Clemons, Chairman Anton Kreisl

Passed

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

- a. **PZFLU2025-00002**
Future Land Use Map Amendment and Zoning Atlas Map Amendment - Moore's Creek Model Block Redevelopment
Parcel ID(s): 2410-604-0107-000-9, 2410-604-0112-000-7, 2410-604-0115-000-8 and 2410-601-0207-000-1

Mr. Freeman gave an overview of the applications and answered questions from the Board. He stated that in April 2023, the City of Fort Pierce, Fort Pierce Redevelopment Agency (FPRA), and St. Lucie County entered into an interlocal agreement to collaboratively develop a number of lots on Avenue D between 7th and 8th Street and Avenue C. Mr. Freeman stated a request for proposal (RFP) went out for affordable housing and a bidder was chosen. He said the purpose of the Future Land Use Map Amendment and rezoning is to enable properties to be classed as commercial so they can use the Live Local Act to develop. Mr. Freeman explained, that unusually, in terms of the Live Local Act application, the city, county and Fort Pierce Redevelopment agency will have overall control of what gets built. The RFP proposed a mixed-use development with a small amount of commercial space, veterans housing and apartments. He said all four parcels are in St. Lucie county ownership and are designated Residential Medium Future Land Use and have a zoning of R-4. Mr. Freeman said they are still awaiting the final site plan proposal which will need to be approved by the three parties involved. He said most of the property in the block is already designated commercial and there is a church in the middle that has been approached to become part of the solution to the development of the property.

Ms. Clemons asked what the city has in place to mandate that the developer stay within the guidelines as opposed to going to the Live Local Act. Mr. Freeman said the developer can use the Live Local Act, but they do not have control of the property. The City of Fort Pierce, St. Lucie County and the Fort Pierce Redevelopment agency will determine what gets approved on the site.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval of the small-scale future land use to the City Commission.

AYE: Justine Carter, Christopher Widing, Alexander Edwards, Ryan Collins, Nichelle Clemons, Clayton Johnson, Chairman Anton Kreisl

Passed

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward a recommendation of approval of the rezoning to the City Commission.

AYE: Christopher Widing, Alexander Edwards, Ryan Collins, Nichelle Clemons, Clayton Johnson, Justine Carter, Chairman Anton Kreisl

Passed

7. **NEW BUSINESS**

a. **PZANN2024-00003**
Annexation - Tall Pines
Parcel ID(s): 1433-210-0003-000-9 and 1433-310-0002-000-9

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the application is requesting the annexation of two (2) parcels into the City. The subject properties have a St. Lucie County Future Land Use Designation of RM, Residential Medium, and a St. Lucie County Zoning designation of RMH-5, Residential, Mobile Home – 5/du. The proposed Future Land Use Designation for the parcels is RL, Residential Low-Density, with a Zoning Classification of R-1, Single Family Low-Density Residential Zone. He said currently, the land is an existing 55-plus Mobile Home community. Mr. Gilmore said the current taxable value of the property is \$10,607,900. He showed the Future Land Use comparison showing the maximum build-out potential with a decrease of 104 units.

Chairman Kreisl asked if a service agreement was in place with Fort Pierce Utilities Authority (FPUA). Mr. Gilmore said they currently use water/wastewater with FPUA. Chairman Kreisl said the city should focus on annexations that are more contiguous to parts of the city and to be mindful if the annexation is helping the city or making it more difficult.

Erin Lees, Applicant Representative from WGI, gave a presentation on the annexation and master planned development. She stated Tall Pines is currently an RV park and the proposal is for a 33-lot long-term recreational vehicle park and an addition of eight (8) manufactured homes. Ms. Lees said the subject site received major site plan approval in 1990 and a minor site plan revision in 1994 through St. Lucie County. She said the property abuts the city to the south and is within the FPUA service area. Ms. Lees stated the site currently consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, and amenities on 41.38 acres. She stated access to the site is available off Bryant Road and Cherokee Avenue and access to the RV park is through a gated entrance from Bryant Road. Ms. Lees said the parking lot to the east of the entrance is proposed to be improved, as well as the addition of a pool and cabana. She said the pickleball courts and bocce courts that are currently onsite will be relocated. Ms. Lees noted there are no current code enforcement violations in St. Lucie County. She explained four meetings with the residents were held and several changes or conditions were identified. Ms. Lees highlighted the recent improvements to the property, including a new entrance sign, fishing pier, outdoor kitchen, pickleball court improvements, and clubhouse interior and pool renovations.

