



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

Dennis Murphy  
Culpepper & Terpening  
2980 S. 25<sup>th</sup> Street  
Fort Pierce, FL 34981

**Subject: Major Site Plan (PZSITE2025-00015)**

**Red Hawk Rebar II – 4201 Bandy Blvd.**

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

**City of Fort Pierce Planning Department**

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

1. Photometric plan is required
2. Site Plan “land use” should be updated to reflect the correct future land use code: HI (Heavy Industrial)
3. The submitted site plan reflects 25,069 sq. ft under the “project description,” number 3 and 24,534 sq. ft. listed under number 14 Parking. However, the project narrative indicates that the proposed project is 29,000 sq. ft. Please make all the necessary corrections by providing a site plan and project narrative with the correct, matching information
4. Based on the high-end square footage of 29,000 the required parking is 48 standard parking stalls. Please provide the correct square footage so that parking can be accurately calculated, according to the city code Section 125-315 Off-Street Parking Spaces Type of Use (3)(a)
5. Dumpster location with details is not identified on site plan
6. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide the document
7. Sidewalks should be added along Bandy Blvd. as part of your site development



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**TO : Kerry Driver, Senior Planner**

**FROM : Venetia Barnes, Stormwater Engineer**

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

**RE : Red Hawk Rebar – 4201 Bandy Boulevard  
TRC No. PZSITE2025-00015**

**DATE : May 14, 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"/> Site Plan   | <input type="checkbox"/> P/D Drawings  |
| <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

- Site Plan       Major Amendment       C/O

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

- See attached for engineering comments

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Redhawk Rebar\Red Hawk Rebar II - 4201 Bandy Boulevard\Site Plan\Submittal No. 1 - 050225\SP Comments - 051425.docx

**ENGINEERING COMMENTS:**

1. Provide an original signed and sealed Boundary and Topography Survey in accordance with the City of Fort Pierce Code of Ordinance Section 119-2(a)(7).
2. Provide the site plan without the traffic movement depicted.
3. Update the site plan to include the distance between the reserved parking area and the dry retention pond.
4. Update the site plan to include the parking space dimensions for the two spaces across from the reserved parking area in addition to the drive aisle's width.
5. Update the site plan to include a legend with areas of proposed concrete, proposed asphalt, pavement material, material storage area material and any additional information.
6. Update the site plan to remove references to dirt drives. All driveways shall be updated in accordance with the City of Fort Pierce Code of Ordinance Section 32-9. Bandy Boulevard is a Saint Lucie County (SLC) owned and maintained roadway. Driveways may be brought up to SLC standards.
7. Update the site plan's westernmost driveway width to a maximum of 36-feet and not 40-feet. In accordance with the City of Fort Pierce Code of Ordinance Section 125-313(3), for a two-way drive, the maximum driveway width is 36-feet.
8. Update the site plan to have a dumpster location in accordance with the City of Fort Pierce Code of Ordinance Section 125-313(a)(3)(c)(12).
9. Parking stalls shall be 9.5-feet wide and 19-feet deep in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(1). Where a parking space abuts an elevated (at least 6" high) sidewalk, a maximum of one foot of the area may be part of the required depth of the parking space.
10. Provide further information regarding the "Fenced/Open Storage Area" that appears in the middle of the drive aisle.
11. Trees shall not be in the bottom of any retention/detention area or swale.
12. Is there an existing cross access agreement with 4101 Bandy Boulevard?

**ADVISORY COMMENTS:**

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR approval.
2. Bandy Boulevard is a Saint Lucie County owned and maintained roadway. Driveway and drainage connection permits shall be required from SLC.
3. A South Florida Water Management District (SFWMD) ERP shall be required.

