



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Jarrold Stern
Giangrande Engineering & Planning
710 SE Ocean Blvd.
Stuart, FL 34994

Subject: Annexation (PZANN2025-00002)

1903 S. 37th Street

Technical Review Committee comments for June 26, 2025, TRC Meeting

City of Fort Pierce Planning Department

1. The Planning Department has no objections to the annexation as the approval of the annexation will reduce the existing enclave.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Kerry Driver – Senior Planner

FROM : Selena Griffett, P.E.

THRU : Mark Zrallack, P.E. – City Engineer *MZ*

**RE : Annexation
1903 S 37th Street Parcel 2417-331-0001-000-0
PZANN2025-00002**

DATE : June 16, 2025

This is to advise you that we have completed the review of the following documents as received by this office on June 5, 2025:

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

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR Approval | <input checked="" type="checkbox"/> Annexation |

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



Jesse Almand <jalmand@slcfd.org>

To: Kerry Driver

Reply Reply all Forward

Mon 6/16/2025 2:44 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

POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

June 26, 2025

Case #: PZANN2025-00002

Planner: City of Ft. Pierce Planning Department.

Annexation.

1903 South 37th St, Ft. Pierce.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:
 - a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

 - b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

 - c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

FLU COMPARISON -

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	0.63	27,442.8

FLU		RESIDENTIAL		COMMERCIAL	
		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	68,607.0 SQ.FT
PROPOSED	GENERAL COMMERCIAL (GC)	15	9	1.0	27,442.8 SQ.FT

INCREASE / (DECREASE)

9

(41,164.2) SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **JULY 14, 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: Clayton Johnson; Justine Carter; Alexander Edwards; Ryan Collins; Nichelle Clemons, Chair

Absent: Christopher Widing; Anton Kreisl

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

4. CONSIDERATION OF ABSENCES

Mr. Kreisl and Mr. Widing were excused.

5. APPROVAL OF MINUTES

- a. Minutes from the June 9, 2025 meeting

Motion was made by Ryan Collins, and seconded by Alexander Edwards to approve the minutes from the June 9, 2025 meeting.

AYE: Alexander Edwards, Ryan Collins, Justine Carter, Chair Nichelle Clemons, Clayton Johnson

Passed

6. NEW BUSINESS

a. **PZANN2025-00002**
Annexation
1903 S. 37th Street

Ms. Driver gave an overview of the application. She said the site area is approximately 63 acres and the taxable value of the property is \$34,991. Ms. Driver stated the existing county Future Land Use is Commercial and the proposed Future Land Use is General Commercial. The existing county zoning is Commercial Neighborhood and the proposed zoning is General Commercial. Ms. Driver showed the Future Land Use comparison chart.

No one spoke for or against the application.

Motion was made by Justine Carter, and seconded by Alexander Edwards to forward a recommendation of approval of the proposed annexation to the City Commission.

AYE: Ryan Collins, Clayton Johnson, Justine Carter, Alexander Edwards, Chair Nichelle Clemons

Passed

b. **PZSITE2025-00027**
Major Site Plan Amendment
Kings Landing
Generally located at or near 322 North 2nd Street

Mr. Freeman gave an overview of the application. He said the application proposes a major amendment to a previously approved site plan of eight (8) parcels in respect of the Kings Landing development. Mr. Freeman noted that on February 7, 2022, the City replaced the site plan with an amended site plan through Ordinance 22-003. Mr. Freeman explained there have been changes to the development agreement and the potential developers of the property. He said the application is under time constraints through a development agreement. He noted the Historic Preservation Board and City Commission hearings have to take place before September 2025. Mr. Freeman stated the existing zoning is PD - Planned Development and the existing Future Land Use is CBD - Central Business District. He showed the original site plan and the amended site plan. Mr. Freeman said the revision to the site plan was formulated through a meeting with the applicant, developer, and a number of city departments. One of the main points of the staff was how to be efficient in the layout and how additional parking could be created on the property in excess of what was already being proposed. He said the amended site plan has one single spine through route from Indian River Drive to N. 2nd Street and the site became more efficient and allowed for the development of a larger capacity parking garage within the property.

