



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

To: Sebastian Reina
Keith Team

From: Kerry C. Driver, Senior Planner

Re: **Project#: PZANN2025-00004** – Voluntary Annexation
Sea Pines Village
Parcel IDs: 2434-501-0004-000-5

Meeting Date: Technical Review Committee Thursday, August 21, 2025

City of Fort Pierce Planning Department

1. COFP Planning Department has no objection to the annexation



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Kerry Driver, Senior Planner

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

**RE : Goose Development Annexation – PID No. 2434-501-0004-000-5
TRC Project No. PZANN2025-00004**

DATE : August 12, 2025

This is to advise you that we have completed the review of the following documents as received by this office on August 12, 2025:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Executed Construction Contract | <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 type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> 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



Technical Review Committee meeting

August 21, 2025

Case #: PZANN2025-00004

Planner: City of Ft. Pierce Planning Department.

Annexation

South US-1, east side, just south of St. James Blvd., Ft. Pierce (Goose Development).

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: PZANN2025-00004

Annexation - Sea Pine Villages - S US Hwy 1

W/WW Engineering: [Approved.](#)

Electric Engineering: [FPUA Electric & Gas Engineering has reviewed the application. **Approved.**](#)

Gas: [Approved.](#)

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: Kerry Driver; Planning Department

😊 ↩ Reply ↩ Reply all → Forward 📧 ⌵ 📁 🗃 ⋮

Mon 8/18/2025 1:41 PM

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Good afternoon,

SLCFD has no comments for this review.

Respectfully,

Jesse Almand 736

Captain, Development/Site Planning Review

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385



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.

Re: Technical Review Committee cmmnts

From Sebastian Reina <sreina@keithteam.com>

Date Fri 9/26/2025 11:04 AM

To Kerry Driver <kdriver@cityoffortpierce.com>; Kevin Freeman <kfreeman@cityoffortpierce.com>; Christopher Suneson <csuneson@cityoffortpierce.com>

Cc 'Grant Garvey' <grantsgarvey@gmail.com>; Kermit White <kwhite@principledd.com>; Jorge Valle-Pellot <jvalle@keithteam.com>; James Kahn <JKahn@keithteam.com>

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Good morning Kerry,

Hope you have been having a great week!

Thank you very much for the virtual meeting we had on 9/11/2025. After some thought on the matter and taking the board's concerns into consideration, we believe the best way forward on the annexation is to have the parcel **continue to have a commercial future land use and zoning**. Please see the table below on the requested land use designations based on surrounding properties and like-for-like intensity:

	St Lucie County (Current)	Ft Pierce (Proposed)
Future Land Use	Commercial (COM)	General Commercial (GC)
Zoning	Commercial General (CG)	General Commercial (C-3)

We believe we can better address the concerns of the board and council during the PD rezoning process (with a concurrent future land use change).

Please place us on the next P&Z meeting for this annexation. I will prepare and send you a PowerPoint presentation on the item next week. If you have any questions or concerns, please contact me via email or phone.

Thank you,

Sebastian Reina

Planning Analyst

Office: 954.788.3400

Email: sreina@keithteam.com

www.KEITHteam.com

From: Kerry Driver <kdriver@cityoffortpierce.com>

Sent: Tuesday, September 9, 2025 2:14 PM

To: Sebastian Reina <sreina@keithteam.com>

Subject: Re: Technical Review Committee cmmnts

Sebastian,

Please add Kev Freeman (kfreeman@cityoffortpierce.com) and Chris Suneson (csuneson@cityoffortpierce.com) to the meeting link for Thursday.

Thank you

Kerry

Kerry C. Driver | Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3739 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

From: Sebastian Reina <sreina@keithteam.com>
Sent: Tuesday, September 9, 2025 10:55 AM
To: Kerry Driver <kdriver@cityoffortpierce.com>
Subject: Re: Technical Review Committee cmmnts

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 Kerry,

Per the P&Z meeting yesterday, I would like to request a meeting with you to resolve the future land use and zoning issue the board members had on the annexation item. Would you be able to do Thursday morning? Let me know at what time and I can schedule a virtual teams meeting.

Thank you,

Sebastian Reina
Planning Analyst
Office: 954.788.3400
Email: sreina@keithteam.com
www.KEITHteam.com

From: Kerry Driver <kdriver@cityoffortpierce.com>
Sent: Friday, September 5, 2025 5:24 PM
To: Sebastian Reina <sreina@keithteam.com>
Subject: Re: Technical Review Committee cmments

It isn't required and too late for the Planning Board however, should you choose to create a PP for City Commission, when scheduled, please let me know as there will be a deadline for submission.

