

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **JUNE 9, 2025**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Mr. Edwards entered the meeting at 2:02 PM.

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

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

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

a. Minutes from the May 12, 2025 meeting

Motion was made by Nichelle Clemons, and seconded by Clayton Johnson to approve the minutes from the May 12, 2025 meeting with one change.

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

Passed

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

- a. **PZFLU2025-00002**
Future Land Use Map Amendment and Zoning Atlas Map Amendment - Moore's Creek Model Block Redevelopment
Parcel ID(s): 2410-604-0107-000-9, 2410-604-0112-000-7, 2410-604-0115-000-8 and 2410-601-0207-000-1

Mr. Freeman gave an overview of the applications and answered questions from the Board. He stated that in April 2023, the City of Fort Pierce, Fort Pierce Redevelopment Agency (FPRA), and St. Lucie County entered into an interlocal agreement to collaboratively develop a number of lots on Avenue D between 7th and 8th Street and Avenue C. Mr. Freeman stated a request for proposal (RFP) went out for affordable housing and a bidder was chosen. He said the purpose of the Future Land Use Map Amendment and rezoning is to enable properties to be classed as commercial so they can use the Live Local Act to develop. Mr. Freeman explained, that unusually, in terms of the Live Local Act application, the city, county and Fort Pierce Redevelopment agency will have overall control of what gets built. The RFP proposed a mixed-use development with a small amount of commercial space, veterans housing and apartments. He said all four parcels are in St. Lucie county ownership and are designated Residential Medium Future Land Use and have a zoning of R-4. Mr. Freeman said they are still awaiting the final site plan proposal which will need to be approved by the three parties involved. He said most of the property in the block is already designated commercial and there is a church in the middle that has been approached to become part of the solution to the development of the property.

Ms. Clemons asked what the city has in place to mandate that the developer stay within the guidelines as opposed to going to the Live Local Act. Mr. Freeman said the developer can use the Live Local Act, but they do not have control of the property. The City of Fort Pierce, St. Lucie County and the Fort Pierce Redevelopment agency will determine what gets approved on the site.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval of the small-scale future land use to the City Commission.

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

Passed

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward a recommendation of approval of the rezoning to the City Commission.

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

Passed

7. **NEW BUSINESS**

a. **PZANN2024-00003**
Annexation - Tall Pines
Parcel ID(s): 1433-210-0003-000-9 and 1433-310-0002-000-9

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the application is requesting the annexation of two (2) parcels into the City. 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 – 5/du. The proposed Future Land Use Designation for the parcels is RL, Residential Low-Density, with a Zoning Classification of R-1, Single Family Low-Density Residential Zone. He said currently, the land is an existing 55-plus Mobile Home community. Mr. Gilmore said the current taxable value of the property is \$10,607,900. He showed the Future Land Use comparison showing the maximum build-out potential with a decrease of 104 units.

Chairman Kreisl asked if a service agreement was in place with Fort Pierce Utilities Authority (FPUA). Mr. Gilmore said they currently use water/wastewater with FPUA. Chairman Kreisl said the city should focus on annexations that are more contiguous to parts of the city and to be mindful if the annexation is helping the city or making it more difficult.

Erin Lees, Applicant Representative from WGI, gave a presentation on the annexation and master planned development. She stated Tall Pines is currently an RV park and the proposal is for a 33-lot long-term recreational vehicle park and an addition of eight (8) manufactured homes. Ms. Lees said the subject site received major site plan approval in 1990 and a minor site plan revision in 1994 through St. Lucie County. She said the property abuts the city to the south and is within the FPUA service area. Ms. Lees stated the site currently consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, and amenities on 41.38 acres. She stated access to the site is available off Bryant Road and Cherokee Avenue and access to the RV park is through a gated entrance from Bryant Road. Ms. Lees said the parking lot to the east of the entrance is proposed to be improved, as well as the addition of a pool and cabana. She said the pickleball courts and bocce courts that are currently onsite will be relocated. Ms. Lees noted there are no current code enforcement violations in St. Lucie County. She explained four meetings with the residents were held and several changes or conditions were identified. Ms. Lees highlighted the recent improvements to the property, including a new entrance sign, fishing pier, outdoor kitchen, pickleball court improvements, and clubhouse interior and pool renovations.

Ms. Lees answered questions from the Board about the unique setbacks, updated meetings with residents, and St. Lucie County zoning not allowing the requested recreational vehicle park.

Several Tall Pines residents spoke against the annexation.

Stanley Czepiel, President of Tall Pines HOA, provided a handout to the Board, and he spoke about the conditions, buffers and width of the roads being an issue for the RVs.

Mike Befalco, resident of Tall Pines, provided a handout to the Board with lots of questions from the Tall Pine residents regarding the ordinances not being followed. He asked what benefits the residents would get by being annexed into the City of Fort Pierce. Mr. Befalco also spoke about the road improvements needed and the buffer.

Peter Macomber, director of the Tall Pines HOA, said the project is impractical and is not going to fit. Mr. Macomber, a two-year resident of Tall Pines, noted all the improvements shown in the applicants' presentation haven't been made recently and there's nothing new. He said the project would make their life at Tall Pines miserable.

Alan Kinney, resident of Tall Pines, voiced his concerns about the quality of the Fort Pierce Police department and the police department not being able to handle a new piece of property.

Nancy Wall, resident of Tall Pines, provided handouts to the Board, and stated she does not believe the city would want to partner with the owner of Tall Pines because of disrepair. She provided several examples in a handout to the Board.

Karen Ellsward, resident of Tall Pines, said the entrance to the park via Seneca Road is very busy and not wide enough for construction work trucks and big vehicles.

Christie Wicks, president of the social club at Tall Pines, said the area where the eight (8) mobile homes are going to be placed has been a dumping ground for past hurricanes and everything that was placed underground is rotting. Ms. Wicks said there is a problem with back taxes, and the owners of the mobile home park are putting it on the residents.

