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CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **DECEMBER 9, 2024**, 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**

Prior to roll call, Chairman Kreisl introduced the new Planning Board member, Colby Johnson. Mr. Johnson gave a brief introduction.

Present: Gloria Baxevanis; Clayton Colby Johnson; Alexander Edwards; Justine Carter; Anton Kreisl, Chairman

Absent: Nichelle Clemons

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

4. **CONSIDERATION OF ABSENCES**

Ms. Clemons was excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the September 9, 2024, meeting

Motion was made by Justine Carter, and seconded by Gloria Baxevanis to approve the minutes from the September 9, 2024 meeting.

AYE: Alexander Edwards, Justine Carter, Gloria Baxevanis, Clayton Colby Johnson,
Chairman Anton Kreisl

Passed

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

a. **Future Land Use Map Amendment - Pulte Homes - 2721 South Jenkins Road**

Mr. Gilmore gave an overview of the application. He stated the applicant is proposing to amend the Future Land Use Map from GC, General Commercial to RM, Medium Density Residential, to permit the development of single-family housing within proximity to goods, services and the State's intermodal transportation network. Mr. Gilmore said the applicant intends to rezone the property in the future to PD, Planned Development with an associated site plan. Mr. Gillmore highlighted that the change in the Future Land Use is a decrease of 1.49 units and commercial space is completely eliminated. Mr. Freeman explained to the Board that there had been discussions between the owners of the property to the north and the applicant negotiating the cross access agreement and buffers. Ms. Carter asked about the number of residences in the area and the traffic impact on the neighborhood. Mr. Freeman noted that the overall impact on traffic demands is handled by St. Lucie County and FDOT for all developments in the area and will be looked at during the site plan review.

Leslie Olson, Applicant Representative from District Planning Group, said across the street is a Planned Unit Development and to the south is an apartment complex. She noted the access to I-95 and the turnpike allows for many commercial goods and services. Ms. Olson said it is a good opportunity to add an increasing supply of housing which will be close to the Kings Highway job corridor. She explained there will be a significant decrease in traffic going from commercial to residential.

Ms. Carter asked how to predict the traffic impact with an apartment project being developed to the south of the parcel. Mr. Freeman said the site plan is needed to know the impact. He explained the Future Land Use maximum number is counting on the potential of what people are entitled to do. He noted the total number will be reduced on the site plan once the roadways and stormwater are added in. Mr. Freeman highlighted that commercial traffic happens all day when residential traffic has peak flows in the morning and afternoon.

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

AYE: Justine Carter, Gloria Baxevanis, Clayton Colby Johnson, Alexander Edwards,
Chairman Anton Kreisl

Passed

b. **Future Land Use Map Amendment - Becker Preserve - 3398 Selvitz Road**

Mr. Gilmore gave an overview of the application. He stated the applicant is proposing to amend the Future Land Use Map from RL, Low Density Residential to CO, Conservation and Open Space in compliance with the Florida Communities Trust (FCT) grant award agreement that states the subject property shall be amended to conservation, outdoor recreation, open space or similar category. Mr. Gilmore said the applicant has a concurrent application to rezone the properties from R-1, Single-Family Low Density Zone to OS-2, Conservation Open Space Zone. He noted the requested rezoning and future land use amendments to conservation open space are to reflect the properties' current use as a

nature preserve. Mr. Gilmore explained the Future Land Use comparison shows a decrease of 80 residential units.

Aimee Griffin, St. Lucie County Environmental Resources Director, stated the 13.44 acre parcel was purchased in 2011 by St. Lucie County's Environmentally Significant Land Fund. She said the land abuts 10-mile creek. Ms. Griffin explained that one of the counties' primary targets was to preserve 10-mile creek along the north fork for water quality purposes, stormwater attenuation, and to reduce growth up to the edge of the river. A Florida Communities Trust grant from the states was written for 50% of the purchase price and one of the obligations for the grant is to rezone. The secondary purpose of the land is public passive recreation. She said there is another grant through the state that is allowing the county to build a bridge over the oxbo to reconnect pedestrians. The ultimate goal is to have greenways and trails connected all the way along 10-mile creek and the north fork.

Motion was made by Justine Carter, and seconded by Gloria Baxevanis to forward a recommendation of approval of the proposed Future Land Use to the City Commission.