Kerry

Kerry C. Driver | Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3739 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

From: Sebastian Reina <sreina@keithteam.com>
Sent: Friday, September 5, 2025 4:08 PM
To: Kerry Driver <kdriver@cityoffortpierce.com>
Subject: Re: Technical Review Committee cmments

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Good afternoon Kerry,

No problem! Would you suggest we prepare a presentation on this item for the meeting? Please let me know.

Thank you,

Sebastian Reina
Planning Analyst
Office: 954.788.3400
Email: sreina@keithteam.com
www.KEITHteam.com

From: Kerry Driver <kdriver@cityoffortpierce.com>
Sent: Friday, September 5, 2025 12:18 PM
To: Sebastian Reina <sreina@keithteam.com>
Cc: James Kahn <JKahn@keithteam.com>; Kermit White <kwhite@principledd.com>; Kelly Cranford <kcranford@keithteam.com>; 'Grant Garvey' <grantsgarvey@gmail.com>
Subject: Re: Technical Review Committee cmments

Hi Sebastian,

My apologies as I forgot to update the portal with the Planning Board information.

Yes, your annexation is scheduled for this coming Monday, September 8th meeting, which is start at 2p. Please see portal for details.

Kerry

Kerry C. Driver | Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3739 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

From: Sebastian Reina <sreina@keithteam.com>
Sent: Friday, September 5, 2025 10:55 AM
To: Kerry Driver <kdriver@cityoffortpierce.com>
Cc: James Kahn <JKahn@keithteam.com>; Kermit White <kwhite@principledd.com>; Kelly Cranford <kcranford@keithteam.com>; 'Grant Garvey' <grantsgarvey@gmail.com>
Subject: Re: Technical Review Committee cmments

You don't often get email from sreina@keithteam.com. [Learn why this is important](#)

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 Kerry,

Hope you've had a great week!

Quick question, has the planning department scheduled our annexation request to a P&Z meeting yet?
This is for project PZANN2025-00004.

Thank you,

Sebastian Reina

Planning Analyst

Office: 954.788.3400

Email: sreina@keithteam.com

www.KEITHteam.com

From: noreply@eplmail.tylerapp.com <noreply@eplmail.tylerapp.com>

Sent: Wednesday, August 20, 2025 3:45 PM

To: Sebastian Reina <sreina@keithteam.com>; Kelly Cranford <kcranford@keithteam.com>;
kwhite@principledd.com <kwhite@principledd.com>; James Kahn <JKahn@keithteam.com>

Cc: kdriver@cityoffortpierce.com <kdriver@cityoffortpierce.com>

Subject: Technical Review Committee cmments

Hello,

Attached are the compiled technical review committee comments for your project. Please review the comments. As a reminder, your technical review committee meeting is scheduled for tomorrow. Invite information should have been provided. If not, please let me know.

I look forward to meeting you and working on getting your project approved.

Kerry

This is a no-reply e-mail address. To contact us, please send an e-mail to kdriver@cityoffortpierce.com

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

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **OCTOBER 13, 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: Clayton Johnson; Nichelle Clemons; Christopher Widing; Justine Carter; Alexander Edwards; Ryan Collins; Anton Kreisl, Chair

Staff Present: Chris Suneson, Assistant Planning Director
Vennis Gilmore, Senior Planner/Historic Preservation Planner
Kerry Driver, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

Attendees: Nicole Fogarty, St. Lucie County School Board Ex Officio Member
Stephanie Heidt, Treasure Coast Regional Planning Council

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the September 8, 2025 meeting.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to approve the minutes from the September 8, 2025 meeting.

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

Passed

6. NEW BUSINESS

a. Comprehensive Plan EAR Outreach Presentation

Stephanie Heidt, Treasure Coast Regional Planning Council

Ms. Heidt, Deputy Executive Director of the Treasure Coast Regional Planning Council, presented an update on the Evaluation and Appraisal Review of the City's Comprehensive Plan. She explained a comprehensive plan is a blueprint for guiding future development and growth while considering the community's needs and the environment. Ms. Heidt said the reason for a comprehensive plan is that hope is not a plan, and it is important for people to maintain a quality of life. She gave an overview of the elements included in the comprehensive plan and noted that all the elements work together. Ms. Heidt outlined the review process and highlighted that evaluating the plan is important because conditions do change and the plan is required to be updated every seven years. She stated local issues that need to be addressed, including highlighting a rational boundary, proper development of proper uses in the proper places, ensuring zoning and land use are consistent and right, cleaning up the city, and supporting small businesses. Ms. Heidt provided the public outreach schedule, which will conclude with a meeting with the youth council. She said a separate survey will be conducted with different questions to get the young people's input. She spoke about the importance of legislative consistency and noted the 2025 legislative change to Senate Bill 180, which prohibits the city from enacting more "restrictive or burdensome" comprehensive plan amendments, land development regulations or procedures related to development approvals from August 1, 2024, through October 1, 2027. Ms. Heidt said the senate bills are forever changing and evolving. She said the next step is updating the data and analysis, and the map series. She concluded that the transmittal hearing to the City Commission will be on January 29, 2026.