Dan Terroni, resident of Tall Pines, stated he was concerned about the impact on law enforcement since the Fort Pierce Police department is understaffed and stressed. He said the police department projected an additional 2.9 officers would need to be hired to satisfy the needs of the annexation, which would create even more stress for the police department.

Chris Konow, resident of Tall Pines, said he is a second-generation resident of Tall Pines. He said the RV park is the biggest issue for most of the residents.

Sue Davidson, resident of Tall Pines, said the ground is sinking where an additional eight (8) homes are proposed to be built. She also said the roads would not be able to handle the wear and tear of the garbage trucks for individual trash pick-up.

Helen Rychlicki, a second-generation resident of Tall Pines, stated she does not want the noise from the RV park. She said it was stated that the entrance to the proposed RVs is from the west gate, which enters into the park where many residents live.

Sharon Minster, resident of Tall Pines, stated the pickle ball court has not been repaired and there are holes in the parking lot that the owner refuses to fix, and the owners won't listen to the residents.

Michael Guay, a resident of Tall Pines, said he has mentioned to the workers that settling around a storm hole means there is a leak underground and the ground is washing away. Mr. Guay said it has been like that for three years and is getting worse. He stated that half the lounge chairs by the swimming pool have been in a storage closet and half of the tables and chairs have been removed. Mr. Guay said locks have been put on the grills so they cannot be used at their leisure. He noted the planning is very poor, and Inspire didn't follow the county rules, so why would they follow the city rules. Mr. Guay concluded by saying they would bring big dollars to the city and big problems.

Susan Dulick, a resident of Tall Pines, provided the Board with a handout of the repairs done on the roads. She stated the water quality is bad and brown. Ms. Dulick said there is a lot of work that needs to be done, and she wouldn't want to give them anymore work because they can't take care of the current community.

Janis Scales, a resident of Tall Pines, said the only place to walk the dogs is at the back of the park where the RV park is proposed. There will be no place to walk the dogs except on the roads. She also said she has waterfront property now because of the way the streets were fixed.

Brian Nolan, a resident of Tall Pines, said he thought he was moving into a neighborhood, and Inspire wants to turn it into a resort. He said they have been waiting for the front gate for a while and the sign advertising the property on US Highway 1 has become an eyesore, and it doesn't reflect who they are as a neighborhood. Mr. Nolan said there are a lot of empty promises and future headaches. He noted that because of the ground sinking, residents are not allowed to walk in the area where the eight (8) mobile homes are planned to be built.

Erin Lees, applicant, stated the St. Lucie County Future Land Use allows for nine dwelling units per acre, and they could rezone to 369 units in the development. By annexing into the City of Fort Pierce, they are allowed 6.5 units per acre. She stated there were no Code Enforcement issues as of three weeks ago. Ms. Lees said the RV storage area will be turned into an RV park with a minimum stay of three (3) months with an average stay of six (6) –12 months. She said \$64,000 has been allocated for improvements to streetlights, the clubhouse, pool and pool bathrooms to meet the needs of the residents based on past meetings and HOA meetings. Ms. Lees said the eight (8) units being built will need to meet the code and be fully permitted and any issues with uneven ground or something underground being rotted will be addressed at that time.

Ms. Lees answered questions from Mr. Widing about the current number of units at Tall Pines, how long the current developer has been in place, the number of parcels being annexed and if the HOA has been turned over to the residents.

Chair Kreisl stated the discussion was not too far removed from what was heard at the December 2024 Planning Board meeting where the residents were not in favor of the annexation. Further consideration was given to the developer and residents to address the problems. He said he is hearing the same complaints and nothing has been addressed. Chairman Kreisl said the Board needs to make the best decision for the city and there is not enough for the city to potentially gain.

Mr. Collins asked if there was a projection on tax revenues the city would receive if the property was annexed. He also wanted to know the estimated cost of maintaining the roads. Mr. Collins said looking at this investment, it doesn't seem like a good deal for the city.

Mr. Freeman said at the Technical Review Committee meeting the county advised the city to take ownership of the roadways, most likely because the county does not want to pay for maintenance of the streets in the future. He said staff had not received any projections on future tax revenue. If the city moves forward with the annexation, or an FPUA agreement, a list of roads will have to be maintained and at the moment the city is not equipped to maintain the roads. Mr. Freeman said he would like to see a cost benefit analysis from the applicant to show how the annexation would offset the cost of providing police and road maintenance.

Ms. Carter said the Board is at the same place as they were in December 2024, and the developer has not had meetings with the residents. She said it doesn't make sense with all the outstanding issues to give a positive recommendation.

Ms. Clemons said the city would be taking on a lot more burden as far as the cost is concerned and the city will not get that back in return for taxes. She said she was not feeling comfortable with what had been presented.

Mr. Edwards agreed that the Board has been hearing the same issues since the December 2024 Planning Board meeting and the Board tried to give the applicant a chance to correct the issues. The HOA and developer don't seem to be on the same page.

Mr. Widing said he was extremely uncomfortable, and he was hoping the developer was new, instead of having four (4) years to make improvements. He asked if there was any benefit to the city.

Motion was made by Nichelle Clemons, and seconded by Ryan Collins to forward a recommendation of disapproval of the annexation to the City Commission.

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

Passed

- b. **PD2024-00005**
Master Plan Development - Tall Pines
Parcel ID(s): 1433-210-0003-000-9 and 1433-310-0002-000-9

Item 7b was not presented because item 7a, Annexation of Tall Pines, was unanimously denied by the Planning Board.

- c. **PD2024-00009**
Final Planned Development- Symphony Lakes Planned Development
4300 Selvitz Road
Parcel ID(s): 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4

Mr. Freeman gave an overview of the application and answered questions from the Board. The proposed Pod 1 Final Planned Development site plan is consistent with the Master Site Plan. Pod 1 is approximately 88 acres, and the plan proposes 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre. The Master Site Plan requires a minimum of 20% Open Space in Pod 1. This Final PD Plan proposes a total of 37.9 acres, or 43% of Pod 1 as Open Space.