MZ/VB/vb

**BUILDING DEPARTMENT  
TRC COMMENT FORM**


Meeting Date: 5/15/25  
Property Address: 4201 Bandy Blvd  
Project Name: Red Hawk Rebar II

*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 8<sup>th</sup> 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:**

\_\_\_\_\_

Building Official's or Representative's Signature  Date: 5/13/25



## Technical Review Committee meeting

**May 16, 2025**

Case #: PZSITE2025-00015

Planner: City of Ft. Pierce Planning Department.

Site Plan.

4201 Bandy Blvd, Ft. Pierce (Redhawk Rebar).

**Comments:**

Please provide a photometric plan to show the project meets or exceeds the standards required by city code. None was found in the packet provided. Thank you

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00015

**Site Plan - Red Hawk Rebar II - 4201 Bandy Boulevard**

W/WW Engineering: Concept approved.

Water is available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, and plan review application to FPUA’s Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer’s Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). For questions please contact Shane Ostrander [sostrander@fpu.com](mailto:sostrander@fpu.com) or 772-466-1600 ext 3468

<https://fpu.com/water-and-wastewater-engineering-downloads/>



Developers\_Responsibilities.pdf

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

**New pad mount transformer lead time is up to 52 weeks.**

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

**Before work begins.**

Sal Scimeca  
Engineering Technician III  
Electric & Gas Engineering  
Fort Pierce Utilities Authority  
[sscimeca@fpu.com](mailto:sscimeca@fpu.com)  
772.466.1600 ext. 6957

(Con’t pg 2)



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.



Gas: Approved.

FPUAnet Fiber: Dear Developer/Engineer,

I'm reaching out on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet provider, to let you know that we can service your area with fast, reliable, and cost-effective fiber connectivity.

Our scalable fiber infrastructure is designed to meet the needs of new developments- residential, commercial, or mixed-use-ensuring gigabit speeds, community-wide coverage, and developer-friendly pricing. Whether your project is in a high-density zone or an underserved neighborhood, we have the network and local support team to deliver seamless internet service.

If you have specific requirements or would like to discuss how FPUAnet can support your next project, please contact me directly:

Eric Peters  
(772) 468-1697  
[peters@fpu.com](mailto:peters@fpu.com)

We look forward to partnering with you to meet your connectivity needs. 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.



Developer  
Letter.pdf



Fort Pierce Utilities Authority  
FPUAnet Communications  
500 Boston Avenue (PO Box 3191)  
Fort Pierce, FL 34950 (34948)

Dear Developer,

I'm reaching out on behalf of **FPUAnet**, the City of Fort Pierce's municipal fiber internet provider, to introduce how we can support your next development project with fast, reliable, and cost-effective connectivity built for long-term growth.

Here's why developers like you choose **FPUAnet**:

• **Scalable Fiber Infrastructure**

Our fiber network is designed to evolve with the needs of Fort Pierce, ensuring your properties have the bandwidth to support future technologies, smart building systems, and high-demand applications.

• **Gigabit Speeds at Every Site**

Whether it's residential, commercial, or mixed-use, we deliver **consistent gigabit speeds** across our service area—ensuring your tenants and buyers enjoy fast, seamless internet.

• **Community-Wide Coverage**

We don't just serve high-density areas—we extend fiber access to underserved neighborhoods, helping developers meet connectivity requirements across all project types and locations.

• **Cost-Effective & Developer-Friendly**

With **competitive pricing** and a **community-first model**, FPUAnet offers lower rates than private ISPs—helping keep your project costs in check, with no hidden fees or profit-driven markups.

On top of that, **our dedicated local support team is available 24/7**, giving you and your buyers reliable access to real people who know the area and the network inside and out.

I'd love to discuss how we can help meet your project's specific connectivity needs. Please feel free to reach me directly at [peters@fpu.com](mailto:peters@fpu.com) or **772-468-1697**.

Looking forward to partnering with you.

Best regards,  
Eric Peters  
On behalf of FPUAnet



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.