Mr. Freeman showed the Kings Landing site data comparison. He explained that the townhomes have been removed and are being constructed individually. The site has been bifurcated into two. The changes to the site plan include a downsized restaurant, the hotel has gone from 140 to potentially 148 rooms, retail space has been upsized, parking has increased to 516 parking spaces, and a fitness area and meeting rooms have been added. Mr. Freeman said the landscape plan centers on creating a pedestrian-friendly welcoming through street and lots of landscaping around the property. Mr. Freeman highlighted that it is important that this part of the development complies with the latest development agreement and all the dates in the proposal line up with the

agreement. The phasing schedule has been lined up to meet the timeline. Mr. Freeman showed the architectural drawings. He noted there are outstanding comments from the Engineering department that the applicant is working on and will need to be resolved before the presentation to the City Commission. Mr. Freeman said the Historic Preservation Board will be looking more at the architecture. He is hoping the City Commission hearing will be in September 2025 with all the Engineering comments complied with.

Ms. Carter asked if there had been discussions about making it a better plan with pervious pavement. Mr. Freeman said the applicant is proposing large tracts of pervious stormwater treatment.

Mr. Collins asked if the hotel parking was on site or in the city's parking garage.

Chair Clemons asked for clarification on the parking garage being completed in phase 2 and the hotel being completed in phase 1.

Dave Baggett, applicant representative from Haley Ward, answered questions from the Board. He stated eco-friendly items are actively being incorporated into the project. Mr. Baggett said they are working with the Ferguson company, which uses a lot of innovative stormwater technology. He said the site never had a permanent stormwater management system when it was the FPUA power plant. He said they are landscaping wherever they can. More details will be available at the site work permit when the construction plans are approved and the Engineering comments are addressed.

Bill Ware from Live Oak Holdings, answered the question about phasing. He stated they have three (3) phases and the third phase is the lot on the west side of 2nd Street. In an ideal world, Mr. Ware said he would like to start phase two before phase one is completed, which means the parking garage and everything to the south has to be commenced shortly thereafter. In the meantime, they would have to use the lot on the west side of 2nd Street for any parking needs and construction activity if the hotel is completed before the garage is done.

Ms. Carter asked if the lot has enough space if the hotel was at full capacity.

Mr. Collins asked if the plan was for the hotel to use the parking on site. Mr. Ware said the top floor of the hotel will be dedicated to the hotel. Mr. Collins asked about the brand of the hotel. Mr. Ware stated the hotel will be a Marriot Tribute. Mr. Collins asked if there was a restaurant on site. Mr. Ware said there is a restaurant in the hotel and on the first floor of the building adjacent to the hotel will also be a restaurant space.

Perry Lloyd, resident, said palm trees don't help with shade. He said there are no real trees in the drawing and Moore's creek could be smelly.

Ms. Carter asked about the impact of the drainage going into Moore's Creek and if there is room for improvement in adding trees. Mr. Baggett stated the stormwater system will provide for treatment and attenuation and a permit is required by South Florida Water Management. He said the rendering is an architectural concept and the landscape plan outlines the species of trees.

Mr. Johnson noted the development has more landscaping than most projects. There are 54 trees and 225 palm trees, and they have been asked to remove some of the landscaping.

Motion was made by Justine Carter, and seconded by Clayton Johnson to approve Kings Landing Major Amendment to the Site Plan with the following being met prior to presentation to the City Commission:

A. All requirements of the City's Engineering Department have been met. TOGETHER with the following Conditions added to the Ordinance

1. The Kings Villas element of the site plan is not incorporated within this approved site plan reference 25-114 HD KING - WARE R11.DWG.
2. The Timetable of Development shall comply with the Third Amendment to the Amended and Restated Agreement for Development of King's Landing, such;
 - Phase 1 to be completed no later than July 11, 2028.
 - Phase 2 building permits or DPCR approval for must be complete by February 24, 2027. Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029
 - Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.
3. All required Roadway improvements (including sidewalks) shall be completed and approved in compliance with the Development Agreement.
4. A Plat shall be required prior to the application for building permits in respect of vertical construction.