Mr. Freeman said the Master Plan Development was approved on June 3, 2024. He said the main access to POD 1 will be on Selvitz Road and the emergency access will be on Christensen Road. Mr. Freeman said the landscape plan includes most roadways, with one side of the roadway incorporated with street trees and other side a sidewalk. There is a conservation easement which incorporates 3.8 acres and will be retained. The buffers have their own unique design. There is a raised berm with shrubs, understory plantings and trees incorporated into the boundaries to give a better visual shield. Staff requested a lot of attention to Christensen Road, which is where the proposed development interacts with

existing residential areas to the east. There are a number of lakes included throughout the site, along with a recreational tract. Staff encouraged that density be achieved with the landscape buffers. Staff encouraged berms with raised trees on both sides of the berm, understory trees and an unimpaired view.

Mr. Freeman showed the traffic generation and stated the number of daily trips is quite high for the location and that is being accessed by the county at the moment.

Mr. Freeman provided two recommendations to the Board based off of items that needed to be resolved.

Ms. Clemons and Mr. Widing expressed concerns about not knowing what the developer was going to do because of many open items.

Leah Heinzelmann, Applicant Representative from Cotleur and Hearing, stated the PD for Symphony Lakes was approved by the City Commissioner on June 3, 2024. She showed the construction period for each of the phases with Phase 1 - single family, Phase 2 - storage, Phase 3 - light industrial and Phase 4 - multifamily. Ms. Heinzelmann said Phase 1 is 88 acres with an 8-foot right-of-way that will have canopy growth over the years. She noted Phase 1 will have five lakes, an amenity and recreational center, architectural elements and landscape features on the homes and a lush canopy for shade. Ms. Heinzelmann said the streets will be 20 feet wide and have a 50-foot right-of-way. She stated the entryway on Christensen Road has been removed, and the berm is heavily buffered with a 55-foot FPL easement. Ms. Heinzelmann said the bus stop location would be before the gate, and before it turns out to Selvitz Road. Seating will be provided at the bus stop along with parking for the drop-off and pickup of the students. She explained the off-site improvements on Selvitz Road will receive the review results in three weeks and the development agreement has been updated.

Mr. Freeman said he was asking for confirmation from the school district on the bus stop location, and he was asking the applicant to show the approved bus stop location on the site plan.

Tyson Waters, Attorney and Applicant Representative, stated the applicant had agreed and accepted the conditions, and they are waiting for the confirmation from the other review agencies to move forward.

Chairman Kreisl asked about the northern property line buffer. He asked how comfortable the applicant is with the heavy industrial use impacting the northern residences. Ms. Heinzelmann said there is an 85-foot canal between the existing use and the residences, along with a 25-foot buffer. The residences are 25 feet from the roadway along with a buffer.

Ms. Carter asked about noise and smell concerns from the wastewater treatment plant to the west, and she asked about a clubhouse, dog park and recreation center in Phase 1. Ms. Heinzelmann said the design and vision for Symphony Lakes started in 2005, before other projects on Selvitz Road came up. She said the clubhouse, pedestrian pathways and existing conservation area will be coming at a later date.

Mr. Johnson asked about a buffer on Devine Road. Mr. Freeman noted at the original Planned Development hearing, there was a large representation of the residences on Christensen Road. The access on Christensen Road is only for emergency access and there are buffers around the site to Devine Road.

Mr. Freeman informed the Board that the city has received a site plan application for Precast and there have been discussions on the landscape buffer and repositioning of the major

activities to the west to move away from the numerous complaints from the property owners at other developments. Mr. Freeman explained that city staff had requested a berm and a variety of landscaping and variations of heights to create a visual buffer. The applicant showed this in their presentation, and they also showed the roadway improvements on Selvitz Road. He noted that city staff have no involvement with the roadway and that is included in the development agreement. He highlighted that the county has different response timelines, and it is very difficult to get the alignments in place.

Ms. Carter expressed concerns about rushing the project through and setting a precedent. Mr. Freeman assured that was not the staff's intent, and it is rare that this happens.

Mr. Waters said they have addressed conditions and comments, and they are currently waiting on other agencies, which they have no control over.

Shaun MacKenzie, from MacKenzie Engineering, stated the county requires a standardized methodology and two revisions have been sent to the county with quite a bit of roadway improvements and turn lanes into the site. He noted that each additional phase will be evaluated separately.

Mr. Freeman stated that items A and B of the recommendations go together. He said the traffic impact analysis determines the roadway improvements to Selvitz, which is a county roadway. The buffer to Christensen Road was defined on the landscape plan.

Mr. Widing asked about the bus stop, parent parking, shelter and turn around. Ms. Clemons asked for a bench for the students with a cover overhead.

The Board expressed concerns about the checkboxes from the reviewing external agencies not getting checked off and having safeguards in place.

Mr. Waters said if the external agencies change approvals, and the plans change, the site plan for Pod 1 will have to come back to the Planning Board and every subsequent phase has to be approved by the Planning Board.

Motion was made by Ryan Collins, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following outstanding issues being met prior to the presentation to City Commission:

- A. An approval from St. Lucie County of the Traffic Impact Analysis.
- B. All required Roadway improvements to Selvitz, outside of the project boundaries, are defined and accounted.
- C. A buffer/wall to Christensen Rd is defined.
- D. If required by the School District, an acceptably designed and located school bus stop and shelter with parking for pick-up and drop-off notated on the site plan.
- E. Solid Waste service is agreed with the City's Public Works Department.
- F. The requirements of the City's Engineering Department have been met.

together with the following Conditions added to the Development Agreement

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. All conditions of the 'Conceptual' Symphony Lakes PD have been met.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. 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 completed prior to the issuance of any

Building Permit.

