



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

James Conroy
J Conroy LLC
50 NE Dixie Highway Unit A-2
Stuart, FL 34994

Subject: Conditional Use w/ New Construction (PZCON2025-00005)
1606 Surfside Dr. Unit 2
Technical Review Committee comments **for May 15, 2025, TRC Meeting**

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

1. The development is subject to design review, city code Section 125-314. Per code, several items are required but missing:
 - a. Color renderings and color board
 - b. A written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results
 - c. Context photographs of neighboring uses and architectural styles
 - d. Site plan (to scale) showing proposed location of all buildings and dimensions, structures, parking areas, etc. Site data was not provided
 - e. Justification letter for height increases and why your design should be granted
2. Vicinity map, per city code Section 125-313(b)
3. Please reference city code Section 125-313 for site plan requirements
4. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide the document
5. Correct driveway measurements, according to city code Section 125-316



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Kerry Driver, Senior Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Mark Zrallack, P.E., City Engineer

**RE : Conditional Use w. New Construction – Martinez Residence – 1606
 Surfside Drive – PZCON2025-00005**

DATE : May 13, 2025

This is to advise you that we have completed the review of the following documents as received by this office on May 2, 2025:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Building Construction Plans |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend

- Conditional Use DPCR 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. Revise the southernmost driveway width on the plans to include the applicable driveway widths 12-foot minimum and 26-foot maximum and driveway spacing of 40-feet.
In accordance with the City of Fort Pierce Code of Ordinance Section 125-316(3) maximum driveway width is 26 feet. Additionally, the spacing between driveways shall be no less than 40 feet.
2. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9.
3. The proposed landscape plan has improvements including trees within the City's right-of-way. Any capital improvements deemed necessary by the city; homeowner's landscape other than sod will be removed without replacement.

ADVISORY COMMENT

1. A Florida Department of Environmental Protection (FDEP) permit may be required for construction abutting Coastal Construction Control Line (CCCL).

MZ/VB/vb



BUILDING DEPARTMENT TRC COMMENT FORM

Meeting Date: 5/15/25
Property Address: 1606 Surfside Dr
Project Name: Martinez Residence

Please be advised that the project may trigger the requirements indicated below:

- 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. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 8th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Fire alarm system is required.
- 15. Other

Additional Comments/Requirements:

East of the Coastal Construction Control Line. CCCL regulations will apply and DEP Permit is required.

Building Official's or Representative's Signature

Date:

5/15/25



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

May 16, 2025

Case #: PZCON2025-00005

Planner: City of Ft. Pierce Planning Department.

Conditional Use With New Construction.

1606 Surfside Drive, Ft. Pierce (Martinez residence).

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZCON2025-00005

Conditional Use with New Construction - Martinez Residence - 1606 Surfside Drive

W/WW Engineering: Water service is available to serve this residence.

Wastewater is not currently available at this location.

The future development adjacent to this location previously had plans to extend sewer service to their property. Staff recommends reaching out to the developer to confirm whether this extension is still planned.

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

Please contact Tyrus Darville for customer requirements and project coordination.

Tyrus Darville
Engineering Technician I
Electric & Gas Engineering
Fort Pierce Utilities Authority
tdarville@fpu.com
772.466.1600 ext. 6308

Gas: N/A

FPUAnet Fiber: Approved.



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



JA

Jesse Almand <jalmand@slcfd.org>



To: Planning Department

Mon 5/12/2025 9:09 AM

Cc: Kerry Driver

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 project

Respectfully,

Jesse Almand 736
Lieutenant, Development/Site Planning Review

Saint Lucie County Fire District
Community Risk Reduction
(772) 621-3385





TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Conditional Use w. New Construction – PZCON2025-00005
1606 Surfside Drive**

TRC MEETING DATE: May 15, 2025
Resubmittal Date: July 25, 2025

Resubmittal for (Conditional Use w. New Construction) 1606 Surfside Dr.

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Conditional Use with new construction for a property address, 1606 Surfside Dr.