b. Housing Needs Assessment Presentation

Stephanie Heidt, Treasure Coast Regional Planning Council

Stephanie Heidt, Deputy Executive Director of the Treasure Coast Regional Planning Council, presented the Housing Needs Assessment and Implementation Plan for St. Lucie County from 2023-2024. She stated the survey noted a difficulty in affording housing costs in St. Lucie County due to mortgage interest rates, insurance, property taxes, development cost and supply and demand. Ms. Heidt noted that 42% of households in St. Lucie County have more than 30% of their income going to housing costs. She showed the increase in the median sale price and the increase in monthly rental costs for St. Lucie County from 2012 to 2022. Ms. Heidt noted the wages are not increasing at the same rate as housing costs are rising. She highlighted that in St. Lucie County 58% of the workforce are in industries with an average wage of less than \$24 an hour. Ms. Heidt said that almost all essential workers, except registered nurses, are spending over 30% of their income on housing costs. Ms. Heidt explained how expensive housing impacts the community, and the community's health, due to not eating healthy foods. She showed different types of affordable housing, and she said it is a myth that affordable housing decreases property values. Ms. Heidt said the aesthetics required actually increase property values and higher density can provide cost savings. She said there is improved educational advancement for children because they are not displaced, and vibrant communities and neighborhoods provide cohesion. Ms. Heidt also stated that another myth is that affordable housing increases crime. She said homeownership adds stability in the neighborhood, and it is easier to retain workers in jobs. Ms. Heidt reviewed the

state and county housing programs and services, and she explained what the local government can and can't do. She said the city could advocate at higher levels to get more programs, continue investments in housing solutions and partner with private investors to invest in more mixed-income housing. Ms. Heidt concluded with the 2024 housing plan and the proposed housing plan strategies for Fort Pierce.

Ms. Heidt answered questions from the Board about additional dwelling units (ADU) being implemented into the comprehensive plan, and the deficit in lower-income housing units. Chair Kreisl asked Ms. Heidt to come back to the Planning Board with very specific recommendations regarding the city's zoning code. He said the city is lacking incentive programs, a streamlined process and a definition for ADUs.

c. **PZANN2025-00004**
Annexation
Goose Development
Parcel ID: 2434-501-0004-000-5

Ms. Driver stated the annexation was initially presented at the September 8, 2025, Planning Board meeting. During the meeting, the applicant was advised to consider proposing a future land use and zoning compatible with the current St. Lucie County future land use and zoning. Ms. Driver stated the request is for a voluntary annexation of one (1) parcel of land, approximately 2.03 acres at or near the intersection of E. Market Avenue and S. US Highway 1 with a current taxable value of \$34,991. She showed the existing and proposed future land use and zoning and said the proposed future land use is, GC, General Commercial and the proposed zoning is C-3, General Commercial. She said the future land use comparison chart shows an increase in residential units to 30 units per acre.

Chair Kreisl noted the application was tabled at the September 8, 2025, Planning Board meeting because the Planning Board had concerns about the future land use and the change in zoning to Planned Development not going through in the future. The Board also did not like the idea of residential units on US Highway 1.

Mr. Johnson asked the difference between a commercial or residential common zoning designation at the entrance of a community.

Sebastian Reina, applicant representative from the Keith Team, gave a presentation to the Board. He said they will be applying for a rezoning to Planned Development (PD) in the future, which will be mostly residential. The entrance on the annexed parcel will have some residential space and will be more compatible with parcels on US Highway 1. Mr. Reina said annexing the parcel will be closer to removing an enclave and is consistent with surrounding uses.

Ms. Carter stated she had concerns about the entrance being residential.

Motion was made by Ryan Collins, and seconded by Nichelle Clemons to forward the proposed annexation of Parcel ID: 2434-501-0005-000-4 for approval to the City Commission with the proposed city Future Land Use designation of General Commercial (GC) and zoning classification of General Commercial (C-3).