5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

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

NAY: Christopher Widing

Passed

d. **23-0700006**
Site Plan and Conditional Use - Okeechobee Road Flex Space
Parcel ID(s): 2419-122-0001-040-6 and 2419-122-0001-050-9

Ms. Driver gave an overview of the application. She stated the applicant proposes to develop flex space for wholesale trade and warehouse freight on 3.57 acres of land. The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial. Ms. Driver showed the site plan, landscape plan and elevation details and reviewed the site plan details. Ms. Driver said building A is around 22,000 square feet and building B is around 15,000 square feet. The proposed building height is 30 feet, open space is 31%, and the setbacks, parking and trees planted exceed the requirements.

Ms. Clemons asked if there had been talk of flooding in the area. Chairman Kreisl asked if there is any on-site drainage retention. Mr. Johnson asked if there was a wall or buffer that butts up to the apartments.

Brendan Kelley, Applicant Representative, from Bowman Consulting, said the infrastructure had been neglected. He said they have shared access to the adjacent commercial plaza. The two buildings will have two access points. There is a small detention area to the north for stormwater. They will be providing 31% open space, landscape buffers, easements, extra parking, and two (2) ADA parking stalls for each building. The rear building will have roll-up doors with pedestrian access.

Chairman Kreisl said the color palette mutes the architectural elements of the buildings. He said he would like to see other options for the color palette since Okeechobee Road is the entranceway into the city.

Chairman Kreisl asked about the type of landscape buffer to the north. Mr. Kelley said there is a planted buffer and a fence. Ms. Clemons said she wants to see a wall instead of a fence on the side of the apartments. Mr. Kelley said the wall would take up more of the landscape buffer and there are underground utilities. Board discussion ensued on the type of buffer between the back building and the Portofino Landings apartments to the north.

Motion was made by Clayton Johnson, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following nine (9) conditions:

1. A Unity of Title with the St. Lucie County Clerk of Courts and Parcel Combinations with the St. Lucie County Property Appraiser is required prior to submitting building permits.
2. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for each proposed building shall be submitted to the Planning Dept. prior to any land clearing or development permits.

3. A notarized Landscape Maintenance Agreement is required prior to the issuance of the Certificate of Occupancy.
4. An updated Environmental Report will be required prior to any earth-moving activities.
5. Prior to Development Permit Compliance Review approval, provision of St. Lucie County Fire District documentation that existing fire connection is not needed.
6. The applicant shall donate property to the Department (FDOT) if right-of-way dedication is required to implement the improvements.
7. Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
8. The applicant shall investigate a buffer along the boundary of the residents to the north that provides a visual area in addition to a minimum 6-foot fence.
9. The applicant should provide different color palette options for the buildings.

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

Passed

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. DIRECTOR'S REPORT

Mr. Freeman stated he has been in discussions with the City Manager and external consultants on how to deal with the annexations.

Mr. Freeman said he has an upcoming meeting with the Treasure Coast Regional Planning Council to discuss the Evaluation and Appraisal Report (EAR) and Comprehensive Plan.

10. BOARD COMMENTS

None

11. ADJOURNMENT



CITY OF FORT PIERCE

PLANNING BOARD

JUNE 9, 2025

MOORE'S CREEK
FUTURE LAND USE AND ZONING AMENDMENT

APPLICATION

Future Land Use Map Amendment
and Zoning reclassification

APPLICANT

City of Fort Pierce

ADDRESS

East side of N 8th Street and north of
Avenue C

PARCEL ID(s) #:

2410-604-0107-000-9,
2410-604-0112-000-7,
2410-604-0115-000-8,
&
2410-601-0207-000-1.

SUMMARY

In April 2023, the City of Fort Pierce, Fort Pierce Redevelopment Agency (FPRA), and St. Lucie County entered into an interlocal agreement to collaboratively develop the Avenue D Model Block. This agreement defines the responsibilities and processes involved in the redevelopment of the property located at Avenue D and 7th Street, which includes parcels owned by the City of Fort Pierce, FPRA, and St. Lucie County.

Part of that responsibility is to deliver a site which is suitable for redevelopment.



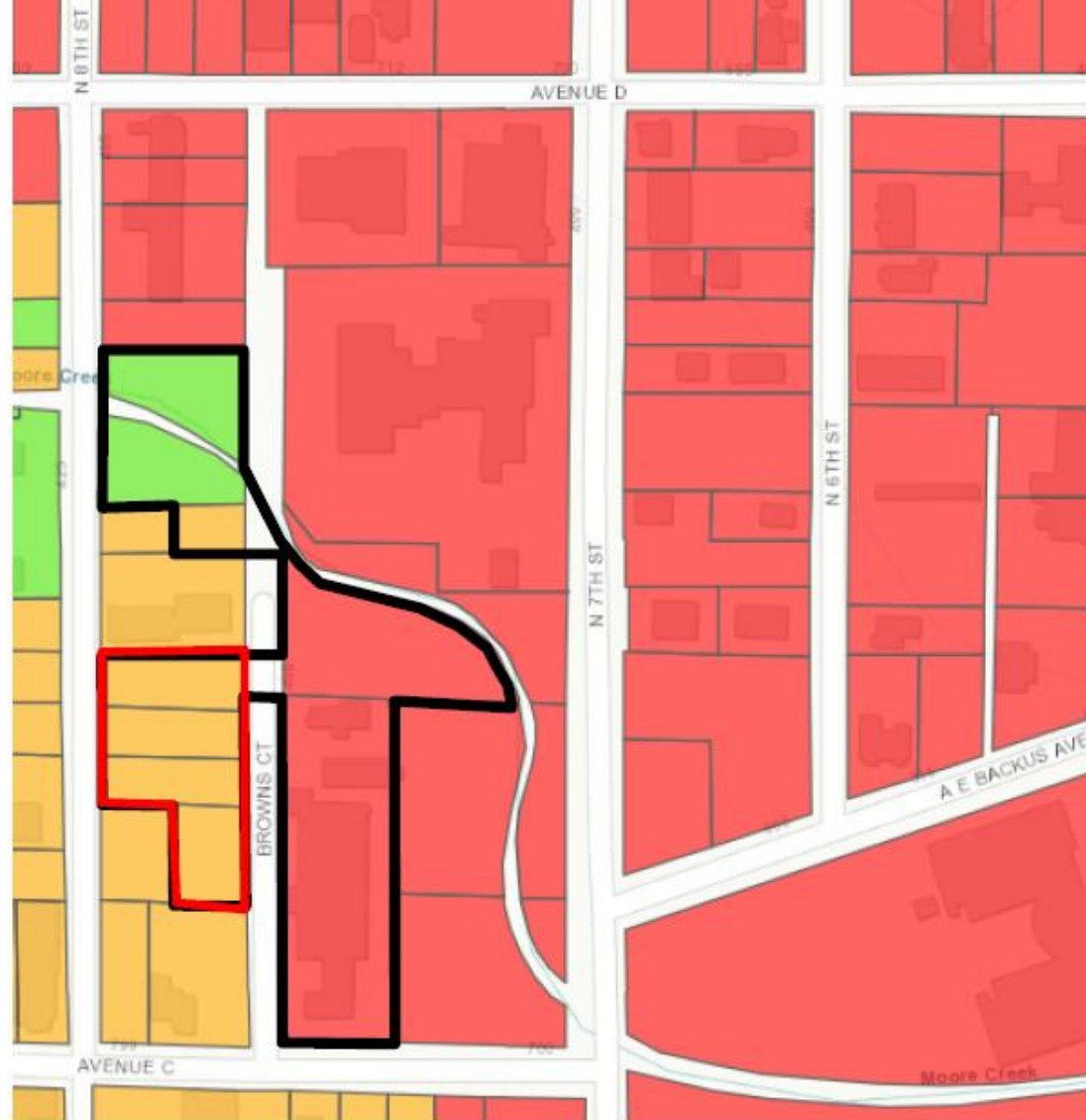
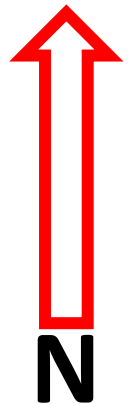
SITE LOCATION