Ms. Lees answered questions from the Board about the unique setbacks, updated meetings with residents, and St. Lucie County zoning not allowing the requested recreational vehicle park.

Several Tall Pines residents spoke against the annexation.

Stanley Czepiel, President of Tall Pines HOA, provided a handout to the Board, and he spoke about the conditions, buffers and width of the roads being an issue for the RVs.

Mike Befalco, resident of Tall Pines, provided a handout to the Board with lots of questions from the Tall Pine residents regarding the ordinances not being followed. He asked what benefits the residents would get by being annexed into the City of Fort Pierce. Mr. Befalco also spoke about the road improvements needed and the buffer.

Peter Macomber, director of the Tall Pines HOA, said the project is impractical and is not going to fit. Mr. Macomber, a two-year resident of Tall Pines, noted all the improvements shown in the applicants' presentation haven't been made recently and there's nothing new. He said the project would make their life at Tall Pines miserable.

Alan Kinney, resident of Tall Pines, voiced his concerns about the quality of the Fort Pierce Police department and the police department not being able to handle a new piece of property.

Nancy Wall, resident of Tall Pines, provided handouts to the Board, and stated she does not believe the city would want to partner with the owner of Tall Pines because of disrepair. She provided several examples in a handout to the Board.

Karen Ellsworth, resident of Tall Pines, said the entrance to the park via Seneca Road is very busy and not wide enough for construction work trucks and big vehicles.

Christie Wicks, president of the social club at Tall Pines, said the area where the eight (8) mobile homes are going to be placed has been a dumping ground for past hurricanes and everything that was placed underground is rotting. Ms. Wicks said there is a problem with back taxes, and the owners of the mobile home park are putting it on the residents.

Dan Terroni, resident of Tall Pines, stated he was concerned about the impact on law enforcement since the Fort Pierce Police department is understaffed and stressed. He said the police department projected an additional 2.9 officers would need to be hired to satisfy the needs of the annexation, which would create even more stress for the police department.

Chris Konow, resident of Tall Pines, said he is a second-generation resident of Tall Pines. He said the RV park is the biggest issue for most of the residents.

Sue Davidson, resident of Tall Pines, said the ground is sinking where an additional eight (8) homes are proposed to be built. She also said the roads would not be able to handle the wear and tear of the garbage trucks for individual trash pick-up.

Helen Rychlicki, a second-generation resident of Tall Pines, stated she does not want the noise from the RV park. She said it was stated that the entrance to the proposed RVs is from the west gate, which enters into the park where many residents live.

Sharon Minster, resident of Tall Pines, stated the pickle ball court has not been repaired and there are holes in the parking lot that the owner refuses to fix, and the owners won't listen to the residents.

Michael Guay, a resident of Tall Pines, said he has mentioned to the workers that settling around a storm hole means there is a leak underground and the ground is washing away. Mr. Guay said it has been like that for three years and is getting worse. He stated that half the lounge chairs by the swimming pool have been in a storage closet and half of the tables and chairs have been removed. Mr. Guay said locks have been put on the grills so they cannot be used at their leisure. He noted the planning is very poor, and Aspire didn't follow the county rules, so why would they follow the city rules. Mr. Guay concluded by saying they would bring big dollars to the city and big problems.

Susan Dulick, a resident of Tall Pines, provided the Board with a handout of the repairs done on the roads. She stated the water quality is bad and brown. Ms. Dulick said there is a lot of work that needs to be done, and she wouldn't want to give them anymore work because they can't take care of the current community.

Janis Scales, a resident of Tall Pines, said the only place to walk the dogs is at the back of the park where the RV park is proposed. There will be no place to walk the dogs except on the roads. She also said she has waterfront property now because of the way the streets were fixed.

Brian Nolan, a resident of Tall Pines, said he thought he was moving into a neighborhood, and Aspire wants to turn it into a resort. He said they have been waiting for the front gate for a while and the sign advertising the property on US Highway 1 has become an eyesore, and it doesn't reflect who they are as a neighborhood. Mr. Nolan said there are a lot of empty promises and future headaches. He noted that because of the ground sinking, residents are not allowed to walk in the area where the eight (8) mobile homes are planned to be built.