772.466.1600

[www.fpu.com](http://www.fpu.com)





**FORT PIERCE UTILITIES AUTHORITY  
“Community Proud”**

**Developer’s Responsibilities for Utility Connection**

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit [www.FPUA.com](http://www.FPUA.com) and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

<https://fpua.com/doing-business-with-fpua/>

<https://fpua.com/water-and-wastewater-engineering-downloads/>

2. It is recommended at this time to contact and schedule a pre-design conference with a FPUA Project Manager.
3. Submit 3 initial sets of detailed utility drawings to 1701 S. 37<sup>th</sup> Street, Fort Pierce, FL 34947, along with the plan review and commercial applications.

Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

4. An Engineering Review Fee Invoice will be calculated based on your project submission. You may calculate this fee yourself, if you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This invoice must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

\$500 Flat charge per development

plus \$20 per water equivalent residential connection (WERC) at 300 gallons per day

plus \$20 per sewer equivalent residential connection (SERC) at 240 gallons per day

Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.
6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three-party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please complete the attached annexation form and return to your FPUA project manager.  
Our office will provide this information to the attorney, who will prepare an annexation agreement and their office will call/email the property owner to have the agreement signed and will thereafter record the agreement. The service fees, which are subject to change and are payable to Fort Pierce Utilities Authority at the time the agreement is signed, range from \$75 - \$400.

**Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.**

10. Submit a minimum of 3 shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:
  - a. Bill of Sale/Cost and Quantities (utilize form on website)
  - b. FDEP Water/Wastewater Certification
  - c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
  - d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
  - e. Gravity Sewer Inspection DVD
  - f. Lift Station Start Up
  - g. Lift Station O & M Manuals (FPUA Owned Only)
  - h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an easement agreement. Please complete the attached easement form and return to your FPUA Project Manager.

Our office will prepare an invoice, payable to Fort Pierce Utilities Authority, for the service fees associated with the preparation and recording of the easement agreement. The invoice will be provided to the property owner and, once paid, our attorney will prepare an easement agreement. Our office will obtain signatures from the property owner and thereafter will record the easement agreement.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:
  - a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
  - b. Final Inspection/Walk-Through

- c. Punch List Complete
- d. Contractor's Affidavit and Release of Lien (utilize form on website)
- e. Executed Easement
- f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
- g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

## DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- ④ Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- ④ Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- ④ PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- ④ DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- ④ Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- ④ KA sets up account and creates service order which charges \$40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- ④ Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- ④ Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- ④ WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- ④ If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of \$200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- ④ After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- ④ WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- ④ EC will send Cost and Quantities to Finance to record the asset



**WATER AND WASTEWATER ENGINEERING**

**REQUEST FOR PREPARATION OF EASEMENT**

**1. PROPERTY OWNER BUSINESS, NAME AND ADDRESS**

---

---

---

**2. REGISTERED SUNBIZ AGENT CONTACT, TITLE, ADDRESS, EMAIL AND PHONE NUMBER**

---

---

---

**3. SITE ADDRESS AND PARCEL ID**

---

---

**4. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION**

---

**ATTACHED**

---

**5. FPUA PROJECT MANAGER CONTACT INFORMATION**

---

---

**6. EASEMENT TO BE PREPARED AT THE COST OF: CUSTOMER**

**7. PROJECT SCHEDULED COMMENCEMENT DATE \_\_\_\_\_**

**ATTACH SKETCH OF EASEMENT**



**WATER AND WASTEWATER ENGINEERING**

**REQUEST FOR PREPARATION OF ANNEXATION**

**1. PROPERTY OWNER BUSINESS, NAME AND ADDRESS**

---

---

---

**2. REGISTERED SUNBIZ AGENT CONTACT, TITLE, ADDRESS, EMAIL AND PHONE NUMBER**

---

---

---

**3. SITE ADDRESS AND PARCEL ID**

---

---

**4. FPUA PROJECT MANAGER CONTACT INFORMATION**

---

---

**5. ANNEXATION TO BE PREPARED AT THE COST OF: CUSTOMER**

## SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.
2. Forward completed Request form to FPUA Project Manager.
3. FPUA Attorney will order title search.
4. Upon receipt of title search, FPUA will email identity of owner and any mortgagees to FPUA Contact Person.
5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.
6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney and an easement will be prepared.
7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.
8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering Coordinator.
9. Engineering Coordinator gives the easement to the technician assigned to put on GIS.



