

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **APRIL 14, 2025**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Kreisl thanked Ms. Fogarty for attending the meeting. Mr. Johnson entered the meeting at 1:03 PM.

Present: Christopher Widing; Nichelle Clemons; Clayton Johnson; Justine Carter; Ryan Collins; Alexander Edwards; Anton Kreisl, Chairman

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

Attendees: Nicole Fogarty, St. Lucie County School Board Ex Officio Member

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the March 10, 2025 meeting

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to approve the minutes from the March 10, 2025 meeting.

AYE: Justine Carter, Ryan Collins, Alexander Edwards, Christopher Widing, Nichelle Clemons, Chairman Anton Kreisl

Passed

## 6. NEW BUSINESS

Before the new business Chair, Kreisl asked the new Planning Board member, Ryan Collins, to introduce himself to the Board members.

### a. **Conditional Use with New Construction - Crossroads RV Park Parcel ID: 2324-312-0005-000-4**

Ms. Driver provided an overview of the application. She stated the applicant is seeking approval for an 84-lot RV park with a community amenity center, pool and pickle ball court. The approximate 10.90-acre property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial. Ms. Driver said 90 trees would be planted and the RV lots are 35 to 45 feet in length.

Chair Kreisl clarified if the use was transient, not permanent, and he asked if there would be any sidewalk improvements along Crossroads Parkway.

Leo Giangrande, applicant, stated that Crossroads RV Park is a traditional RV park with site amenities. He explained the amenities are permitted separately instead of concurrently to prevent redesign.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission for the Conditional Use with New construction application with the following six (6) conditions:

1. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity.
2. Prior to issuance of a final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
  - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
    - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die, shall be replaced by the same or greater number of living trees according to the standards established in this article.
    - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
3. A South Florida Water Management District (SFWMD) ERP shall be required prior to the DPCR approval.
4. An approved Saint Lucie County Development Permit shall be required prior to DPCR approval.
5. The Environmental Assessment Report denotes unresolved environmental conditions that may require further testing and action. An updated environmental review shall be required at the time of DPCR.

6. An address request form shall be submitted to the Planning Department prior to applying for a building permit.

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

Passed

b. **Site Plan and Innovative Residential Development - Margareta Villas Apartments  
4101 Oleander Avenue**

Ms. Driver gave an overview of the application. She stated the proposed four-story, multifamily 30-unit apartment complex has a gazebo with picnic tables, gravel walkways, park benches, and passive recreational area spaces. The site is approximately 2.58 acres and the future land use of the parcel is Medium Density Residential, RM and the zoning is Medium Density Residential, R-4. Ms. Driver showed the elevations and stated the applicant is receiving a bonus density of five (5) additional units.

Mr. Freeman highlighted that the site is retaining existing trees on site, which he said is very unusual.

Mr. Widing asked about the bus stop location. Mr. Edwards asked what is going to be innovative in the development. Ms. Clemons asked if the innovative items would be maintained, like the landscaping.

Rebecca Grohall, Applicant Representative from MBV Engineering, stated the site is built significantly on a code minimum landscaping and architectural design process. Ms. Grohall noted the large oaks that are being preserved on the property. She said bio-swales have been added to enhance the landscaping and design. Ms. Grohall said they are requesting five (5) additional bonus units for a total of 11.8 units, which is below the 12 units that are allowed by the Future Land Use designation. She said trees, shrubs and green spaces will act as buffers and create privacy. Ms. Grohall said the architectural style combines Florida vernacular with the Anglo-Caribbean style. She stated the balconies will face east and west and will not face the adjacent residential area. Ms. Grohall concluded by saying she has been in contact with Ms. Fogarty from the St. Lucie County School Board to help make certain kids have a safe and functional place to catch the school bus.

Ms. Carter asked if elevators would be included, and if pets are allowed and if there would be a dog park.

Ms. Fogarty explained the school bus stop is located at Oleander Oaks, which is the property to the north. A sidewalk has been requested in front of the property to help with joining the bus stop. Ms. Fogarty noted that if there is many students living in the apartments, there would be two bus stops. She stated the sidewalk and crosswalk are shown on the site plan.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the site plan with the following seven (7) conditions:

1. Prior to the issuance of a final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
  - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

- i. Vegetation required by this article shall be replaced with the equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die, shall be replaced by the same or greater number of living trees according to the standards established in this article.
  - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
2. An updated Environmental Assessment shall be required.
  3. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land-clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
  4. Prior to development, SFWMD should be contacted if an Environmental Resource Permit is required.
  5. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity.
  6. A 6-foot sidewalk is required along Oleander Avenue.
  7. A Site Development Permit is required prior to performing site improvement activities.