	Parcel ID	Legal	Zoning	FLU	Area
1	2410-604-0107-000-9	BENJ HOGG'S ADDN. BLK F E 1/2 OF LOTS 10 AND 13 (MAP 24/10D)(OR 718-1285)	R-4	RM	0.18
2	2410-604-0112-000-7	BENJ HOGG'S ADDN. BLK F LOT 14 (MAP 24/10D)(OR 718-1282)	R-4	RM	0.17
3	2410-604-0115-000-8	BENJ HOGG'S ADDN. BLK F LOT 17 (MAP 24/10D) (OR 749-2860)	R-4	RM	0.18
PHAS 4	2410-601-0207-000-1	FEE AND MAY'S RE-S/D BLK N LOT 11 (MAP 24/10C) (OR 837-1818)	R-4	RM	0.17



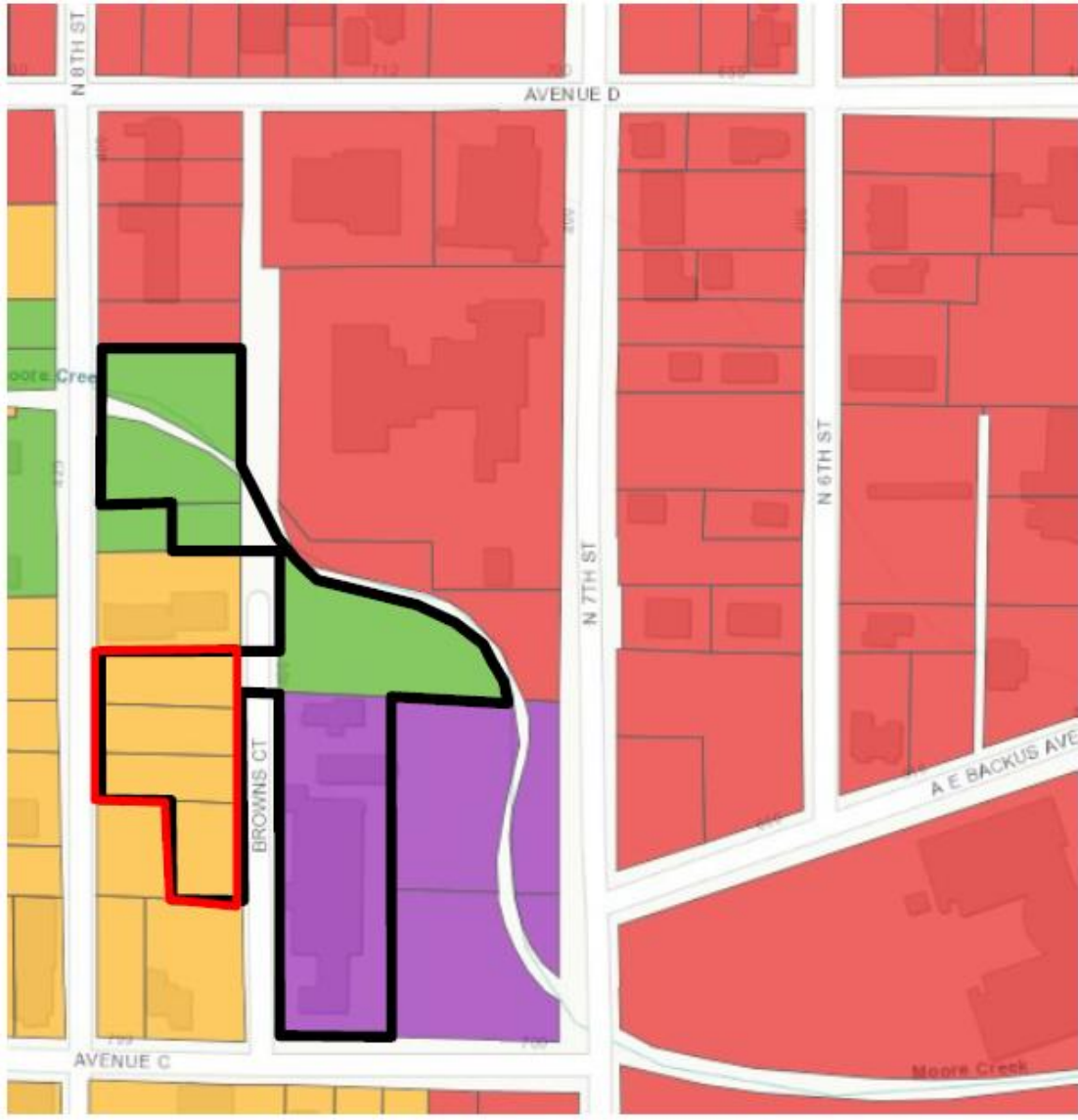
EXISTING ZONING



-  OS-1, General and Recreational Open Space
-  R-4, Medium Density Residential
-  C-3, General Commercial