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Red Hawk Rebar II - 4201 Bandy Boulevard PZSITE2025-00015**

**REVIEW DATE: 5/12/2025**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Lt Jesse Almand**

---

**Site Plan Approved with conditions: \_\_\_\_\_**

**Site Plan Requires Re-submittal:  X**

---

**The Following Conditions/Revisions Are Necessary:**

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.**
- 2. Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the business name, address, primary contact name, phone number and email address for the responsible party.**
- 3. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.**
- 4. Please provide an electronic revised copy of the site plan if applicable (pdf format).**
- 5. Please provide written acknowledgement of the conditions/revisions provided.**
- 6. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

*"Our Family Serving Yours"*

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

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

[www.slcfcd.com](http://www.slcfcd.com)



7. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)
8. Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)
9. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)
10. The Fire District reserves the right for future comments at the site plan & building construction phase.
11. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.*)
12. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)
13. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
14. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)

*"Our Family Serving Yours"*

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

[www.slcfd.com](http://www.slcfd.com)



15. **Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**
16. **Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)**
17. **The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)**
18. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**
19. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.**
20. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**
21. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
22. **Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).**

*"Our Family Serving Yours"*

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

[www.slcfd.com](http://www.slcfd.com)



- 23. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.**
- 24. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**
- 25. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

*"Our Family Serving Yours"*

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

[www.slcfd.com](http://www.slcfd.com)

May 14, 2025

**PROJECT:** Redhawk Rebar II  
**REF:** PZSITE2025-00015  
**TO:** Kerry Driver  
**FROM:** Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. All parcels on Bandy Boulevard are within the City's jurisdiction. The City should consider taking ownership and maintenance of Bandy Blvd.
2. The County's driveway codes require a minimum spacing of 150 feet between driveways on the same property. The driveway connections shown do not meet minimum spacing requirements.
3. A permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please submit a site development permit on the County's permitting portal.
4. A 5 foot sidewalk is required along Bandy Blvd.
5. For discussion regarding these comments and response, please contact me at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).



**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Major Site Plan – PZSITE2025-00015**  
**4201 Bandy Blvd.**

**TRC MEETING DATE:** May 15, 2025  
**Resubmittal Date:** August 18, 2025

---

**Resubmittal for (Major Site Plan) 4201 Bandy Blvd.**

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Major Site for a property address, Bandy Blvd.

Please send all comments to [kdriver@cityoffortpierces.com](mailto:kdriver@cityoffortpierces.com), [planning@cityoffortpierces.com](mailto:planning@cityoffortpierces.com) and/or through interoffice mail to the Planning Department

Thank you,

Kerry



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

Dennis Murphy  
Culpepper & Terpening  
2980 S. 25<sup>th</sup> Street  
Fort Pierce, FL 34981

**Subject: Major Site Plan (PZSITE2025-00015)**

**Red Hawk Rebar II – 4201 Bandy Blvd.**

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

**Resubmittal comments: August 28, 2025**

**City of Fort Pierce Planning Department**

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

1. An updated project narrative with correct proposed building square footage is required.
2. Stop bar and stop sign not shown on site plan

**Advisory Comments**

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



**TO : Kerry Driver, Senior Planner**

**FROM : Venetia Barnes, Stormwater Engineer** *VB*

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

**RE : Red Hawk Rebar – 4201 Bandy Boulevard  
TRC No. PZSITE2025-00015**

**DATE : September 5, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on August 18, 2025:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> P/D Drawings  |
| <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 type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Major Amendment  | <input type="checkbox"/> C/O |

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

- See attached for engineering comments

**ENGINEERING COMMENTS:**

1. Relocate the stop bar to be within the property line. A stop sign shall be added.
2. Provide an original signed and sealed Boundary and Topography Survey in accordance with the City of Fort Pierce Code of Ordinance Section 119-2(a)(7).
3. Update the site plan to note the existing gravel driveway apron and drive to be removed.