AYE: Justine Carter, Alexander Edwards, Clayton Johnson, Chair Nichelle Clemons

NAY: Ryan Collins

Passed

c. **PZCON2025-00006**
Conditional Use with No New Construction
House of Peace Group Living Facility
2021 Sunrise Boulevard

Mr. Gilmore gave an overview of the application. He said the request is to operate a licensed Agency for Persons with Disabilities (APD) provider group home. Mr. Gilmore stated the site is approximately 19 acres with an existing Future Land Use of Office-Professional and Business Services (OP) and the zoning of Office Commercial (C-1). The property is a 1,650 square-foot, single-family, one-story, 1954 home with 4-bedrooms and 2-bathrooms. The home is primarily surrounded by residential uses; all single-family homes and three (3) commercial parcels. Mr. Gilmore said the site currently has a driveway that does not have the minimum required driveway width. He said the group home will accommodate a maximum of five (5) residents, ranging from 21 to 65 years old. The home is co-ed, housing both male and female residents. Mr. Gilmore said the House of Peace will employ four (4) full-time rotating staff members. Staff will work in rotating shifts to ensure 24/7 supervision and support. He stated transportation will be provided by the facility, including a dedicated transport van used to take residents to and from medical appointments, community activities, and other services. Mr. Gilmore said staff recommend approval with two (2) conditions.

LaShonda Roberts, applicant and owner, stated the group home is a great opportunity to help, and she is looking forward to providing the service.

Chair Clemons asked if the driveway extension had been completed. Ms. Roberts said she will complete the driveway once the application has been approved.

Perry Lloyd, a resident, said there are lots of group homes in the neighborhood and state law

requires a specific distance between them.

Lisa Kauffman, property owner to the north of the home, said she doesn't know who will be at the group home. She also noted the group home is close to an elementary school and the group home provides no advantages to the neighborhood. Ms. Kauffman said the future sale of her home might not be a possibility.

William Faitella, resident, said he lives in the house next door. He said there is an elementary school, an at-risk school and a middle school nearby. Mr. Faitella said he is not sure if the group home will be a house of recovery.

Ms. Roberts, applicant, said the facility is for persons with mental disabilities. The residents will not be able to drive and will only be escorted by staff. She also noted that the residents have no place to go, and they do not communicate with their families. Ms. Roberts said she works for the school district, and she would not put any students in jeopardy.

Mr. Collins asked if there is a precedent for this type of change for the city. Mr. Gilmore said the state preempted jurisdiction to allow for six (6) individuals in residential zoning districts. He explained the group home is in a commercial zoning district, which requires Conditional Use approval. Mr. Gilmore said if there is another group home in the allotted area, the state would not issue a license.

Motion was made by Alexander Edwards, and seconded by Justine Carter to forward a recommendation of approval to the City Commission with the following two (2) conditions:

1. Per City Code Section 125-316. – Access Control: Residential driveways shall be a minimum of 12 feet wide with a maximum of 26 feet wide. The driveway width must be extended to a minimum width of 12 feet.
2. Limit the number of vehicles parked to no more than two (2) vehicles at a time.

AYE: Alexander Edwards, Clayton Johnson, Justine Carter, Chair Nichelle Clemons

NAY: Ryan Collins

Passed

d. **PZCON2025-00003**
Conditional Use with No New Construction
Aspatia Institute College
1404 South 28th Street

Ms. Driver gave an overview of the application. The parcel is approximately 68 acres with a Future Land Use of General Commercial (GC) and zoning of General Commercial (C-3). Ms. Driver said the college is for students 17 to 55 years old and the college offers diploma programs and associate of science degrees. Ms. Driver provided the operation details for the college, and she said three (3) new trees are shown on the landscape plan.