EXISTING FLU



-  COS, Conservation & Open Space
-  RM, Medium Density Residential
-  INST, Institutional
-  GC, General Commercial



RECOMMENDATION

Staff recommend that the Planning Board move the proposed Small-Scale Amendment of the Future Land Use Map and Rezoning to the City Commission with a recommendation of **APPROVAL**.

ALTERNATIVE RECOMMENDATION

Approval with amendments
or
Disapproval



**Tall Pines Annexing
COVER PAGE**

OVERWHELMING amount of Tall Pines residents are against it.

Not in City of Ft Pierce's interest either. Inspire communities not a business friend.

**Inspire has been in business 13 years with numerous MH and RV Resorts their
BBB RATING is an F. An F in BBB means you are on the lowest rating, 13 ratings down.**

Apollo Global Management (Inspires Parent) has been in business 34 years, BBB RATED F

Inspire has sued governments for municipal upgrade agreements in the past. (\$659K)

CITY OF FORT PIERCE OBJECTIVES in current June 9, 2025 document.

Page 5: "property COULD create new source of ad-valorem tax revenue." Or be a drain

Page 5: "Stormwater retention, landscaping, drainage requirements "before permits"

**Page 5: City of FT PIERCE OBJECTIVE 1.11 Annex to provide FPUA to promote efficiency
of public service and economic vitality of the city.**

**Page 5: "1. Ability of the city to provide public services at an equal level or BETTER than
that available from current service providers." (How is the city going to do that?)
Trash, electric, water, sewer, street drainage, lighting of streets internal and access.**

Page 6: Zoning issues, second paragraph is WRONG according to actual zone designations

**WHY WOULD ANY RESIDENT APPROVE THIS? IT WILL COST US MORE FOR LESS.
WE ARE A LOW TO VERY LOW INCOME STATUS WITH MANY PEOPLE WHO ARE DISABLED**

**City of FTP engineering condition of approval is a 10' landscape buffer on SOUTHERN
PROPERTY LINE. That is a permanent easment by FTP water district (1967). With the
proposed 16' road on southern property line it is not feasible unless road is even narrower.
16' is already smaller than City of Ft Pierce ordinances.**

**WGI survey stated NO Recreational amenities on Ft Pierce document will be removed.
But Blueprint Architect plans show they are removing 50% of Bocce/Petanque courts.**

**Pool occupancy is 22 (two signs and Rules & regulation document) There is ONE sign
that states 27. If they build another pool of same size it will be also "27" occupancy.
Total of 54. 33 RV/Trailer sites could be 66 extra people or more. So they can fill
both pools and the decades old residents of Tall Pines can't use them? Same goes with
all other amenities. Share (overcrowded already) clubhouse, share laundry room, share
pool(s), share the TWO outside grills, share pool tables, share the 50% reduced Bocce courts
Share the ONE pickle ball court, share the shuffleboard courts, share small kitchen?**

Author: Mike Bifalco (Resident) & Residents of Tall Pines

FT PIERCE ANNEXING QUESTIONS FROM TALL PINE RESIDENTS

Ft Pierce City Ordinances

Sec: 125-246

"2" (b)

All Fort Pierce Roads Shall be 30' Wide. Streets in Tall Pine are 20' wide. The RV entrance roads are also 21'-23' max.

What are the cities plans?

18' 9" min

Sec: 125-246

"2" (c)

Walkways, not less than 4' in width SHALL be provided from each MH space to service buildings & along one side of each street. We currently have no walkways.

What does the city have planned to rectify this?

Sec: 125-246

"6" (b)

City Of FT Pierce states individual trash collection if site has individual electric and water meters. We do. But our roads are not strong enough or wide enough to accommodate trucks.

What trash and bulk pickup plans does the city have for us?

Sec: 125-246

"6" (c)

City of FTP requires Flytight, Watertight, Rodent Proof containers which shall not be more that 200' from ANY mobile home space

Are we going to have individual pick-up or dumpsters all over park?

Sec: 125-246

"11" (a)

City of Ft Pierce ordinance states, "A centralized storage area for boats , campers, camping trailers SHALL be provided in each mobile home park. MINIMUM of 160sqf per every mobile home and shall be enclosed by a site obstruction fence." Our current storage is in the proposed RV assigned area. Inspires Lawyer said in a certified letter to neighbors it is going away.

City Ordinance states shall be provided, we have it now, can it be taken away?

Sec: 125-246

"11" (b)

General Use recreation WILL be provided which is SUITABLE for recreational uses and which are adequately equipped and restricted to recreational uses. FTP states 200sqf minimum per mobile home shall be provided. Open Area? Inspire blueprint of plans does not show any open space.

I assume the City of Ft Pierce will make sure this open space is available to residents?

Sec: 125-246

"11" (d)

Suitable site obscuring fences, walls, evergreen hedges and/or berms shall surround mobile home park in order to visually separate the park from adjoining properties. Except at an exit or entrance. We only have a small chain link fence separating adjoining property from mobile home park. (West Erie)

Will FTP put or require Inspire to put visually obscuring barrier to separate park?

Sec: 125-247

"2" (c)

No access drive (Seneca, Niagra roads) will be less than 30' if for two way traffic. Those roads are narrow and no sidewalk. MANY children including a sign that states deaf child.