**ADVISORY COMMENTS:**

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR approval.
2. Bandy Boulevard is a Saint Lucie County owned and maintained roadway. Driveway and drainage connection permits shall be required from SLC.
3. A South Florida Water Management District (SFWMD) ERP shall be required.
4. Material Storage Area shall be the same of the previously approved Red Hawk I Material Storage Area.

MZ/VB/vb



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Red Hawk Rebar II - 4201 Bandy Boulevard PZSITE2025-00015**

**REVIEW DATE: 5/12/2025**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Lt Jesse Almand**

---

Site Plan Approved with conditions:     X    

Site Plan Requires Re-submittal:           

---

**The Following Conditions/Revisions Are Necessary:**

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>. Received 12/15/2024~~
- ~~2. Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the business name, address, primary contact name, phone number and email address for the responsible party. Received 12/15/2024~~
- ~~3. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check. Received 5/15/2025~~
- ~~4. Please provide an electronic revised copy of the site plan if applicable (pdf format).~~
- ~~5. Please provide written acknowledgement of the conditions/revisions provided. Received 1/3/2025~~



6. ~~A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~
7. ~~Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1-16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)~~
8. ~~Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)~~
9. ~~Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)~~
10. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~
11. ~~Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)~~
12. ~~Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1-18.2.3.2.2.1)~~
13. ~~Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)~~

*"Our Family Serving Yours"*

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

[www.slcfd.com](http://www.slcfd.com)



14. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~
15. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~
16. ~~Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1-18.2.3.5.3.3)~~
17. ~~The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. (NFPA 1-18.2.3.5.6.2)~~
18. ~~Fire hydrants (shall be) are provided for buildings other than detached one and two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.~~
19. ~~An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.~~
20. ~~Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.~~
21. ~~The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.~~
22. ~~Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible~~

*"Our Family Serving Yours"*

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

[www.slcfd.com](http://www.slcfd.com)



~~structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 116.4.3.1.3).~~

- ~~23. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.~~
- ~~24. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).~~
- ~~25. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.~~

*"Our Family Serving Yours"*

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

[www.slcfd.com](http://www.slcfd.com)



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

---

**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Major Site Plan – PZSITE2025-00015**  
**4201 Bandy Blvd.**

**TRC MEETING DATE:** May 15, 2025  
**Resubmittal Date:** August 18, 2025, **September 24, 2025**

---

**Resubmittal for (Major Site Plan) 4201 Bandy Blvd.**

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Major Site for a property address, Bandy Blvd.

Please send all comments to [kdriver@cityoffortpierces.com](mailto:kdriver@cityoffortpierces.com), [planning@cityoffortpierces.com](mailto:planning@cityoffortpierces.com) and/or through interoffice mail to the Planning Department

Thank you,

Kerry



**To : Kerry Driver, Senior Planner**

**FROM : Venetia Barnes, Stormwater Engineer** 

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

**RE : Red Hawk Rebar – 4201 Bandy Boulevard  
TRC No. PZSITE2025-00015**

**DATE : October 21, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on September 24, 2025:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> P/D Drawings  |
| <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"/> Site Plan | <input type="checkbox"/> Major Amendment  | <input type="checkbox"/> C/O |

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

- See attached for engineering advisory comments

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR approval.
2. Bandy Boulevard is a Saint Lucie County owned and maintained roadway. Driveway and drainage connection permits shall be required from SLC.
3. A South Florida Water Management District (SFWMD) ERP shall be required.
4. Material Storage Area shall be the same of the previously approved Red Hawk I Material Storage Area.