Chair Clemons asked if there was an irrigation system.

Dr. Jose Garcia, President of Aspatia College, said they have been approved by the state for college classes. He said the main campus is in Jacksonville, Florida and the Fort Pierce location will be a satellite campus. Dr. Garcia said normally, on site, there will be six (6) to ten (10) students and a staff of about four (4). Most of the classes are online. He stated some of the students would use the lab on the campus and the clinical rotations would be through the affiliated clinics. Dr. Garcia said the associate degrees are also done online, and they will

visit the campus only to register. He concluded that the flow of individuals going to the site will be very limited.

Perry Lloyed, resident, stated the parking at the building is insufficient.

Mr. Johnson asked if there would be an issue with the residential neighborhood with the classes being held till 10:00 PM.

Ms. Carter asked for the maximum number of students on the campus at one time.

Mr. Collins asked if the parking was adequate.

Motion was made by Ryan Collins, and seconded by Clayton Johnson to forward a recommendation of approval to the City Commission with the two (2) conditions:

1. Sign permits should be applied for prior to the issuance of Certificate of Occupancy
2. A notarized Landscape Maintenance Agreement is due prior to the issuance of CO

AYE: Ryan Collins, Clayton Johnson, Justine Carter, Alexander Edwards, Chair Nichelle Clemons

Passed

e. **PZANN2025-00003**
Proposed Annexation Agreement Discussion - Ashley Capital
Several parcels, including 2314-801-0006-000-1
North of Pruitt Research Road and West of Kings Highway

Mr. Freeman said this is an annexation agreement with Ashley Capital, who is designing a development off of South Kings Highway in the county. The agreement is to bring it in to the city at a later time and essentially underwrite that it is acceptable among both parties, including the county. The development will be processed, planned and approved in the county and subsequently be brought into the city.

Lee Dobbins, attorney from the Dean Mead Law Firm, stated that in 2022, St. Lucie County put out an RFP to purchase part of the county's undeveloped land in the TCERDA business park. They were looking for an experienced developer that could come in to provide good-paying jobs. He said Ashley Capital has a good proven track record in order to be able to deliver on the county's goals of providing economic development and good-paying jobs. Mr. Dobbins provided the history of Ashley Capital. They are looking to develop a large commercial/industrial facility that is different from large warehouse facilities. Mr. Dobbins noted that Ashley Capital owns and operates their facilities. He said research showed St. Lucie County has a strong need for smaller bays that would be available for up-and-coming businesses. Mr. Dobbins stated that in October 2024, Ashley Capital and St. Lucie County entered into an option agreement. He said Ashley Capital has to do a Future Land Use Amendment, zoning change and get site plan approval. Mr. Dobbins explained that once Ashley Capital gets all the land development approvals, they will close on the property and move forward with developing it. He highlighted that there is a reverter clause in the option agreement that says if Ashley Capital does not meet timeframes in terms of build out, the county can call the property back. Mr Dobbins stated there was an interlocal agreement between the city, FPUA, St. Lucie county and TCERDA relating to annexations of properties on Kings Highway in 2010. He noted that in January 2025 the agreement was further amended. The annexation agreement provides the timeframe for the TCERDA properties on Kings Highway being annexed into the city. Mr. Dobbins said the property Ashley Capital is buying from the county is a part of that land and Ashley Capital has another

60 acres they already own that they bought from the school district, which is also part of this development. He said Ashley Capital wants to avoid delays in the development of the property. They are concerned that if the property or parts of the property get annexed mainstream that could create problems with them getting their approvals. Mr. Dobbins said they approached city staff to see if they could enter into an annexation agreement that would allow Ashley Capital to annex in phases. City staff were supportive of it and an agreement was drafted to accomplish that.