Is the City of FTP going to widen or will the County of Port St. Lucie do it?

Sec: 125-247

"3" (a)

There will be 1 shower or bathtub for each sex, for each 5 recreational vehicles or fraction thereof. 33 recreational vehicles means 7 lavatories (toilets) and 7 showers for women men should also get 7 showers, 3 toilets and 3 urinals that must be no farther than 200' from each RV space per sex.

Trash

If compliant with Ft. Pierce regulations re: trash pick-up at individual homes, can our roads that were "improved" in 2024 look like they can handle the wear and tear of garbage trucks?





poor drainage after repairs done in 2024



re
munities™

MOVE IN SPECIALS

EXCLUSIONS APPLY

CITY REPRESENTATIVE FOR DETAILS

CTIONS? CALL OR TEXT US AT

(833) 330-1919

Do our current NEW homes look like this or construction trailers?

FUTURE



Active Adult Living in Florida's "Sunrise City"

DOWNLOADABLE RESOURCES

Community Site Map >

Tall Pines is a peaceful and inviting Active Adult (55+) residential enclave located in the charming city of Fort Pierce, Florida. Nestled amidst lush greenery and beautiful palm trees, this community offers a serene and comfortable atmosphere for its residents. With its well-maintained streets, scenic surroundings, and a strong sense of community, Tall Pines provides an ideal place to call home at an affordable price.

The community features a variety of modern and well-designed manufactured homes, catering to a range of needs and preferences. Tall Pines offers a selection of floor plans to accommodate different lifestyles. These homes bear no resemblance to the outdated mobile homes of the past, showcasing contemporary designs, comfortable interiors, and quality finishes, ensuring a warm and inviting living environment.

Our residents are absolutely enamored with the array of amenities we offer. The sundeck



Only drinking fountain inoperable



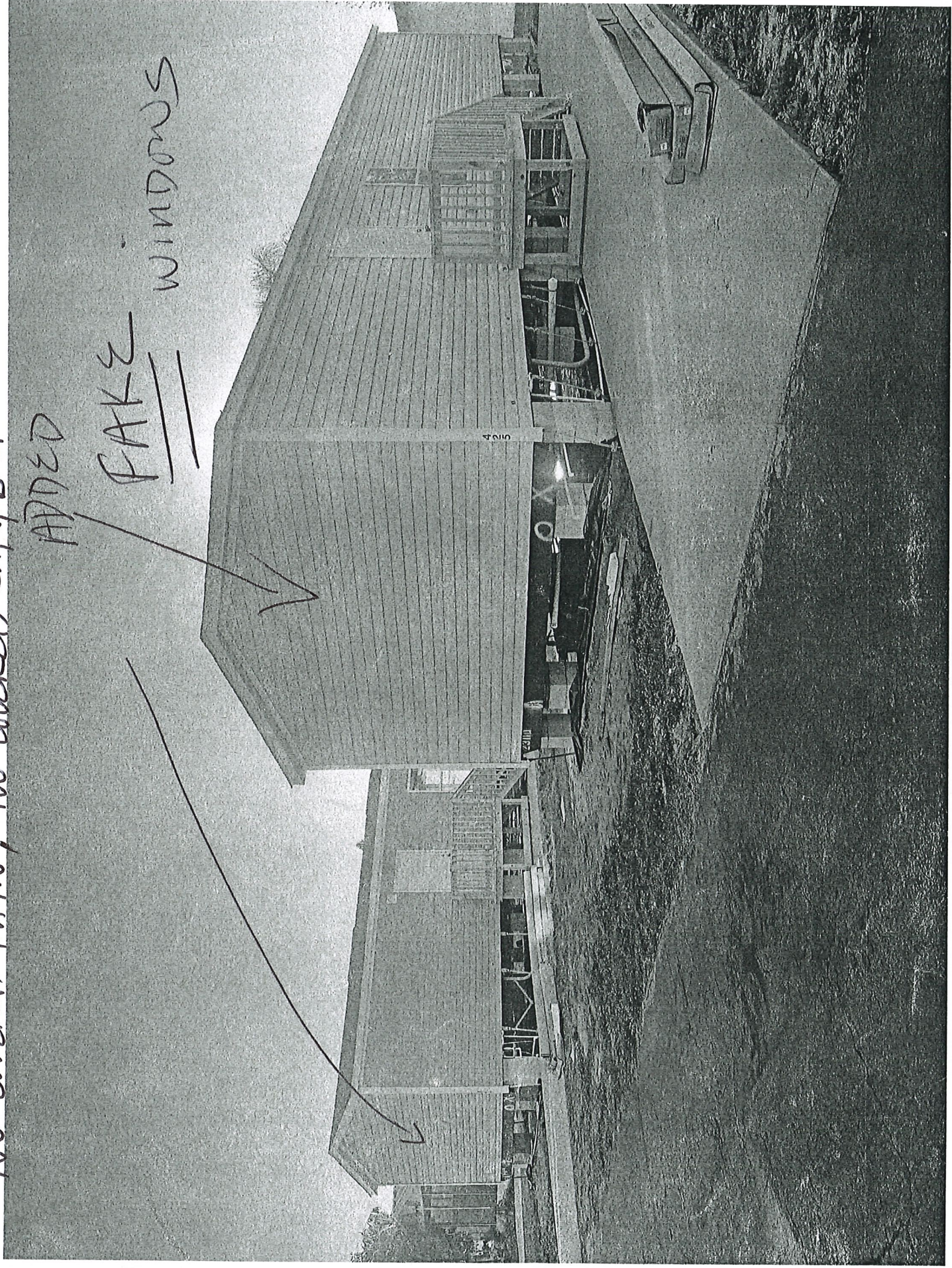
According to Prospectus, homes shall have a covered car ports
and shed.



No Covered Patio, No Covered Carport - FEMA Trainers?