MZ/VB/vb

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

---

### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **NOVEMBER 10, 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**

Ms. Carter entered the meeting at 2:09 PM.

Present: Christopher Widing; Clayton Johnson; Justine Carter; Ryan Collins; Nichelle Clemons, Vice-Chair

Absent: Anton Kreisl; Alexander Edwards

Staff Present: Kev Freeman, Planning Director  
Chris Suneson, Assistant Planning Director  
Kerry Driver, Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

Motion was made by Ryan Collins, and seconded by Christopher Widing to approve the absences of Mr. Kreisl and Mr. Edwards.

AYE: Clayton Johnson, Justine Carter, Ryan Collins, Christopher Widing, Vice-Chair  
Nichelle Clemons

Passed

5. **APPROVAL OF MINUTES**

- a. Minutes from the October 13, 2025 meeting

Motion was made by Christopher Widing, and seconded by Clayton Johnson to approve the minutes from the October 13, 2025, meeting.

AYE: Justine Carter, Ryan Collins, Christopher Widing, Clayton Johnson, Vice-Chair  
Nichelle Clemons

Passed

## 6. NEW BUSINESS

- a. **PD2024-00007**  
Master Planned Development (2nd Updated Proposal)  
Pulte-Cornerstone  
2721 S. Jenkins Road

Mr. Suneson stated the Zoning Atlas Map Amendment is for two (2) parcels of land to change the Zoning classification from General Commercial Zone (C-3) to Pulte-Cornerstone Planned Development (PD) with an associated Master Development Plan. He said the application proposes a two-hundred-and-fifty-unit fee simple single-family residential master planned development community with a range of home sizes, a range of designs, and amenities such as a linear park connecting the recreational area to a pocket park providing additional buffer for the new neighborhood from I-95.

Mr. Suneson reviewed the history of the application. On November 3, 2008, the City Commission approved a site plan to construct a 383,605 square foot commercial development consisting of eight (8) buildings by the name of Newberry Fields. On December 9, 2024, the Planning Board reviewed and recommended approval of the concurrent application for a Future Land Use Amendment of the subject property. The applicant requested to change the Future Land Use from GC, General Commercial to RM, Medium Density Residential. On August 11, 2025, the Planning Board recommended approval of the proposed Master Planned Development with fourteen (14) conditions. On October 13, 2025, an updated proposal for the Pulte-Cornerstone Master Planned Development was presented to the Planning Board due to the applicant's concerns with several conditions that were recommended, and the submittal of a new phasing plan. During the meeting, the applicant presented a completely different phasing plan that was not included in the October 13th, 2025, Planning Board agenda. The St. Lucie County Schools representative stated that the School Board would prefer the bus stop location to be at the amenity center. Both the Staff and the Planning Board agreed that project conditions and approvals should be negotiated and agreed upon by the Technical Review Committee and the applicants before being presented to the Planning Board for a recommendation. Therefore, a motion was made to table the subject agenda item until the November 10th, 2025, Planning Board meeting. The applicant has since provided a new phasing plan (which includes the cross-access and bus stop at the amenity center in phase 1), updated developer's agreement, HUD Attenuation Guidelines, and FDOT Noise Attenuation Guidelines.

Mr. Suneson stated the PD benefits and provided a summary of the traffic analysis, which showed a decrease in weekday afternoon traffic. He said a large part of the development involves landscaping, and he showed typical sections with street trees.

Mr. Suneson concluded the presentation by reading the 14 conditions of approval. He noted as a point of reference to condition #13 that the HUD standard interior noise level is 45 decibels, which is much like having a conversation.

As a side note, Mr. Suneson said the two parties are nearing completion of the access easement agreement (Condition # 14), but staff has not seen a recorded copy, so it will continue to be a condition of approval.