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
PLANNING DEPARTMENT
Florida

James Conroy
J Conroy LLC
50 NE Dixie Highway Unit A-2
Stuart, FL 34994

Subject: Conditional Use w/ New Construction (PZCON2025-00005)

1606 Surfside Dr. Unit 2

Technical Review Committee comments for May 15, 2025, TRC Meeting

Resubmittal comments: August 18, 2025

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

- a. Color board of rendering wasn't included with resubmittal
2. Vicinity map, per city code Section 125-313(b)

Advisory Comment

3. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide this document.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Kerry Driver, Senior Planner

FROM : Venetia Barnes, Stormwater Engineer

(VB)

THRU : Mark Zrallack, P.E., City Engineer

maz

**RE : Conditional Use w. New Construction – Martinez Residence – 1606
Surfside Drive – PZCON2025-00005**

DATE : August 19, 2025

This is to advise you that we have completed the review of the following documents received by this office on July 25, 2025:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Building Construction Plans |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local,
State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,
State and Federal Agencies | |

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"/> Conditional Use w. Conditions | <input type="checkbox"/> DPCR | <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 conditions of approval

ENGINEERING CONDITIONS OF APPROVAL

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9.
2. The proposed landscape plan has improvements including trees within the City's right-of-way. Any capital improvements deemed necessary by the city; homeowner's landscape other than sod will be removed without replacement.

ADVISORY COMMENT

1. A Florida Department of Environmental Protection (FDEP) permit may be required for construction abutting Coastal Construction Control Line (CCCL).

MZ/VB/vb

Owner1	Owner2	Mailing Address 1	Mailing City State Zip
Surfside Land LLC		9481 Campi DR	Lake Worth; FL 33467-6998
City of Fort Pierce		100 N US Highway 1	Fort Pierce; FL 34950-4205
BLISS FORT PIERCE LLC		13780 International Dr S	Orlando; FL 32821-5410
Susan Yushko		1701 S Ocean Dr	Fort Pierce; FL 34949
Kevin T Crews (TR)	Kevin T Crews	1705 S Ocean DR	Fort Pierce; FL 34949-3389
Marvin D Smith		1928 Eucalyptus AVE	Fort Pierce; FL 34949-3411
Joseph Bird	Maryann Bird	85 Charles DR	Franklin; MA 02038-1030
Frank Cinque (TR)	Mary Cinque (TR)	1919 Eucalyptus Ave	Fort Pierce; FL 34949-3400
Michael Jarad Cecchini		1934 Cypress AVE	Fort Pierce; FL 34949-3407
Raiza M Lopez	Luis A Blazquez	13565 La Mirada CIR	Wellington; FL 33414-3955
Thomas G Schaaf	Laurie F Schaaf	6524 Wessex LN	Richmond; VA 23226-3024
Kenneth D Crow	Sung S Crow	1620 S Ocean DR	Fort Pierce; FL 34949-3358
Harrison Richardson III	Rebecca J Jordan	1804 S Ocean DR	Fort Pierce; FL 34949-3323
Reginald J Purnell	Elizabeth Jayne Purnell	2002 Cypress AVE	Fort Pierce; FL 34949-3314
Thomas K Perona		2006 Cypress AVE	Fort Pierce; FL 34949-3314
Cynthia J Baker		1709 Surfside DR	Fort Pierce; FL 34949-3371
Stephen B Robins	Jill M Robins	1701 Surfside DR	Fort Pierce; FL 34949-3371
Jade L'Heureux	Christina L'Heureux	1611 Surfside DR	Fort Pierce; FL 34949-3371
William L Snyder Jr	Elizabeth Snyder	1607 Surfside DR	Fort Pierce; FL 34949-3371
William F Thorne	Chester C Bryant	1000 New Jersey Ave SE Apt 613	Washington; DC 20003-3363
Courtney C Miller	Lexy Garcia Miller	2073 Cypress AVE	Fort Pierce; FL 34949-3313
Peter G Larson		1800 Surfside DR	Fort Pierce; FL 34949-3311
Gabriel Garcia		PO Box 1122	Fullerton; CA 92836-8122
Thomas Kornylak (BTH)	Minjoo Kornylak (TR) (EST)	1706 Surfside DR	Fort Pierce; FL 34949-3306
Raul Echemendia (TR)		9713 Shellyfield RD	Downey; CA 90240-3419
Triple Aces Properties; LLC		718 N Lake RD	Oconomowoc; WI 53066-2829
Damian Martinez	Dawn Martinez	1710 Bay DR	Miami Beach; FL 33141-4720
Beach Villas on Hutchinson Island Condominium Association Inc		1550 S Ocean DR; Unit Apt 1	Fort Pierce; FL 34949-3301
James W Brauer	Henrietta V Brauer	1550 S Ocean DR; Unit Apt 1	Fort Pierce; FL 34949-3301
Anthony P Offredi	Carey B Offredi	4140 Lake Forest CT	Ann Arbor; MI 48108-2769
Antonene Ferrara (TR)		1550 S Ocean DR; Unit Apt 3	Fort Pierce; FL 34949-3301
Jason Elliott Valkenburg	Miriam Velez Valkenburg	3813 W Tacon ST	Tampa; FL 33629-7835