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

Passed

d. **PZANN2025-00005**
Annexation - Skylark Drive
Parcel ID: 2427-702-0115-000-1

Mr. Gilmore stated the application is for an annexation of one (1) parcel into the city, with a city Future Land Use of RM, Medium-Density Residential, and a city zoning of R-4, Medium-Density Residential at or near 906 Skylark Drive. He said the applicant is requesting the annexation of the approximate 0.23 acres to develop a residential duplex. He stated the subject property has a St. Lucie County Future Land Use Designation of RH, Residential High, and a St. Lucie County Zoning designation of RM-11, Residential, Multiple-Family – 11/dwelling units. Mr. Gilmore stated the current taxable value of the property is approximately \$45,540 and the annexation will help infill the existing enclave. He said the future land use comparison for maximum build out potential shows a decrease in one (1) residential unit.

No one spoke for or against the annexation.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval of the annexation of Parcel ID: 2427-702-0115-000-1 to the City Commission.

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

Passed

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

Mr. Suneson stated the revised application is proposing a rezoning to a Final Planned Development (PD) of forty-eight (48) single-family residences on 11.54 acres (4.16 units per acre), at 3804 Sunrise Boulevard. The property is zoned R-1 (less than 4 units/acre) with a future land use of RL (6.5 units/acre). The site was recently annexed into the City of Ft. Pierce.

He said the site is bordered by single-family RS-3 zoning on the south and west. To the north is a cemetery and to the east is a Florida Department of Transportation building, both with industrial zoning. Mr. Suneson said the existing future land use is low density and will not change.

Mr. Suneson stated at the September 6, Planning Board meeting, the Board recommended disapproval of the Sunrise Lakes Final PD, by a vote of 6-1, by reason of lack of a school bus turn-a-round and stop within the development and the number of dwellings (50). The revised proposal includes a school bus turn-a-round and stop within the development, a sidewalk along the frontage of the property on Sunrise Boulevard to the intersection of Bell Ave, and a reduction in dwelling units to 48.

Blaine Bergstressor, applicant representative from KMA Engineering, showed the updated site plan with revisions. He said they are also adding parking spaces for parents at the bus stop location. Mr. Bergstressor read the purpose of a Planned Development from the city code. He said the project will have a variety of natural features and scenic areas, including ponds, a bioswale, and a walking path with a variety of trees. He noted 57 trees will be preserved, and 228 palms are being relocated elsewhere on the project. Mr. Bergstressor said all the lots are being pushed to the north to create a 36-foot buffer from the parcel to the south. He showed

the improved amenities, including a dog park, tot lot, pool and clubhouse. He showed the new bus stop, and he explained the bus would come off of Sunrise Boulevard and make a loop into the development and exit on to Sunrise Boulevard. Mr. Bergstressor said they are protecting adjacent and existing development with a 20-foot drainage easement, a 16-foot increased landscape buffer and a 15-foot rear yard setback. He noted there will be 51 feet between the closest house in the project and the southern property line. He showed the typical buffer and renderings of the landscape buffer, which includes 3 foot tall hedges, 12 foot tall understory trees and a variety of layered trees. Mr. Bergstressor said the added benefits to the community are 1,031 linear feet of additional sidewalk to Bell Avenue and 1,290 linear feet of 4-inch force main. He highlighted that other residences in the community can use the sidewalk and the school bus shelter can be utilized by children that don't live in the development.

Joe Scianti, owner and principal of Integrity 1st Construction Group, stated he is not a national builder and he does not build cheap homes. He stated he is giving the best a builder can give by providing a bus stop shelter, sidewalk, pool, and increased landscape buffer. He said he is going above and beyond. Mr. Scianti said the homes will have metal roofs, impact windows, and porcelain tile. Mr. Scianti said he has made all the concessions that were asked for, and he wants to provide a good project for the neighborhood. He noted the school board likes the bus stop location.

Ms. Fogarty, from the St. Lucie County School Board, said the turnaround radius for the bus needs to be 80 to 100 feet. She said she would need to see the appropriate turning radius, and she suggested that this be a condition of approval.

Mr. Suneson noted that two citizen letters regarding the project were received by the Planning department and given to the Planning Board members.

Ronna Perry, citizen, said she opposes the rezoning due to the number of dwelling units, threatened endangered species, inadequate infrastructure, drainage issues, traffic concerns, overcrowded schools and the project does not meet the character of the surrounding community.

Ms. Carter stated that the improvements are great, but density is a concern. She asked if the project would set a precedent for future land use.

Mr. Collins stated the density is high, but there are a lot of good improvements, and it is a good product.

Mr. Suneson noted that the future land use of the property allows for a density of up to 6.5 units per acre. The 4.16 units per acre proposed is relatively lower than what it could be.

Chair Kreisl said the concept of a Planned Development is the cost/benefit to the community. He noted the Board has been more demanding and makes sure the community is getting value. He said the applicant listened to what the Board said, and the community is getting a much better project than what was originally proposed.