Mr. Widing asked if the St. Lucie County School Board was okay with the bus stop located by the amenity center. Mr. Suneson read a letter from Nicole Fogarty, St. Lucie County Director of Growth Management, Land Acquisitions & Intergovernmental Relations, approving the bus stop location by the amenity center.

Mr. Collins asked staff if it is typical to get so many detailed conditions of approval. Mr. Freeman said it depends on the complexity of the project. Mr. Suneson noted the noise concerns due to the residential development being so close to I-95. Mr. Freeman said the noise level ensures future residents are not substantially affected, and it will also reduce resident noise complaints to the city.

Chair Clemons asked if this was the first development being built in Fort Pierce off of I-95.

Leslie Olson, applicant representative from the District Planning Group, gave a brief presentation. She stated the conditions of approval have been agreed upon by staff and the applicant. She noted secondary access to the property is required. Ms. Olson said the project is beautifully landscaped and will have an identifiable feature welcoming travelers to Fort Pierce. She noted that Phase I will have a north and south access and there will be a reduction of 42,000 trips per day on Jenkins Road. She highlighted both intersections of the development will have north and southbound turning lanes.

Lee Dobbins, attorney from Dean Mead Law Firm, stated that Pulte/Cornerstone is very close to negotiations for the access agreement with the property owner to the north. He said they are waiting for final approval from Pulte. He explained there are some complexities that need to be worked out, but they expect it to be signed in the next few days. Mr. Dobbins stated they can work with the noise study condition, and they will provide abatement if needed. He noted that Pulte's intent all along was to include double-glazed windows and to make residents happy. Mr. Widing asked if they were comfortable meeting the lower decibel number.

Board discussion ensued. Mr. Collins said he would rather the zoning stay commercial for that area, and he asked if the development enhances the community. Ms. Carter said she sees concerns about noise and it being built so close to I-95, but she likes that they have negotiated the decibel level. She asked about the city's identity and if it is firm. Ms. Carter also noted that many of the new developments no longer have dog parks. Mr. Widing said it has been a process for the city and the developers, and it is a positive move in the right direction. He said there have been uniqueness hurdles and the development will only happen if the conditions of approval are met. Ms. Clemons said the development is great, and the property has been vacant for a number of years. She noted there is also a housing shortage for the new warehouse development jobs.

Motion was made by Christopher Widing, and seconded by Justine Carter to forward a recommendation of approval of the Master Planned Development to the City Commission with the following 14 conditions:

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31, 02.14.2025.
2. The minimum Open Space shall be 20% of the Final PD site area.
3. The maximum density shall be 5 dwelling units per acre of the Final PD site area.
4. The Final PD plan shall conform to the requirements of the City Code of Ordinances

- unless alternate standards are approved through the Planned Development Agreement.
5. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.
  6. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
  7. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
  8. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
  9. Prior to approval of the Final PD site plan, the applicant shall submit a proposed declaration of covenants governing the use, maintenance, and continued protection of the common open space or other shared areas within the planned development. The declaration shall bind successors in title to any commitments concerning completion of the project, its maintenance, and operation.
  10. Phasing of this project will require the following at the time of Final PD:
    - The approximate date when construction of the project can be expected to begin.
    - The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
    - A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
  11. The Final PD site plan shall contain the following information, at minimum:
    - a. A Landscape plan per section 123-4 of the City Ordinance.
    - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    - c. The heights of proposed buildings and structures.
    - d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
    - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    - f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    - g. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
  12. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.
  13. Prior to plat approval, the developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.

14. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located at 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner's right of access through the project site.