Erin Lees, applicant, stated the St. Lucie County Future Land Use allows for nine dwelling units per acre, and they could rezone to 369 units in the development. By annexing into the City of Fort Pierce, they are allowed 6.5 units per acre. She stated there were no Code Enforcement issues as of three weeks ago. Ms. Lees said the RV storage area will be turned into an RV park with a minimum stay of three (3) months with an average stay of six (6) –12 months. She said \$64,000 has been allocated for improvements to streetlights, the clubhouse, pool and pool bathrooms to meet the needs of the residents based on past meetings and HOA meetings. Ms. Lees said the eight (8) units being built will need to meet the code and be fully permitted and any issues with uneven ground or something underground being rotted will be addressed at that time.

Ms. Lees answered questions from Mr. Widing about the current number of units at Tall Pines, how long the current developer has been in place, the number of parcels being annexed and if the HOA has been turned over to the residents.

Chair Kreisl stated the discussion was not too far removed from what was heard at the December 2024 Planning Board meeting where the residents were not in favor of the annexation. Further consideration was given to the developer and residents to address the problems. He said he is hearing the same complaints and nothing has been addressed. Chairman Kreisl said the Board needs to make the best decision for the city and there is not enough for the city to potentially gain.

Mr. Collins asked if there was a projection on tax revenues the city would receive if the property was annexed. He also wanted to know the estimated cost of maintaining the roads. Mr. Collins said looking at this investment, it doesn't seem like a good deal for the city.

Mr. Freeman said at the Technical Review Committee meeting the county advised the city to take ownership of the roadways, most likely because the county does not want to pay for maintenance of the streets in the future. He said staff had not received any projections on future tax revenue. If the city moves forward with the annexation, or an FPUA agreement, a list of roads will have to be maintained and at the moment the city is not equipped to maintain the roads. Mr. Freeman said he would like to see a cost benefit analysis from the applicant to show how the annexation would offset the cost of providing police and road maintenance.

Ms. Carter said the Board is at the same place as they were in December 2024, and the developer has not had meetings with the residents. She said it doesn't make sense with all the outstanding issues to give a positive recommendation.

Ms. Clemons said the city would be taking on a lot more burden as far as the cost is concerned and the city will not get that back in return for taxes. She said she was not feeling comfortable with what had been presented.

Mr. Edwards agreed that the Board has been hearing the same issues since the December 2024 Planning Board meeting and the Board tried to give the applicant a chance to correct the issues. The HOA and developer don't seem to be on the same page.

Mr. Widing said he was extremely uncomfortable, and he was hoping the developer was new, instead of having four (4) years to make improvements. He asked if there was any benefit to the city.

Motion was made by Nichelle Clemons, and seconded by Ryan Collins to forward a recommendation of disapproval of the annexation to the City Commission.

AYE: Alexander Edwards, Christopher Widing, Clayton Johnson, Justine Carter, Ryan Collins, Chairman Anton Kreisl, Nichelle Clemons

Passed

- b. **PD2024-00005**
Master Plan Development - Tall Pines
Parcel ID(s): 1433-210-0003-000-9 and 1433-310-0002-000-9

Item 7b was not presented because item 7a, Annexation of Tall Pines, was unanimously denied by the Planning Board.

- c. **PD2024-00009**
Final Planned Development- Symphony Lakes Planned Development
4300 Selvitz Road
Parcel ID(s): 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4

Mr. Freeman gave an overview of the application and answered questions from the Board. The proposed Pod 1 Final Planned Development site plan is consistent with the Master Site Plan. Pod 1 is approximately 88 acres, and the plan proposes 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre. The Master Site Plan requires a minimum of 20% Open Space in Pod 1. This Final PD Plan proposes a total of 37.9 acres, or 43% of Pod 1 as Open Space.

Mr. Freeman said the Master Plan Development was approved on June 3, 2024. He said the main access to POD 1 will be on Selvitz Road and the emergency access will be on Christensen Road. Mr. Freeman said the landscape plan includes most roadways, with one side of the roadway incorporated with street trees and other side a sidewalk. There is a conservation easement which incorporates 3.8 acres and will be retained. The buffers have their own unique design. There is a raised berm with shrubs, understory plantings and trees incorporated into the boundaries to give a better visual shield. Staff requested a lot of attention to Christensen Road, which is where the proposed development interacts with

existing residential areas to the east. There are a number of lakes included throughout the site, along with a recreational tract. Staff encouraged that density be achieved with the landscape buffers. Staff encouraged berms with raised trees on both sides of the berm, understory trees and an unimpaired view.