Maria Paulina Merced	James Merced	13544 SW 108th Street Cir N	Miami; FL 33186-3349
A6 FT Pierce LLC		2127 Brickell AVE; Unit Apt 2705	Miami; FL 33129-2147
John Cabrera (LF EST)		1913 Eucalyptus Ave	Fort Pierce; FL 34949
Kay S Mueller (LF EST)		1550 S Ocean DR; Unit Apt B8	Fort Pierce; FL 34949-3302
Phil Cruz	Teyma Garcia Cruz	10561 SW 125th ST	Miami; FL 33176-4727
Barry D Miller	Marsha G Miller	218 E Hamilton AVE	Sherrill; NY 13461-1302
Timothy G Rabideau		1550 S Ocean DR; Unit Apt B 11	Fort Pierce; FL 34949-3303
Elaine R Alfonso (TR)	Elaine R Alfonso Living Trust	1717 E Geddes AVE	Centennial; CO 80122-1444
Rynone Kitchen and Bath Centre		25 Bull Hill RD	Newfield; NY 14867-9411
BR Beach Villa LLC		7464 Fairway TRL	Boca Raton; FL 33487-1484
Antonio Quevedo (TR)	Grace Francis Quevedo (TR)	680 Camellia CT	Plantation; FL 33317-1810
BK1PH1 LLC		848 Brickell AVE; Unit 810	Miami; FL 33131-2976
Garbriel Sanchez (TR)	Ana Maria Gonzalez (TR)	2127 Brickell AVE; Unit Apt 2705	Miami; FL 33129-2147
George E Emmons Jr		20025 Southern Star DR	Fort Pierce; FL 34945-4704
Victor M Perez Jr (TR)		390 Knottywood Ln	Wellington; FL 33414
Shirley Baker		1550 S Ocean Dr Apt 20	Fort Pierce; FL 34949-3305
Nora M Candela (TR)		1550 S Ocean DR; Unit Apt 21	Fort Pierce; FL 34949-3305
Water to Wine LLC		11807 Greystone DR	Boca Raton; FL 33428-2511
William Joseph Philby	WILLIAM J PHILBY REVOCABLE TRUST	1550 S Ocean DR; Unit D-23	Fort Pierce; FL 34949-3305
George Abramajtis		844 Point Brown Ave SE; Unit Apt 202	Ocean Shores; WA 98569-9208



No Trespassing
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PUBLIC HEARING
A CONDITIONAL USE application
has been received for this property
For more information:
(772) 467-3737



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PUBLIC HEARING

A CONDITIONAL USE application
has been received for this property.

For more information:
(772) 467-3737





September 8, 2025

Dear Property Owner:

The property owners of 1606 Surfside Drive are requesting approval of a **conditional use with new construction** application, allowing for the development of a 35 feet multi-level single-family residence. The Parcel ID 2412-501-0131-000-6.