AYE: Gloria Baxevanis, Clayton Colby Johnson, Alexander Edwards, Justine Carter,
Chairman Anton Kreisl

Passed

7. NEW BUSINESS

a. Annexation - 3302 Avenue B

Ms. Driver gave an overview of the application and answered questions from the Board on the current use of the property and owners of adjoining property. She said the request is to annex an approximate .30 acres of land at 3302 Avenue B, which has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning classification of Commercial, General (CG). The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning classification of Single-family Moderate Density (R -3). Ms. Driver noted the current value of the property is \$58,266.

No one spoke for or against the annexation.

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

AYE: Clayton Colby Johnson, Alexander Edwards, Justine Carter, Gloria Baxevanis,
Chairman Anton Kreisl

Passed

b. Annexation - Tall Pines Parcel IDs: 1433-210-0003-000-9 and 1433-310-0002-000-9

Mr. Gilmore stated the request is for an annexation of two (2) parcels of land, approximately 41.63 acres, with a City Future Land Use Designation of RL, Residential Low-Density, and a City Zoning of R-1, Single Family Low-Density Zone. He said the subject properties have a St. Lucie County Future Land Use Designation of RM, Residential Medium, and a St. Lucie County Zoning designation of RMH-5, Residential, Mobile Home. Mr. Gilmore noted the current taxable value of the property is \$10,607,900 and the land has an existing 55-plus Mobile Home Community. Mr. Gilmore stated the Future Land Use comparison is a

decrease of 104 residential units.

Rod Jarvis, Applicant, representing Inspire Communities, owner of Tall Pines, stated Inspire Communities purchased Tall Pines in 2021 and began improving it. He said they wanted to make improvements to increase revenue. Mr. Jarvis stated they had talks with St. Lucie County, and the county said he needed to go to the city for what was being proposed. He noted he had several meetings with city staff and the commissioners and the commissioners were very interested in the annexation. Mr. Jarvis stated there are 254 spaces on site.

Peter Macomber, Vice-President of Tall Pines HOA, said there is a discrepancy in the survey and the buffer requirement.

Mr. Freeman said the buffer is a site plan issue and a signed and sealed survey is needed. The boundary line discrepancy is between the property owners and the neighboring property.

Many Tall Pine residents spoke against the annexation. A resident provided a handout to the Board showing a list of Ordinances being ignored per the plan submitted by Inspire Communities for Tall Pines. The residents complained about storage space being taken away, losing greenspace to increased units, higher taxes and garbage collection, change to quality of life, narrow access road, increased density, losing peacefulness, and no benefit of annexation to the City of Fort Pierce.

Nancy Wall, a Tall Pines resident, said an unofficial survey of all the residents was done, and they received 86 "no" responses to the changes being requested.

Mr. Gilmore explained he received an updated survey with the duplex being eliminated.

Mr. Jarvis said the benefit to the city is additional revenue and helping the city to fill in the checkerboard of city properties to become more efficient in administering city services.

Chairman Kreisl noted the great deal of disagreement between the owner and developers, and he stated he feels conflicted with the city inheriting the argument.

Mr. Freeman encouraged the applicant to have a public meeting with the Tall Pines community. Mr. Freeman said a voluntary annexation is based on state statute which looks if the property is contiguous, does it create an enclave, is the Future Land Use comparable to what is requested and does the annexation create a non-conformity. He noted it is hard for staff to suggest denial as most of the things heard from the residents are regarding the site plan.

Board discussion ensued. Ms. Carter had concerns about the density and utilities. Ms. Baxevanis highlighted that at the City of Fort Pierce, October 19, 2024, Technical Review Committee meeting, the Fort Pierce Police department commented that the annexation would require an additional two officers.

Chairman Kreisl re-opened the public hearing.

Mr. Jarvis asked to continue the annexation for two (2) months.

Motion was made by Justine Carter, and seconded by Gloria Baxevanis to defer the annexation to the February 10, 2025, Planning Board Meeting.

AYE: Alexander Edwards, Justine Carter, Gloria Baxevanis, Clayton Colby Johnson,
Chairman Anton Kreisl

Passed

c. **Rezoning - Master Plan Development - Tall Pines**
Parcel ID's: 1433-210-0003-000-9 and 1433-310-0002-000-9

This item was deferred to the February 10, 2025, Planning Board meeting.