Mr. Widing said the number of lots didn't really reduce. He said the bus stop location is safer, but he feels the three (3) parent parking spaces are a little snug. Mr. Widing said the sidewalk is a plus and it is a nice community.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval of the Final Planned Development for Sunrise Lakes Parcel ID: 2433-123-0001-000-1 to the City Commission subject to the following 13 conditions:

1. All infrastructure, including the private lift station, force main along Sunrise Boulevard, school district sheltered bus stop, stormwater system, and sidewalk connecting the project to Bell Ave along Sunrise Boulevard, shall be completed prior to the issuance of first certificate of occupancy for a residential dwelling.
2. A plat of the property shall be required prior to application for a building permit for a residential building.
3. The minimum Open Space shall be maintained at a minimum of 23% of the Final PD site area.
4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlined within the approved Sunrise Lakes Development Agreement and Final PD site plan.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
6. The existing drainage ditch on the south property line shall be regraded and a 20' drainage easement shall be recorded over the ditch prior to completion of site work. The easement shall include maintenance responsibilities for the homeowner's association and access for the City of Ft. Pierce and South Florida Water Management District.
7. A masonry wall, minimum height of 6ft, shall be installed along the eastern property line as part of the landscape buffer to the industrial use, prior to the first certificate of occupancy for a residential dwelling.
8. The Final PD Site Plan hereby approved shall be governed by all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This shall include the binding of successors in title to any commitments concerning completion of the project and its maintenance and operation.
9. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.
10. A landscape maintenance agreement shall be required prior to issuance of the final certificate of occupation.
11. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.
12. All applicable state or federal permits shall be obtained before commencement of the development.
13. The bus stop turning radius shall be approved by the St. Lucie County School Board.

AYE: Ryan Collins, Clayton Johnson, Nichelle Clemons, Alexander Edwards, Chair Anton Kreisl

NAY: Christopher Widing, Justine Carter

Passed

f. **PD2024-00007**
Master Planned Development (Updated Proposal)
Pulte-Cornerstone PD
2721 S. Jenkins Road

Mr. Gilmore stated on August 11, 2025, the Planning Board recommended approval of the proposed Master Planned Development with fourteen (14) conditions. He said the applicant has since resubmitted and recommended amendments to the conditions and a new phasing plan with a new bus stop location. Mr. Gilmore said the application is for two (2) parcels of land to change the zoning classification from General Commercial (C-3) to Planned

Development (PD) with an associated Master Development Plan. Mr. Gilmore said the site area is approximately 49.92 acres. The application proposes a 250-unit, fee-simple, single-family residential master planned development community. Mr. Gilmore said there will be a range of home sizes and designs, and amenities such as a linear park connecting the recreational area to a pocket park. He noted there will also be an additional buffer for the neighborhood from I-95 and at the southwest corner of the property a sculptural art installation is proposed. Mr. Gilmore said the project will be developed in two (2) phases. He discussed the Planning Board concerns from the August 11, 2025, meeting, and he showed the proposed master site plan phasing changes with the new bus stop location. Mr. Gilmore reviewed the PD benefits, traffic analysis, and landscaping.

Leslie Olson, principal of the District Planning Group, gave an update on the project process. She said the Planning Board recommended approval of the Master Planned Development with conditions at the August 11, 2025, Planning Board meeting. One of the conditions required design changes to the site plan to reflect the school bus stop's location within Phase 1 of the new neighborhood. Ms. Olson explained that because the commercial property's access to the north is located so close to the intersection, the commercial property is not viable without access through their site. She said they need a full access intersection, and Pulte/Cornerstone would be providing that. Ms. Olson showed the new bus stop location and bus route in Phase I, which she said is also a requirement for the commercial property to the north. Ms. Olson said the school board said they wanted the bus stop moved caddy corner across the street where the amenity center would be, and the parents could park. She said the problem with the new location is it is located in Phase II.

Ms. Olson highlighted that the residential use is projected to generate roughly 88% less traffic than the previous future land use. She reviewed the site design, amenities and community features and noted the walking trails will not be going behind people's backyards.

Ms. Olson showed the new phasing plan, which incorporates the new school bus stop and parking area along with the commercial drive in Phase I.

Ms. Olson stated both she and Mr. Dobbins wanted to talk to the Board about amending the conditions of approval. She said they had communicated with staff but needed to discuss further with the Board. Ms. Olson stated they have concerns regarding conditions, 11, 12, 13 and 14. Mr. Lee Dobbins, attorney from Dean Mead Law Firm, spoke about alternate language for conditions 12 and 14.