Legal description: *SURFSIDE-UNIT ONE- BLK 11 LOT 12(0.54 AC)*

The property has a zoning classification of Single-family Low Density (R-1) and a future land use designation of Hutchinson Island Residential (HIR).

A public hearing is scheduled before the **City Commission** of the City of Fort Pierce, Florida, at their meeting on **Monday, October 6, 2025**, which begins at **5:05 p.m.**, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use with New Construction** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email kdriver@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Sincerely,

Kerry C. Driver
Senior Planner

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **SEPTEMBER 8, 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: Justine Carter; Clayton Johnson; Ryan Collins; Alexander Edwards; Nichelle Clemons; Christopher Widing; Anton Kreisl, Chair

Staff Present: Kev Freeman, Planning Director
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 August 11, 2025 meeting

Motion was made by Christopher Widing, and seconded by Ryan Collins to approve the minutes from the August 11, 2025, Planning Board meeting.

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

Passed

6. NEW BUSINESS

a. **PZANN2025-0004**

Annexation

Goose Development

Parcel ID: 2434-501-0004-000-5

Ms. Driver stated the annexation is for one (1) parcel of land at or near the intersection of E. Market Avenue and S. US Highway 1. The site area is approximately 2.03 acres with a taxable value of \$34,991. The existing Future Land Use in St. Lucie County is Commercial (COM) and the existing zoning in St. Lucie County is Commercial General (CG). The proposed city Future Land Use is Low Density Residential (RL) and the proposed city zoning is Single-Family Intermediate Density, (R-2). Ms. Driver noted the six (6) vacant R-2 zoned parcels to the east and north-east are owned by Goose Development, and they will be combined at a later date.

Chair Kreisl asked if there were plans for something moving forward, and he expressed his lack of desire to have any residential units on US Highway 1.

Sebastian Reina, applicant representative, from the Keith Team, said they are proposing a residential community in an inverse "L" shape. He said the annexation is needed because the other properties they own are in the City of Fort Pierce. Mr. Reina said they want to rezone to Planned Development (PD) so the units are not facing US Highway 1; only the entrance to the development.

Mr. Collins asked the applicant if commercial businesses would be integrated onto US Highway 1.

Chair Kreisl said he was concerned that the annexation could be approved with no unity of title or fixed plan in place that will tie all the parcels together. He noted if the lot is changed to R2 and sold, anyone can develop the lot as residential, and he doesn't want that to happen in the future.

Mr. Freeman said to guarantee a commercial element in the location and also allow some residential development, there would need to be a potential future land use of mixed use with an overlay of C-3. The mixed use would allow commercial and residential. The C-3 zoning would allow 20% portion of the property to be residential.

Chair Kreisl asked if all the properties have to have a matching zoning to pursue a Planned Development. Mr. Freeman said not necessarily because the PD can be split into various phases of development providing the underlying future land use would allow that. Chair Kreisl suggested finding a more appropriate land use designation or zoning that gives the applicant an opportunity to pursue their intent and also gives the city protection if the property is sold.

Mr. Freeman said based on the chair's concerns, the staff recommendation would be a mixed-use future land use, which would require two uses on the property and a zoning of C-3 which allows residential to be accommodated.

Ms. Carter asked the applicant if the plan was to include residential on the lot or to use the entire lot as an entrance to the adjacent lots. Mr. Reina said the current plan for the PD was to have the entrance 1/3 of the way in and then residential would commence from there. Mr. Freeman explained that there is no restriction on where the commercial or residential space can go; the only restriction is the residential use can only be 20% of the floor space. Ms. Carter voiced her concerns about residential use surrounded by commercial use on a busy street, and she asked how to guarantee no residential on US Highway 1. Mr. Freeman said

the only way to guarantee that would be the approval of a Planned Development showing the location of the residential use and commercial use, if necessary.

Chair Kreisl said he would like to see the roadway entrance and bus loop be void of any residential use and the residential use start as far back as the existing residential use lots are currently located. He stated if the property is to be rezoned, he would like the zoning to prohibit any residential use. The applicant said he felt that the C-3 zoning is a good compromise.