Motion was made by Alexander Edwards, and seconded by Justine Carter to defer the rezoning of the Master Planned Development to the February 10, 2025, Planning Board Meeting.

AYE: Justine Carter, Gloria Baxevanis, Clayton Colby Johnson, Alexander Edwards,
Chairman Anton Kreisl

Passed

d. **Rezoning - Becker Preserve - 3398 Selvitz Road**

The applicant is proposing to amend the Zoning Atlas Map from R-1, Single-Family Low Density Zone to OS-2, Conservation Open Space Zone, in compliance with the Florida Communities Trust (FCT) grant award agreement. The requested rezoning and future land use amendments to conservation open space are to reflect the properties' current use as a nature preserve. Per the Florida Communities Trust grant award agreement, the subject property shall be amended to conservation, outdoor recreation, open space or similar category.

Aimee Griffin, St. Lucie County Environmental Resources Director, stated the project is a key piece of property for the Greenways and Trails hub. She said there is currently a home on the property that they want to turn into a nature center. She also said there are six (6) sites for camping. Ms. Griffin stated the county has a partnership with the boy scouts, where they get to camp for free in return for work on the trails and making benches. She said eventually the preserve will be open to the public. She noted the county leaders want to see an event attraction with parking and a pavilion for weddings, graduations, and baby showers. Ms. Griffin explained they would be coming back to the city for approval. She said when the bridge is built the public will be able to walk to the nature center, and in the long term the preserve will connect to the other pieces of the Greenways and Trails.

Motion was made by Gloria Baxevanis, and seconded by Justine Carter to forward a recommendation of approval of the proposed Zoning Atlas Amendment to the City Commission.

AYE: Gloria Baxevanis, Clayton Colby Johnson, Alexander Edwards, Justine Carter,
Chairman Anton Kreisl

Passed

e. **Rezoning - Master Plan Development - Prado Place**
1038 S. 37th Street - Parcel ID: 2417-213-0001-000-7

Mr. Freeman gave an overview of the application. He said the request is for a Zoning Atlas Map Amendment of one (1) parcel of land, approximately 5.28 acres, to change the zoning classification from Residential Single Family (E-3) to a Master Planned Development (PD). Mr. Freeman stated the request to change the zoning to a Master PD is to accommodate a

residential development comprising 60 Residential units at a density of 11.4 units per acre, which includes a 5du/acre density bonus as allowed by the City's Comprehensive Plan. He said the Low Density Future Land Use will not change. Mr. Freeman showed the site plan, and the renderings of the two and four home configurations. He said the Future Land Use will not change, and the density is not increasing. He noted the applicant is using the comprehensive plan policy to get an increase of 5 units per acre for being within a 1/4 mile of a traffic stop. Mr. Freeman said the intent of the Plan Development (PD) is for better landscaping, stormwater and better designs of the homes in the initial PD agreement. He noted the Final PD agreement would be signed by the owner and the city. Mr. Freeman said the new architectural design standards have been met. He also noted nothing can happen on the property until the approval of the Final PD, which will need to demonstrate no drainage issues with the neighboring properties. Mr. Freeman answered questions from the Board on a rezoning change if the development is not built.

Franco Prado, owner, said the bus stop is at Deberry Road and 33rd Street. He said he is excited about the PD, and he is looking to preserve the character of the city.

Ms. Carter inquired about the location of the playground due to flooding and plans for median income housing. Mr. Prado stated he does not want to out price the residents, and he is looking at a median price or lower.

Motion was made by Justine Carter, and seconded by Alexander Edwards to forward a recommendation of approval of the Master PD to the City Commission subject to the following fourteen (14) conditions:

1. A Final PD shall be required prior to any development activities associated with the Master Site Plan by Art of Engineering, project number 2023-057, dated 2024.09.26.
2. The minimum Open Space shall be 35% of the Final PD site area.
3. The minimum Pervious Area shall be 50% of the Final PD site area.
4. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
5. The Final PD site plan submittal shall include a wetland jurisdictional survey.
6. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
7. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
8. 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.
9. 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.
10. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
11. The Final PD site plan shall include 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 material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
12. The Final PD site plan shall contain the following information, at minimum:
 - a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - c. The location, size and height of present and proposed buildings and structures.
 - d. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
 - e. The pedestrian circulation system, including its interrelationships with the vehicular

circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.

f. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

13. Any required sidewalk or roadway improvements to S 37th ST shall be identified through the Final PD site plan process.