Chair Kreisl asked Ms. Fogarty if the bus stop plan, turn radius, and length of travel distance were acceptable. Ms. Fogarty said yes, and she said she sent a comment to Mr. Gilmore that the school board would like the bus stop moved to the amenity center and the bus would utilize the shortest distance to turn in and turn out using the noted side street on the phasing plan.

Chair Kreisl asked staff if there were any initial concerns regarding the requested revised conditions. Mr. Suneson said they would discuss the conditions of approval after public comment.

Nicholas Gieseler, attorney for FP City Shops, representing Ken Simigran, principal of FP City Shops, and the northern commercial property, stated they are in support of the project. He said they have some questions about when in Phase I they will have access. Mr. Gieseler said they have an issue with the proposed revision to condition 14. He said Pulte/Cornerstone are proposing the revised access agreement would not be necessary until plat approval. He said it doesn't make sense to wait. He said he doesn't understand how a site plan can be approved until the access easement is moved, as the easement is currently going right through someone's kitchen. Mr. Gieseler concluded he would like the condition to be read as it was

proposed by staff.

Mr. Suneson said the applicant has raised concerns with several conditions of approval that have been previously reviewed by the applicant's legal counsel, planning staff and the city's attorney. Staff's opinion is that conditions of approval should be worked out prior to review by the Board and be relatively unchanged as the project proceeds to the City Commission, except those conditions initiated by the Planning Board. Staff is open to discussion of the conditions if the Board would like to entertain it. Mr. Suneson promised the Board that future projects would not have this type of discussion because conditions of approval would be worked out, if any, prior to reaching the Planning Board, because that is the way things should be done.

Ms. Carter asked why the Board was not waiting for these conditions to be settled between the developers and the city.

Chair Kreisl asked staff if their preference would be the negotiations be settled at the staff level and not at the public hearing.

Mr. Suneson said yes, as a matter of doing day-to-day business, but in this particular instance, to keep the project moving forward during the review process, he feels a simple compromise could be achieved.

Ms. Clemons stated she is uncomfortable with the revised conditions because anything being reviewed today has not been reviewed by the city's legal department.

Mr. Collins asked what the Board was being asked to do and who they were being asked by. Mr. Collins asked if the Board was supposed to be part of the negotiations on the conditions of approval. Mr. Suneson said not normally. Mr. Dobbins said that is true, and he prefers that it be worked out so that they don't have to come back to the Planning Board for a third time.

Chair Kreisl said he shares Ms. Clemons' concerns, and he would only be willing to proceed with reviewing the conditions if a 15th condition was added that states any changes to the conditions today would need to be reviewed by the city's legal department. He said it would be a better idea to know that the conditions would be negotiated and agreed to prior to going to the Final PD, and if not, the process is to come back to the Planning Board.

Mr. Widing said there are too many moving parts, and he is uncomfortable going forward.

Chair Kreisl asked staff what the Board's options were. Mr. Suneson said either allow the deliberations or punt. Mr. Suneson stated that a lot of the items the applicant has brought up are rather minor.

Mr. Suneson said that condition #13 has been raised by the Planning Board as well as the City Commission and FDOT regarding the sound attenuation with proximity to I-95. He said he wants the applicant to have a relatively straightforward and direct understanding of how staff would like the condition to proceed. He said the condition is quite vague, so staff is offering an alternative, not for the Board's consideration, but for the applicant. Mr. Suneson said the following modification is that prior to plat approval, the applicant will conduct a highway noise study per the FDOT guidelines to determine what if any noise attenuation measures should be implemented to eliminate the noise in the subdivision. M. Suneson said staff also agrees with the northern property owner that condition #14 continues to be a condition of the final development plan approval.

Mr. Dobbins said the easement has to be fixed. He said it is not uncommon to have easements released after site plan approval. Pulte has to move the easement because it is going through a bunch of lots. Mr. Dobbins said with the easement that is there now, it states that the

developer has to build the access road within 365 days after starting site work. He said they would like the easement release tied to plat approval. Mr. Dobbins said he cannot speak to condition #13 because he is not a sound engineer, and he has concerns about the sound study being time-consuming.

Chair Kreisl said he wants a set of conditions that are no longer in dispute, so the Board can move forward. He said the Board has no choice but to table this item for the next meeting.

Ms. Olson said she wants to know that they can move forward with the Final PD as they work out the conditions with staff.

Chair Kreisl said it is a possibility, but some details with the Master Planned Development need to be worked out first.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to table the item for the November 10, 2025 Planning Board meeting.