Mr. Freeman suggested that if the applicant is amendable that the project be moved to the next Planning Board meeting, so staff can sit with the applicant and go through the options. The Board agreed with Mr. Freeman.

Motion was made by Christopher Widing, and seconded by Justine Carter to table the annexation to the October 13, 2025 Planning Board meeting.

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

Passed

- b. **PD2024-00002**
Final Planned Development (Updated Proposal)
Sunrise Lakes
Parcel ID: 2433-123-0001-000-1

Mr. Freeman stated the Sunrise Lakes Planned Development (PD) was brought to the Planning Board previously and has also been presented to the City Commission. He said there were a number of comments from the neighborhood and copies of the e-mails were given to Board members.

Mr. Freeman stated the application is proposing a rezoning to a Final Planned Development (PD) of 50 single-family residences on 11.54 acres (4.41 units per acre) at 3804 Sunrise Boulevard. The property is zoned R-1 with a future land use of RL (6.5 units per acre). The site was recently annexed into the City of Ft. Pierce. The site is bordered by St. Lucie County single-family RS-3 zoning on the south and west. To the north is a cemetery and to the east is a Florida Department of Transportation building, both with industrial zoning. Mr. Freeman showed the Planned Development data, landscape plan and architectural details. Mr. Freeman noted that on May 12, 2025, the Planning Board recommended approval of the rezoning from R1 to PD for Sunrise Lakes by a vote of 5-0, subject to 10 conditions.

Mr. Freeman said the City Commission heard and received a number of comments from the neighbors of the site and e-mails were received from some of the neighbors reinforcing the comments relating to the resultant density. Staff calculated the proposed density at 4.41 acres based on the property appraiser's site area. He stated there is some mention of 4.33 units per acre in the application. Based on the property appraiser's site area, with 50 units proposed, the density is 4.41 which is below the R-1 Future Land Use of 6.5 units per acre. The neighbors had concerns about flooding, traffic and the lot size.

Mr. Freeman stated the existing future land use will not change. He said the site plan proposes 50 lots, with a school bus shelter and increased landscape buffer to the south. Mr. Freeman noted the architectural details are not regulated by the city and are exempt from regulation by state statute.

Mr. Freeman explained the City Commission listened to the comments from the

neighborhood and the second reading was scheduled for the City Commission on September 15, 2025. Mr. Freeman noted the site plan incorporated some changes, including additional explanation of what the public benefits are and improvements to the amenities of the property. He said staff re-advertised the meeting to go through the process again and also to clear up the existing zoning of R1 and not be confused with the counties RS-3 zoning which was listed in the previous advertisement. Mr. Freeman said the project has been re-reviewed, and he went over the 12 conditions of approval with the Board.

Mr. Freeman answered questions from the Board about the number of units allowed with the current zoning, when the property was annexed into the city and what the current property owner is entitled to do. He noted the minimum lot size would be 12,000 square feet, which would reduce the number of lots. He said the PD will increase density, increase buffers, provide amenities, add better buffer treatments and allow them to potentially develop up to 6.5 units per acre. Mr. Freeman said there is an issue with the zoning code that does not properly reflect the future land use for the lot size.

Mr. Widing asked if the additional two (2) conditions come close to addressing the neighbors' concerns. Mr. Freeman said the conditions decrease the impact of the proposal and the additional conditions are improvements to the previously proposed conditions. He said the improvements include a drainage ditch, a buffer wall, a force main and a school district bus stop installed before the Certificate of Occupancy.

Blaine Bergstressor, KMA Engineering, applicant representative, stated he came to the Planning Board a few months ago and had a 5-0 approval, and then they went to the City Commission and received some feedback from neighbors and the City Commission. He said two of the main items have been addressed. They looked at which trees could be incorporated on site, incorporating a more opaque landscape buffer, and adding a drainage easement. Mr. Bergstressor also provided call-outs on the site plan showing the amenities, which will include a pool and clubhouse, gazebo and bbq area, and a fenced-in tot lot. He noted they would also be utilizing a bioswale with tall grass, trees, rocks and a mulch walking path. Mr. Bergstressor highlighted that they will be extending a force main along Sunrise Boulevard which will allow FPUA to extend the service to the south for all the neighbors on a septic system.