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

Passed

c. **Site Plan – The District.- 2591 McNeil Road**  
**Parcel ID(s): 2419-241-0001-010-7 and 2419-244-0035-000-6**

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the site plan proposes the development of 18,000 square feet of office/flex space, on 3.37 acres. Mr. Freeman said there is a shortage in this type of development being proposed, and the Planning staff are encouraging this type of development in the city. The site is located west of McNeill Road, approximately 500 feet from its intersection with Okeechobee Road to the north. He said the existing zoning is C-3, General Commercial and the Future Land Use is General Commercial. Mr. Freeman said the two parcels have an existing stormwater and drainage easement. He said it is a simple site plan with limited concerns. Mr. Freeman said The District project has been designed with modern, clean architectural elements, which incorporate vertical design articulation and relief. The east facade of the buildings is predominantly storefront to complement the retail feel of the area. He noted creative painted murals will be added on the side walls and all HVAC equipment will be located on the roof and screened by parapet walls on all four sides.

Connor Kennedy, Applicant from Haley Ward, said the sale of the property was predicated on the condition that the owner could not have cross access to both the parcel and the bank. He said the city and county had no issues with that and St. Lucie County reviewed the traffic analysis and had no issues.

Motion was made by Justine Carter, and seconded by Alexander Edwards to forward the site plan application to the City Commission with a recommendation of approval subject to the following seven (7) conditions.

1. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be undertaken before the issuance of a Building Permit.

2. A General Address Request for the newly created Parcel ID shall be submitted to the Planning Department after completion of the Unity of Title and lot combination.
3. A completion certification by a landscape architect and landscape maintenance agreement shall be submitted and approved by the Planning Department prior to final certificate of occupancy.
4. All signage shall require a sign permit.
5. All other applicable state or federal permits shall be obtained before commencement of the development.
6. Prior to commencement of work on site, the applicant shall confirm with the City's arborist that the required vegetation removal permit and all tree mitigation has been satisfied.
7. A Sediment and Erosion Control Plan (including areas of sensitive habitat) shall be submitted and approved by the City Engineer prior to any land clearing activity.

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

Passed

## 7. **ELECTION OF CHAIR AND VICE-CHAIR**

Motion was made by Justine Carter, and seconded by Ryan Collins to re-elect Ms. Clemons as Vice-Chair.

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

Passed

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to re-elect Mr. Kreisl as Chair.

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

Passed

## 8. **DIRECTOR'S REPORT**

Mr. Freeman stated he met with the new City Manager to speak about the strategic plan and how the city will move forward to get on track.

Mr. Freeman said he would be interviewing this week for the open positions in the Planning department.

Mr. Freeman said he is looking forward to communicating with Ms. Fogarty to make development better, by creating a safe environment with sidewalks and connectivity for schools and bus stops.

Mr. Freeman said a big, unusual project is coming forward at Causway Cove through the Live Local Act. He said there will be 1,000 units with mixed use, including a restaurant, marina and 40% affordable housing. He noted the project would be significant for the school board. Mr. Freeman stated the project will be approved administratively utilizing the state allowances. He noted the Planning Board and City Commission meetings are not required for approval. Mr. Freeman said he would provide a presentation to update the Planning Board and City Commission.

Mr. Freeman said the City Commission tasked the City Manager with the project regarding the strategic plan for annexations.

9. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

10. **BOARD COMMENTS**

Mr. Johnson asked if Causeway Cove was part of the port district and if the project submitted would change what is around the area with so much residential use.

Chair Kreisl said the state statute is what it is, and the city is responsible for planning comprehensively and planning around the development accordingly.

Chair Kreisl thanked Mr. Freeman for his tremendous service to the city in dealing with the staff shortages.

Ms. Carter asked for a view of what development is going on in the city. Chair Kreisl suggested utilizing the GIS map on the city's website.

Ms. Carter asked about the overall environmental impact of the city. She stated she would like to see more conservation areas, and she is concerned that the impacts on tortoises, birds, and water management will keep increasing as the building continues. Mr. Freeman said the Planning Board could make this a point for the Planning staff to look at it with developers.

Mr. Widing suggested conservation of the land itself is probably one of the early checks.

11. **ADJOURNMENT**