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

Passed

- g. **PZSITE2025-00006**
Site Plan
Bev Smith Kia
5560 S. US Highway 1

Ms. Driver gave an overview of the application. She stated Bev Smith Kia is seeking approval to develop a new car showroom and dealership building. The property is in the C-3, General Commercial zoning district and has a future land use designation of RL, Low Density Residential. Ms. Driver said the building will be 40,791 square feet with 487 parking spaces, which includes 284 for car inventory. Ms. Driver showed the elevations and the landscape plan. She noted the trees required meet the requirements and the shrubs provided exceed the requirements.

Chair Kreisl asked if the architectural components align with the architectural guidelines for a car dealership. He stated the architecture on the west elevation, which is visible from US Highway 1, is flat.

Aaron Stanton, applicant representative from MBV Engineering, said the architecture is complying with Kia Standards and the city's architecture standards. He noted the building is 25 feet in height, not 45 feet. He said the building sits back from the frontage of US Highway 1 and there will be lots of hedging adjacent to US Highway 1.

Motion was made by Ryan Collins, and seconded by Christopher Widing to forward a recommendation of approval of the Bev Smith Kia Site Plan located at 5560 S. US Highway 1, with the following five (5) conditions.

1. Prior to the issuance of any site clearing and demolition permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity.
2. Prior to issuance of the final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to

present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

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

ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance. 3. NSLRWCD permit will be required for outfall into Canal No. 17 4. Striping and wheel stops will be required if the Car Inventory Spaces are later converted to public parking 5. An updated Environmental Assessment Report is needed prior to DPCR submittal

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

Passed

h. PZSITE2025-00017

Major Site Plan Amendment
Precast Specialties LLC
3898 Selvitz Road

Mr. Suneson gave an overview of the application. He stated the applicant is requesting consideration of a phased major site plan amendment. Phase 1 would include the construction of a batch plant. Phase 2 would include the expansion of an office /workshop with associated site improvements. Mr. Suneson said the site was originally annexed into the city limits in 2004 with an IH, Heavy Industrial zoning. A rezoning from IH, Industrial Heavy (St. Lucie County Classification) to 1-3. Heavy Industrial was granted in November 2016. He explained that the approved project set out to develop a 76,100 square foot precast concrete production facility in multiple phases, located on the 75-acre parcel, at 3798 Selvitz Road. He noted the concrete operation has been in business since 2017-2018. Mr. Suneson showed the timetable of development with a completion at the end of the year in 2030. He noted the expansion of the roadway will be in Phase 2 and the landscape plan shows a tremendous amount of vegetation buffering along the property line.

Ms. Clemons asked why there was no building on the timetable of development. Mr. Suneson said the office/workshop will be completed in Phase 2 and added to the timetable.

Mark Landsman, applicant representative from Haley Ward, stated the batch plant will reduce truck traffic since they will be manufacturing concrete on site. He noted the enhanced landscape will be added in Phase 1. In Phase 2, the water main is being extended, which will provide potable water to the location and will also be a public benefit to those able to connect to city sewer. Mr. Landsman said the neighbors will not be affected because they are governed by the Department of Environmental Protection. He noted the wash-down area in Phase 1 will meet the air quality conditions for the site. Mr. Landsman highlighted that white noise and restricted hours of operation have been initiated as conditions.

Dean Locke, owner of Precast, said the batch plant is more like a piece of equipment rather than a building. He explained they will be manufacturing structural products for construction, utility contractors and underground utility products.

Brad Currie, from Haley Ward, said the batch plan is in the extreme northwest industrial corner of the property and there will be a landscape buffer along the south property line. He noted that bringing concrete manufacturing on site instead of 10–12 trucks a day is a significant

improvement for the community.

Ms. Clemons said dust was a big concern several years ago, and she wants Precast to maintain a clean environment and bring new jobs to the area.

Mr. Collins said it is a great site plan, and they went above and beyond.

Ms. Carter asked if they would be producing more air pollution with concrete manufacturing on site.

Chair Kreisl said this is an opportunity for Precast to go through the expansion and site plan approval process, which compels the applicant to add features to their site while going through the process of development. He highlighted the applicant can improve the site and the surrounding community.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward a recommendation of approval to the City Commission for the Precast Concrete Major Site Plan Amendment located at 3898 Selvitz Road with the following nine (9) conditions:

1. The timetable of development shall be such:

• PHASE 1	START BY DATE	COMPLETE BY DATE
Batch Plant	January 2026	December 2027
Aggregate Bins/Wash Out	January 2026	December 2027
Treatment Pond	January 2026	December 2027
Dispatch Office/3 Parking Spaces	January 2026	December 2027
Landscaping/Wall	January 2026	December 2027
• PHASE 2	START BY DATE	COMPLETE BY DATE
Parking Lots and Lighting	January 2028	December 2030
Drainage Infrastructure	January 2028	December 2030
Water Main Extension/Hydrant	January 2028	December 2030
Grinder Station/Force Main	January 2028	December 2030
Removal of Temporary Trailers	January 2028	December 2030