AYE: Justine Carter, Ryan Collins, Christopher Widing, Clayton Johnson, Vice-Chair  
Nichelle Clemons

Passed

b. **PZSITE2025-00015**

Major Site Plan  
Red Hawk Rebar II  
4201 Bandy Boulevard

Ms. Driver gave an overview of the application and answered questions from the Board. She stated that Red Hawk Rebar II is seeking approval to develop an industrial building used to manufacture metal rebars for construction activities. The property is in the I-1, Light Industrial zoning district and has a future land use designation of HI, Heavy Industrial. Ms. Driver said the two-level building is 24,534 square feet, 35 feet high and has 41 parking spaces. She showed the building elevations and noted the landscape plan shows 65 trees and 754 shrubs. Ms Driver said there are currently no sidewalks in front of where the development is proposed.

Tom DeGrace, Engineer of Record, from Culpepper and Terpening, introduced himself and answered questions from the Board regarding the number of vehicles currently on the property. 4201 Bandy Boulevard. Mr. DeGrace said he has no objections to the sidewalk requirement.

Mr. Collins said this development is an improvement to the property and will increase the property value.

Motion was made by Ryan Collins, and seconded by Clayton Johnson to forward a recommendation of approval of the site plan to the City Commission with the following conditions:

1. A South Florida Water Management District (SFWMD) ERP shall be required prior to registering of permits.
2. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file.
3. A site development permit on the County's permitting portal shall be submitted and completed prior to filing permits with the City.
4. A 5-foot sidewalk is required along Bandy Boulevard.

AYE: Justine Carter, Ryan Collins, Christopher Widing, Clayton Johnson, Vice-Chair  
Nichelle Clemons

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## 8. DIRECTOR'S REPORT

Mr. Freeman stated at the November 12, 2025, City Commission day meeting he gave a presentation on the annexation strategy to help set out a better framework for the questions asked. He said the city does not really have an annexation strategy in place. He noted there are a lot of enclaves and properties out west that have FPUA agreements, but they are not in the city. He asked the City Commission where they wanted to go from here. Mr. Freeman highlighted that the annexation strategy has an implication on the level of service, property tax values and the tax base. He said there are five main areas to focus on.

1. Prioritizing increasing the city tax base and jobs, which will be influenced by the state statute on residential ad valorem/property tax.
2. Concentrated effort on commercial light industrial and retail north and west of the city near the Jenkins Road jobs corridor and the area around Indrio Road, which has a lot of FPUA annexation agreements. He said he will need to do an analysis to see if the properties are contiguous with the city.
3. Extending services to the FPUA service area. Mr. Freeman said he will have to coordinate with FPUA's property expansion area and prioritize those areas coming into the city.
4. Create a fiscal analysis on each annexation which will show the return on annexation and cost to the city.

Mr. Freeman said the Planning Board will see the pros and cons of each annexation. He said once the strategy is more developed, he will present it to the Planning Board and then the City Commission.

Mr. Freeman said the Planning department is processing a number of applications and the department has seen a slight drop-off in applications in the past month but is still receiving lots of inquiries for development. He noted building permits have had a large drop-off in the last month.

Mr. Johnson asked if city impact fees would be increased with the Ashley Capital project. Mr. Freeman explained that since the approval process is in the county, the city will only receive property tax revenue when the project has been annexed into the city. He noted that most roads in the area are in St. Lucie County.

Ms. Carter asked if there is adequate housing for jobs with all the development on Jenkins Road and Kings Highway. Mr. Freeman said the balance of residential to commercial compared to other cities in Florida. He said the range is from 70% to 75% residential and 20% to 25% commercial. He said the need for residential development is still there.

Mr. Freeman said an analysis needs to be done to find out what the city needs and how to protect the tax base, and maintain the budget and services. He said a good place to start with the annexation strategy would be to discover where the utility agreements are with job-heavy uses and get those properties annexed as soon as possible.

## 9. BOARD COMMENTS

Ms. Carter thanked Mr. Collins for the discussions during the meeting. Mr. Collins said he looks forward to more discussions with the Board.

## 10. ADJOURNMENT