Mr. Bergstressor inquired about a pull-off lane for the bus stop and, due to the drainage improvements they are doing on Sunrise Boulevard, they are unable to get a pull-off on the right-hand side of the road. He said the bus will have to pull into the development and loop back out or the bus could stop on Sunrise Boulevard.

Chair Kreisl said it would take time for the bus to move through the property. He said, over time to stay on schedule, the bus will start stopping on Sunrise Boulevard. Chair Kreisl concluded it is not safe and is also a problem for people in the community.

Ms. Carter said she is not comfortable with the bus stop in its current location. She said it is causing more issues, and does not address the concerns of students and traffic. She suggested changing the layout, so there would be a turnout for the school bus. Ms. Carter said her other concerns is how close lots 28-34 are to a busy road and the high density on the parcel.

Mr. Collins agreed with all of Ms. Carter's concerns, especially the density, and he said it does not match anything in the area.

Ms. Clemons stated she has concerns about the bus stop, outside the development, being a continuous issue every morning.

Mr. Johnson asked if innovation was addressed when the project was heard at the City Commission.

Mr. Bergstressor said that 'imaginative' was mentioned. He said they focused on the neighbors that were not industrial by adding enhanced landscape buffering, enhanced architectural features and enhanced amenities.

Chair Kreisl listed items that would be included in the proposal for the development: roadway improvements, sidewalk improvements, force main extension, stormwater management drainage ditch and easement. He questioned whether the Planned Development project is a balanced negotiation. Chair Kreisl noted that if straight zoning was used, the number of units that could be built would be severely limited on the property. He said the surrounding residents are seeing more homes than they would otherwise see, the developer is getting more homes and the community is getting the improvements listed above.

Rhonda Perry, resident, said the project is not going to benefit the surrounding residents or the traffic on Sunrise Boulevard. She said she was concerned about the treacherous tailgating and passing on Sunrise Boulevard, and she also feels the density is too high for that area.

Krista Storey, resident, said she is a long-term resident of White City and a land use attorney. She said she is concerned about not seeing a justification for the change in zoning and the applicant has not shown why they are entitled to a PD. Ms. Storey said there is a significant reduction in the lot size. She said you cannot compare an area and number of units because it doesn't take into account the infrastructure. She said the character of the neighborhood and the impact on adjoining properties needs to be considered.

Debra Johns, applicant, stated the Board members have her letter that was e-mailed, and she agrees with what everyone else has said.

Mr. Bergstressor read the PD section of the city's zoning code as part of final comments. He highlighted that they pushed the units to the north to create a bigger buffer to the south. Mr. Bergstressor said, instead of people having amenities in their backyard with a small lot size, the amenities have been pushed to a common area and residents will not be responsible for taking care of the amenity. Mr. Bergstressor noted a traffic study was approved by St. Lucie County stating there will not be a lower level of service on Sunrise Boulevard. He said he is open to suggestions on improving the bus stop by adding a bus turn off.

The Board members provided final comments.

Mr. Collins said the density and lot size do not benefit the surrounding area.

Ms. Carter said she has problems with the density, and she said this is not the right location for the site plan. She also stated she has bus stop concerns. Ms. Carter concluded that there is not a balance in the discussion of willingness to change things.

Ms. Clemons said she is not comfortable that the Board has not heard directly from the School Board on the suggestion for the bus stop location.

Mr. Widing has concerns about the density and kids getting on and off the school bus.

Mr. Johnson said the bus stop is mostly an issue.

Mr. Edwards said there are a lot of houses and at least 100 people will be added to the area.

Chair Kreisl said there are logistic things about the plan that he cannot accept in its current form. He said, ultimately, we need to see willingness from the developer to lose units in order to apply the kinds of things the community wants to see.