14. The property shall be platted prior to any vertical construction activities.

AYE: Clayton Colby Johnson, Alexander Edwards, Justine Carter, Gloria Baxevanis,
Chairman Anton Kreisl

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Mr. Freeman said the port district and overlay district will be coming forward to the January Planning Board meeting. He said the port has been in the works since 2020 and was requested by the City Commission.

Mr. Freeman said the city secured a new Senior Planner, Svetlana Sena.

Mr. Freeman stated he received advisory comments from consultants and city departments regarding confusion to the definitions in the PD process. He said he would be clarifying the definitions of the Master PD.

Mr. Freeman said, underlying the department's strategic movement, he is working on the new landscape code, including tree species, sizes, variety of plants, clustering, understory planting, different shrubs, and tree heights.

Mr. Freeman said combining architectural guidelines, innovative development and landscaping is intended to create a different image that is consistent with the history of Fort Pierce. Being able to encourage the thought of the design of buildings becomes important in how the project impacts people and will provide more visual improvement to the city. At the same time, maintain affordability and economic value of property and provide housing for employers.

Mr. Freeman said a new strategic plan will be coming out in January and a presentation will be given to the Planning Board in January 2025 of all the Planning code changes that have taken place in the past year.

Mr. Freeman said there will be a presentation to the City Commission from the consultant regarding the proposed Law Enforcement Impact fee. The consequence is the cost of building a home will be going up.

Mr. Freeman thanked the Planning board for all they do, and he said it is quite exciting sitting in front of a board that talks, discusses and asks the right questions.

10. BOARD COMMENTS

Ms. Carter asked for a bigger viewpoint on what is going on in the city to help make better decisions.

Chairman Kreisl asked for a map showing a satellite view of what is going on in an area to help Board members that might not be aware.

11. ADJOURNMENT

Inspire Tall Pines - Fort Pierce

Inspire Communities Annexation into City of Fort Pierce (Tall Pines)
List of **Fort Pierce Ordinances being ignored** per the
"PLAN submitted by/for Inspire Communities, Tall Pines 55+ MHP"

1. All Ft Pierce Streets shall be 30' wide. (Current 20' max) **Sec. 125-246 "2" (b)**
2. Walkways, not less than 4' in width SHALL be provided from each MH space to service buildings AND along one side of EACH street. **Sec. 125-246 "2" (c)**
Currently NO WALKWAYS.
3. Garbage and trash collection is individual, if site has individual electric and water meters. (We do) **Sec. 125-246 "6" (b)**
4. Refuse has to be stored in FLYTIGHT, WATERTIGHT, RODENTPROOF containers which shall NOT be more than 200' from ANY mobile home space.
Sec. 125-246 "6" (c)
5. **A centralized storage area for boats, campers, camping trailers, SHALL be provided in each mobile home park.** Minimum 160 SQF per EACH mobile home and shall be enclosed by a site obscuring fence.
Sec. 125-246 "11" (a) 262 Mobile homes @ 160SQF each.
Must allocate = >41,920 SQF for storage per City of Fort Pierce Ordinances NOT INCLUDING RV's.
City Commision may require an additional >5,280SQF for RV's.
6. General use recreation area WILL be provided which are suitable for recreational uses and which are adequately equipped and restricted to recreational uses. **A minimum of 200sqf of recreational area for each mobile home space SHALL be provided in one or more locations within the park.** The **minimum size of EACH REQUIRED recreation area SHALL be 5,000 sqf.** Protected from streets, drives, and parking areas by curbs, guardrails , planting or other suitable devices.
Sec. 125-246 "11" (b) Must allocate 52,400 SQF per city of Ft Pierce Ordinances.
7. **Suitable sight obscuring fences, walls, evergreen hedges and/or berms shall surround the mobile home park in order to visually separate the park from adjoining property, EXCEPT at an entrance and exit.** WEST ERIE has only a chain link fence. **Sec. 125-246 "11" (d)**
8. No access drive will be less than 30' wide if for two way traffic or if parking is permitted on one or both margins of the drive. **Other access drives SHALL NOT BE LESS THAN 20ft wide.** **Sec. 125-247 "2" (c)**
9. There shall be One Shower or bathtub for each sex for each 5 recreational vehicle parks or fraction thereof. 7 lavatories (toilets) and 7 showers for women. Men are required to get 7 showers and 3 lavatories, plus 3 urinals. **EACH must be no farther than 200' feet from RV space for each sex.** **Sec. 125-247 "3" (a)**