2. A full calculation and proposed tree mitigation shall be approved by the city arborist prior to commencement of Phase 1.
3. The property owner shall be responsible for maintenance of the trees through a landscape maintenance agreement. This responsibility includes the replacement of unhealthy and dead trees. The property owner shall submit to an on-site inspection of the planted/preserved vegetation 12 months after the issuance of the Phase 1 first certificate of occupancy. If it is determined that the planted vegetation is dead, diseased or otherwise not in compliance with provisions of this Code or the original approved tree mitigation plan, the property owner shall be provided notice and directed to correct any such deficiencies and replace all noncompliant materials within 60 days.
4. No use shall exceed the applicable City of Fort Pierce standards for noise.
5. The hours of operation of the facility shall be limited to: Monday – Friday between 6:30 a.m. to 8 p.m., Saturday – 7 a.m. to 8 p.m., Sunday – No operation. Quiet hours – 11p.m. to 7 a.m.
6. The applicant shall implement the Heavy-Duty White Sound® Smart Reversing System alarm, or similar, to reduce, as far as practicable, the noise impact of reversing trucks and other equipment prior to completion of the Batch Plant within Phase 1.
7. Prior to commencement of Phase 1, the applicant shall coordinate the approval of an Erosion and Sediment Control Plan with the City Engineer. The Plan shall relate to the sequence of construction of the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and

landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation. All erosion and sediment control measures necessary to meet the objectives of the city code of ordinances shall be maintained and in place throughout all phases of construction and after completion of development of the site.

8. All applicable State and Federal permits shall be obtained before commencement of the development.
9. Add the addition of the office/workshop to Phase 2 timetable of development.

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

Passed

7. **COMMENTS FROM THE PUBLIC**

James Clasby, St. Lucie County Commissioner, thanked the Planning Board members for their service to the community and what they do for the city.

8. **BOARD COMMENTS**

Mr. Johnson asked about creating overlay districts to determine what the city wants in White City, downtown, the beaches and Hibiscus Park. Mr. Suneson said density can be addressed in the comprehensive plan update. He suggested that board members reach out to Ms Heidt with their concerns. Mr. Suneson said overlay districts may not be the way to go. He suggested a zoning change to E1 or E2, which has 1 or 2 dwelling units per acre. Mr. Suneson encouraged the Board to look at the zoning district details to know what is viable.

Mr. Johnson asked how it works when the city takes over a road because of annexations. Mr. Suneson said there are questions that need to be asked by the Engineering and Public Works department to make sure the road is within the city and is up to city standards. Mr. Johnson said the city should be looking at the cost of servicing roadways before annexing property. Chair Kreisl said Ms. Heidt's presentation on the comprehensive plan update mentioned the cost of adding roads and services when annexing property.

Chair Kreisl said he was curious if overlay districts are created by staff or the community. He noted they may not be appropriate anymore because of the new state statutes. Mr. Suneson said Senate Bill 180 has legitimate concerns. He said cities cannot do anything more restrictive or burdensome than the code that was in place on August 1, 2024. He said overlay districts are more restrictive and have special requirements, which is an opportunity to get more from an applicant, like larger landscape buffers.

9. **ADJOURNMENT**



October 16, 2025

George Landry, County Administrator
Saint Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Mr. Landry,

The City of Fort Pierce, pursuant to Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, dated June 6, 2005, is providing written notification, to the Saint Lucie County Administrator and the Saint Lucie County Attorney, of an impending annexation of property located at or the near the intersection of E. South Market Avenue and S. US Highway 1, Fort Pierce, Florida, Parcel ID: 2434-501-0004-000-5. The first reading of the prospective annexation is scheduled for the City Commission meeting on Monday, November 17, 2025.

Please find enclosed copies of the application and Technical Review Committee memo for this voluntary request by the property owner. Feel free to contact Kevin Freeman, Planning Director, at 772-467-3730, or Kerry C. Driver, Senior Planner at 772-467-3739 with any questions you may have.

Respectfully,

Kerry C. Driver
Senior Planner

cc: Daniel S. McIntyre, County Attorney
Richard Chess, MBA, City Manager
Linda Cox, MBA, City Clerk
Sara Hedges, City Attorney

ENCLS:

1. Technical Review Committee Memo
2. Application
3. Boundary Survey



October 16, 2025

Daniel S. McIntyre, County Attorney
Saint Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

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