Mr. Freeman reiterated that the reasons for denial from the Board are the issues with the school bus stop and the density.

Motion was made by Ryan Collins, and seconded by Justine Carter to forward a recommendation of disapproval to the City Commission.

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

Passed

c. **PZCON2025-00005**
Conditional Use with New Construction
Martinez Single-Family Residence
1606 Surfside Drive

Ms. Driver stated the applicant is proposing to construct a multi-story single-family residence, to the height of 35 feet. The property is in the R-1, Single-family Low density zoning district and has a future land use designation of HIR, Hutchinson Island Residential. The site is approximately .54 acres. Ms. Driver provided the site plan details and color renderings.

Chair Kreisl asked if it had been established where the height is being measured from. He said in the application, the 35-foot height is being measured from grade.

Mr. Freeman stated there is a differential in the zoning code and the building regulations. The zoning code says above grade and the building regulations refer to the flood plain elevation. Mr. Freeman noted the flood plain elevation is being raised due to sea level rise.

Mr. Widing asked if the grass was at current grade.

Mr. Collins noted there are more residents with homes over 25 feet in the area and the bottom floor of this proposal is not being used for habitable space.

Board discussion ensued on flood plain elevation needing to be addressed for resiliency.

Joe McCarty, architect, stated there are two things working against the applicant. The beaches are pushing the houses up and the height restriction is pulling the houses down. He said the home is in line with other houses in the area. The height is 34.10 feet and the existing grade is 6 feet and the finished grade is 6.9 feet. The first floor is at 18.4 feet.

Mr. McCarty answered questions from the Board about the proposed building heights for the 2nd and 3rd floors.

Jim Conroy, contractor, confirmed that the ceiling height on the 2nd floor is 10.4 feet and the 3rd floor is 9.4 feet. He said they are having the same height issue in Martin County, where a 2-story home was unable to be built. He noted that people do not want to buy lots because the house ends up being crunched.

Dawn Martinez, the property owner, stated she bought the property and found out that she would need to knock down walls on the first ground level. She said the unusable space could

be used for parking and storage. Ms. Martinez said the first floor is very open because the ceilings have to go up to the 2nd story in order to have a normal 2-story home.

The Board commented on revisiting the ordinance for specific flood plain elevation areas.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following three (3) conditions:

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9.
2. Prior to issuance of the final certificate of occupancy, the City-issued Landscape Maintenance Agreement shall be notarized and submitted for filing.
3. The proposed landscape plan has improvements, including trees within the City's right-of-way. Acknowledgment that any capital improvements deemed necessary by the city, the homeowner's landscape other than sod, will be removed without replacement.

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

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman introduced the new Assistant Planning Director, Chris Suneson. Mr. Freeman said he brings some serious experience and will be a great asset.

Mr. Freeman said Causeway Cove is still being reviewed. He said there was a recent agreement between the applicant, FDOT and the Transportation Planning Organization (TPO) regarding the methodology of their transportation and traffic analysis, which is being run through St. Lucie County. There has been discussion on how the combination of uses is measured. He said the proposed use is almost 1,000 units, 2 hotels, a conference center and a marina.

Mr. Freeman said he will be presenting an update to the City Commission about the Port Overlay ordinance in October 2025.

Mr. Freeman said staff is looking at the landscape code. He said staff is having to take a look at the latest Senate Bill 180, which has a provision where any zoning code change cannot be more restrictive than what is already in place.

Mr. Freeman stated the Kings Highway Job Corridor was recently approved by the City Commission and the city is working on encouraging more commercial activity and workforce housing along Kings Highway.

Mr. Freeman said staff will be bringing forward a discussion to the City Commission regarding the annexation strategy. He said they will be looking at priorities and working with FPUA to determine their service area. He said they will be creating an ongoing annexation strategy of both residential and commercial properties.

9. BOARD COMMENTS

Chair Kreisl thanked Mr. Freeman for his long hours and hard work due to being short staffed.

10. ADJOURNMENT