Chair Clemons asked why they do not want to annex and build into the city. Mr. Dobbins said this is a county deal and the county wants to control it. The county wants to make sure they are not going to close the property until they know they are getting what was promised. The option agreement provides that Ashley Capital has to go through the entire process with the county before they close. They are going forward with a Planned Non-Residential Development (PNRD) which is similar to the city's Planned Development, which would include conditions of approval, conditional uses, allowed uses, and site plan. The county wants something that fits within TCERDA.

Ms. Carter asked if the city had to annex the property after it was built and Mr. Collins asked why they wanted the property annexed into the city.

Mr. Freeman said the city would like to see it annexed because of jobs and tax revenue for the city. The infrastructure and bureaucratic work would have been completed by the county.

Mr. Dobbins said the interlocal agreement between the city and county provides that properties within this area could be annexed within the next two years.

Ms. Carter asked if that is a normal timeline for properties being annexed into the city. Ms. Carter asked if there were concerns at all about the different codes between the county and the city.

Mr. Freeman said properties in the county that hook up to city services, water and sewer become subject to an agreement where, if they ever become contiguous with the city, the city would annex the property. Mr. Freeman stated it was taken to the Technical Review Committee to ensure that, in the design process, the applicant and review teams would be cognizant of what the city would be looking for. Mr. Freeman noted it is a very important piece of the Kings Highway area in terms of job creation and setting out a design template and also encouraging this sort of development in this location.

Ms. Carter asked what size of businesses would be in the buildings.

Jill Marasa, Ashley Capital Director of Development for the Treasure Coast, and Ryan Bloss, Ashley Capital Director of Leasing, signed in. Ms. Marasa said the goal is to have a mid-size project from 4,000 square feet up to 200,000 square feet. Ms. Marasa said they are looking for high-quality jobs focusing on manufacturing, aviation, synergy with the airport, trade in the region and what IRSC is doing at the Eastman Workforce Center. She noted this would be the first "Class A" commerce park in unincorporated St. Lucie County and probably the first one in Fort Pierce. Ms. Marasa highlighted that Ashley Capital has high standards, and they build for the long term because they will be here for the long term, and it also allows them to attract the highest and best businesses.

Mr. Freeman said staff will be reporting on the comments from the Planning Board to the City Commission.

Mr. Collins said he thinks this is a good deal and Chair Clemons said this is a win-win for the city.

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman stated the city is moving forward with the review of the comprehensive plan. As part of that, there will be two comprehensive plan workshops on August 6, 2025, and October 9, 2025, between 5 and 7 PM, that will be hosted by the Treasure Coast Regional Planning Council. He said the Treasure Coast Regional Planning Council has been appointed to look at the update of the comprehensive plan, which is required by state statute. He said the Treasure Coast Regional Planning Council will be giving a presentation at the Planning Board meeting and the City Commission day meeting on September 8, 2025. Mr. Freeman said there will be a questionnaire on the city's website that people can respond to. He noted there will be an opportunity for city citizens and representatives to put forward their issues and recommendations.

Mr. Freeman said at the budget workshop on July 14, 2025, there was large discussion looking at potential cuts in departments to get funding for the police and public works as far as staffing and salaries. He said the budget situation will be rationalized this week, and it will be presented to the City Commission on July 21, 2025.

Mr. Freeman said the Causeway Cove application is going on behind the scenes. He stated he had a conference call last week to talk about the methodology the development would need to be used for the traffic impact statement. Mr. Freeman said the call was with FDOT, St. Luice County, TPO and the reviewing consultant. Mr. Freeman noted staff and external agencies will be ensuring the traffic impact statement meets the criteria. He said once that is agreed upon, the applicant will form an analysis, and it will go through the county to their consultant for their review. The city will see the results and decide whether it will be acceptable or what measures will be needed for whatever traffic and transportation concerns arise.

9. BOARD COMMENTS

There were no comments from the Board.

10. ADJOURNMENT