Mr. Freeman showed the traffic generation and stated the number of daily trips is quite high for the location and that is being accessed by the county at the moment.

Mr. Freeman provided two recommendations to the Board based off of items that needed to be resolved.

Ms. Clemons and Mr. Widing expressed concerns about not knowing what the developer was going to do because of many open items.

Leah Heinzelmann, Applicant Representative from Cotleur and Hearing, stated the PD for Symphony Lakes was approved by the City Commissioner on June 3, 2024. She showed the construction period for each of the phases with Phase 1 - single family, Phase 2 - storage, Phase 3 - light industrial and Phase 4 - multifamily. Ms. Heinzelmann said Phase 1 is 88 acres with an 8-foot right-of-way that will have canopy growth over the years. She noted Phase 1 will have five lakes, an amenity and recreational center, architectural elements and landscape features on the homes and a lush canopy for shade. Ms. Heinzelmann said the streets will be 20 feet wide and have a 50-foot right-of-way. She stated the entryway on Christensen Road has been removed, and the berm is heavily buffered with a 55-foot FPL easement. Ms. Heinzelmann said the bus stop location would be before the gate, and before it turns out to Selvitz Road. Seating will be provided at the bus stop along with parking for the drop-off and pickup of the students. She explained the off-site improvements on Selvitz Road will receive the review results in three weeks and the development agreement has been updated.

Mr. Freeman said he was asking for confirmation from the school district on the bus stop location, and he was asking the applicant to show the approved bus stop location on the site plan.

Tyson Waters, Attorney and Applicant Representative, stated the applicant had agreed and accepted the conditions, and they are waiting for the confirmation from the other review agencies to move forward.

Chairman Kreisl asked about the northern property line buffer. He asked how comfortable the applicant is with the heavy industrial use impacting the northern residences. Ms. Heinzelmann said there is an 85-foot canal between the existing use and the residences, along with a 25-foot buffer. The residences are 25 feet from the roadway along with a buffer.

Ms. Carter asked about noise and smell concerns from the wastewater treatment plant to the west, and she asked about a clubhouse, dog park and recreation center in Phase 1. Ms. Heinzelmann said the design and vision for Symphony Lakes started in 2005, before other projects on Selvitz Road came up. She said the clubhouse, pedestrian pathways and existing conservation area will be coming at a later date.

Mr. Johnson asked about a buffer on Devine Road. Mr. Freeman noted at the original Planned Development hearing, there was a large representation of the residences on Christensen Road. The access on Christensen Road is only for emergency access and there are buffers around the site to Devine Road.

Mr. Freeman informed the Board that the city has received a site plan application for Precast and there have been discussions on the landscape buffer and repositioning of the major

activities to the west to move away from the numerous complaints from the property owners at other developments. Mr. Freeman explained that city staff had requested a berm and a variety of landscaping and variations of heights to create a visual buffer. The applicant showed this in their presentation, and they also showed the roadway improvements on Selvitz Road. He noted that city staff have no involvement with the roadway and that is included in the development agreement. He highlighted that the county has different response timelines, and it is very difficult to get the alignments in place.

Ms. Carter expressed concerns about rushing the project through and setting a precedent. Mr. Freeman assured that was not the staff's intent, and it is rare that this happens.

Mr. Waters said they have addressed conditions and comments, and they are currently waiting on other agencies, which they have no control over.

Shaun MacKenzie, from MacKenzie Engineering, stated the county requires a standardized methodology and two revisions have been sent to the county with quite a bit of roadway improvements and turn lanes into the site. He noted that each additional phase will be evaluated separately.

Mr. Freeman stated that items A and B of the recommendations go together. He said the traffic impact analysis determines the roadway improvements to Selvitz, which is a county roadway. The buffer to Christensen Road was defined on the landscape plan.

Mr. Widing asked about the bus stop, parent parking, shelter and turn around. Ms. Clemons asked for a bench for the students with a cover overhead.

The Board expressed concerns about the checkboxes from the reviewing external agencies not getting checked off and having safeguards in place.