Inspire Tall Pines - Fort Pierce

I would like to first state that Inspire Communities and its parent company Apollo Global Management are not friends to any of their residents or companies/cities they work with. Inspire has a track record with 12 years in business to have a F rating in the BBB. Their parent company however has been in business for 34 years, but they also have a F rating in BBB. BBB has 13 tiers in ratings, the lowest being an F. Which basically means they don't respond to complaints by residents or partners, they haven't for 12 years and for Apollo 34 years. These are companies that DO NOT CARE about customer service and partners. They are just out to get as much money as they can, and they will purposely not change contracts with residents to get them to sign on.

One of my examples is my contract/lease with them signed on 4/01/2024. Paragraph 16 states: " This Mobile Home Park is zoned R-5MH. The zoning authority is St. Lucie County - Definite future plans for changing the use of the land comprising the Mobile Home Park or a portion thereof are not presently contemplated." I LEARNED FROM THEIR ZONING LAWYER " RODNEY Q. JARVIS" that they have been trying to change the zoning for over 2 years and even had meetings about it. - Not presently contemplating - is a lie. If I knew about them trying to put an RV section and allowing those residents to use our amenities , I'm not sure I would have invested over \$80K purchasing and renovating my mobile home.

Did you know Inspire purchased an RV park from Shusters, but the PSD (Pinewood Sanitary District) is being sued by Inspire Communities to not pay \$659K that was an agreement from Shuster for sewer replacement? Yes they are suing PSD and not Shuster, that's how they also treat governments, they don't want to pay their bills.

WGI did a document which PROUDLY states: "Additionally , as the original Tall Pines development was constructed in the 1970s per St. Lucie County Appraiser, the zoning designation allows the development to WAIVE standards NOT in compliance with current standards..." 1970's regulations NOT IN COMPLIANCE with current standards. Does this mean we will never be in compliance with current ordinances?

Inspire management has not said anything on how this would benefit current residents, cause it won't.

- a. Our development already has FPUA utilities
- b. We will have to pay MORE for sanitation, even though the lawyer states it is not door to door. CURRENT DUMPSTERS REMOVED and NEW NOT ON PLAN. Requires 200' from residents.
- c. We will have to pay higher property taxes because we would be city annexed.
- d. Our immenties are reduced.. Storage going away... BUT FT PIERCE ordinance says they should have one and it should have a sight obscuring fence and have 160 SQF per mobile home.
(Sec. 125-246 Mobil Home Parks, (11) Additional standards. a.)
(Sec. 125-246 (11) d. Suitable sight obscuring fence , wall, hedges, evergreen, berms, to surround park to visually separate the park from adjoining property. NOT THE CASE ON WEST ERIE (Chain link fence)
- e. Our rent is NOT going down but we have to share the existing amenities with RV residents?
 1. Share Club House
 2. Share Laundry Room
 3. Share pool
 4. Share outside grill area
 5. Share pool tables
 6. Share Bocce courts
 7. Share Pickle Ball Court
 8. Share Shuffleboard

Why would any resident approve this? It will only cost us more for less.

Sec. 125-247 Recreational vehicle parks. (City of Ft Pierce Ordinances)

Besides not having a good plan or schematic with dimensions. (And required buffers)

- A. (2) Transportation Standards (c. No access drive will be less than 30 ft wide if for two way traffic or parking is permitted on one or both margins or the drive. Other Access drives shall not be less than 20' wide.

Letter to development: ENGINEERING CONDITIONS OF APPROVAL: Provide a MINIMUM 10' landscape buffer as measured from the southern property line to the proposed 16' project access roadway.

**** From southern property line to fixed large building is 21' ****

(So even with 4ft less than ordinance requires for access road, the 10' landscape buffer for engineering approval can't happen)

Also many documents state changing our current zoning to LOW DENSITY (RL / R-1) for city of Ft Pierce. We are currently RMH-5.. How can we be designated LOW when we already have too many homes for R-5MH? Ft Pierce R-1 is less than 4 per acre average, minus the 4 acres for RV park and the requested 262 dwellings means 6.89MH per acre!!
RV park will be $33/4 = 8.25$ per acre.