Mr. Waters said if the external agencies change approvals, and the plans change, the site plan for Pod 1 will have to come back to the Planning Board and every subsequent phase has to be approved by the Planning Board.

Motion was made by Ryan Collins, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following outstanding issues being met prior to the presentation to City Commission:

- A. An approval from St. Lucie County of the Traffic Impact Analysis.
- B. All required Roadway improvements to Selvitz, outside of the project boundaries, are defined and accounted.
- C. A buffer/wall to Christensen Rd is defined.
- D. If required by the School District, an acceptably designed and located school bus stop and shelter with parking for pick-up and drop-off notated on the site plan.
- E. Solid Waste service is agreed with the City's Public Works Department.
- F. The requirements of the City's Engineering Department have been met.

together with the following Conditions added to the Development Agreement

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. All conditions of the 'Conceptual' Symphony Lakes PD have been met.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. 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.

5. 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.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

AYE: Nichelle Clemons, Clayton Johnson, Justine Carter, Alexander Edwards, Ryan Collins, Chairman Anton Kreisl

NAY: Christopher Widing

Passed

d. **23-0700006**
Site Plan and Conditional Use - Okeechobee Road Flex Space
Parcel ID(s): 2419-122-0001-040-6 and 2419-122-0001-050-9

Ms. Driver gave an overview of the application. She stated the applicant proposes to develop flex space for wholesale trade and warehouse freight on 3.57 acres of land. The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial. Ms. Driver showed the site plan, landscape plan and elevation details and reviewed the site plan details. Ms. Driver said building A is around 22,000 square feet and building B is around 15,000 square feet. The proposed building height is 30 feet, open space is 31%, and the setbacks, parking and trees planted exceed the requirements.

Ms. Clemons asked if there had been talk of flooding in the area. Chairman Kreisl asked if there is any on-site drainage retention. Mr. Johnson asked if there was a wall or buffer that butts up to the apartments.

Brendan Kelley, Applicant Representative, from Bowman Consulting, said the infrastructure had been neglected. He said they have shared access to the adjacent commercial plaza. The two buildings will have two access points. There is a small detention area to the north for stormwater. They will be providing 31% open space, landscape buffers, easements, extra parking, and two (2) ADA parking stalls for each building. The rear building will have roll-up doors with pedestrian access.

Chairman Kreisl said the color palette mutes the architectural elements of the buildings. He said he would like to see other options for the color palette since Okeechobee Road is the entranceway into the city.

Chairman Kreisl asked about the type of landscape buffer to the north. Mr. Kelley said there is a planted buffer and a fence. Ms. Clemons said she wants to see a wall instead of a fence on the side of the apartments. Mr. Kelley said the wall would take up more of the landscape buffer and there are underground utilities. Board discussion ensued on the type of buffer between the back building and the Portofino Landings apartments to the north.

Motion was made by Clayton Johnson, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following nine (9) conditions:

1. A Unity of Title with the St. Lucie County Clerk of Courts and Parcel Combinations with the St. Lucie County Property Appraiser is required prior to submitting building permits.
2. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for each proposed building shall be submitted to the Planning Dept. prior to any land clearing or development permits.

3. A notarized Landscape Maintenance Agreement is required prior to the issuance of the Certificate of Occupancy.
4. An updated Environmental Report will be required prior to any earth-moving activities.
5. Prior to Development Permit Compliance Review approval, provision of St. Lucie County Fire District documentation that existing fire connection is not needed.
6. The applicant shall donate property to the Department (FDOT) if right-of-way dedication is required to implement the improvements.
7. Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
8. The applicant shall investigate a buffer along the boundary of the residents to the north that provides a visual area in addition to a minimum 6-foot fence.
9. The applicant should provide different color palette options for the buildings.

AYE: Clayton Johnson, Justine Carter, Christopher Widing, Alexander Edwards, Ryan Collins, Nichelle Clemons, Chairman Anton Kreisl

Passed

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. DIRECTOR'S REPORT

Mr. Freeman stated he has been in discussions with the City Manager and external consultants on how to deal with the annexations.

Mr. Freeman said he has an upcoming meeting with the Treasure Coast Regional Planning Council to discuss the Evaluation and Appraisal Report (EAR) and Comprehensive Plan.

10. BOARD COMMENTS

None

11. ADJOURNMENT