ADDED

FAKE WINDOWS



plexiglass

fake window



Fake Windows

How do emergency personnel know they cannot access?



fake .window





 Inspire
Communities™

MOVE IN SPECIALS

EXCLUSIONS APPLY
SEE COMMUNITY REPRESENTATIVE FOR DETAILS
QUESTIONS? CALL OR TEXT US AT
(833) 330-1919

FIND YOUR FUTURE

 Privacy Policy

sign on light switch in kitchen

Please do not shut the kitchen
lights off, Keep switch on.

Thank You

S'il vous plaît ne pas éteindre
les lumières de la cuisine,
Gardez allumer.

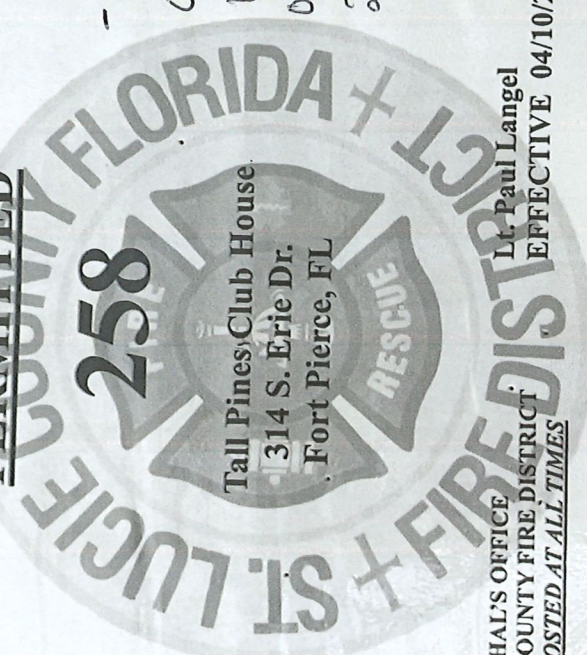
Merci

TOTAL OCCUPANCY LOAD
PERMITTED

258

Tall Pines Club House
314 S. Erie Dr.
Fort Pierce, FL

721 people
- to use this
club house
with a total
occupancy of
258



FIRE MARSHAL'S OFFICE
ST. LUCIE COUNTY FIRE DISTRICT
SHALL BE POSTED AT ALL TIMES
Lt. Paul Langel
EFFECTIVE 04/10/2015



6
@delmarva

655 at full capacity
+ 66 in RV's
721
according to City of
Ft. Pierce police

Weather Safety: Plan for a Hurricane
It's important to plan an emergency sheltering strategy in advance.

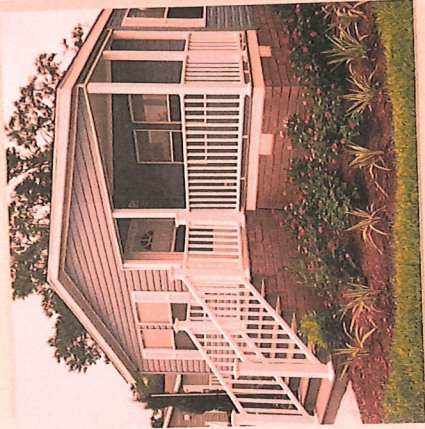


Is this sufficient lighting to prepare food for community events.?



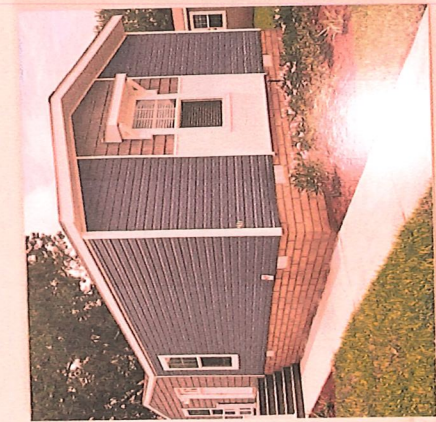
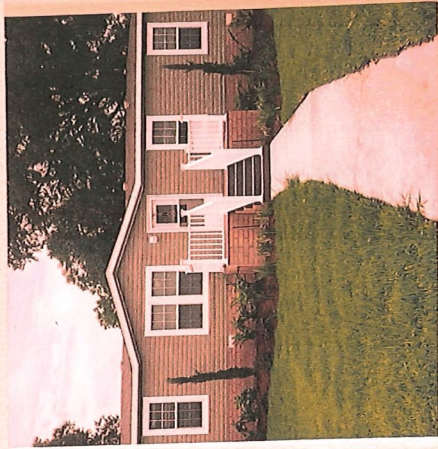
Kitchen used for events



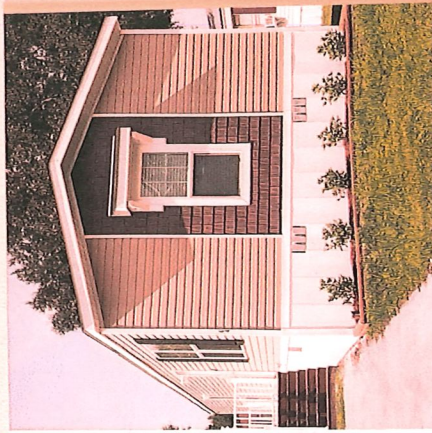


Our Values

Do what is right
Do your best
Treat others as **THEY**
want to be treated
Value diversity
Embrace lifelong
learning

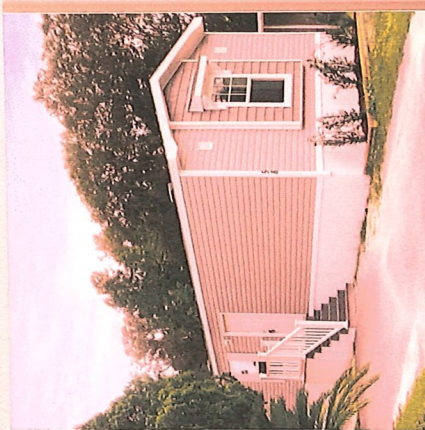


Inspire
Communities
Inspire Someone. Today



Our Mission

To create **Clean, Safe,**
and Engaging
Communities where
people are happy to
live and proud to call
home.



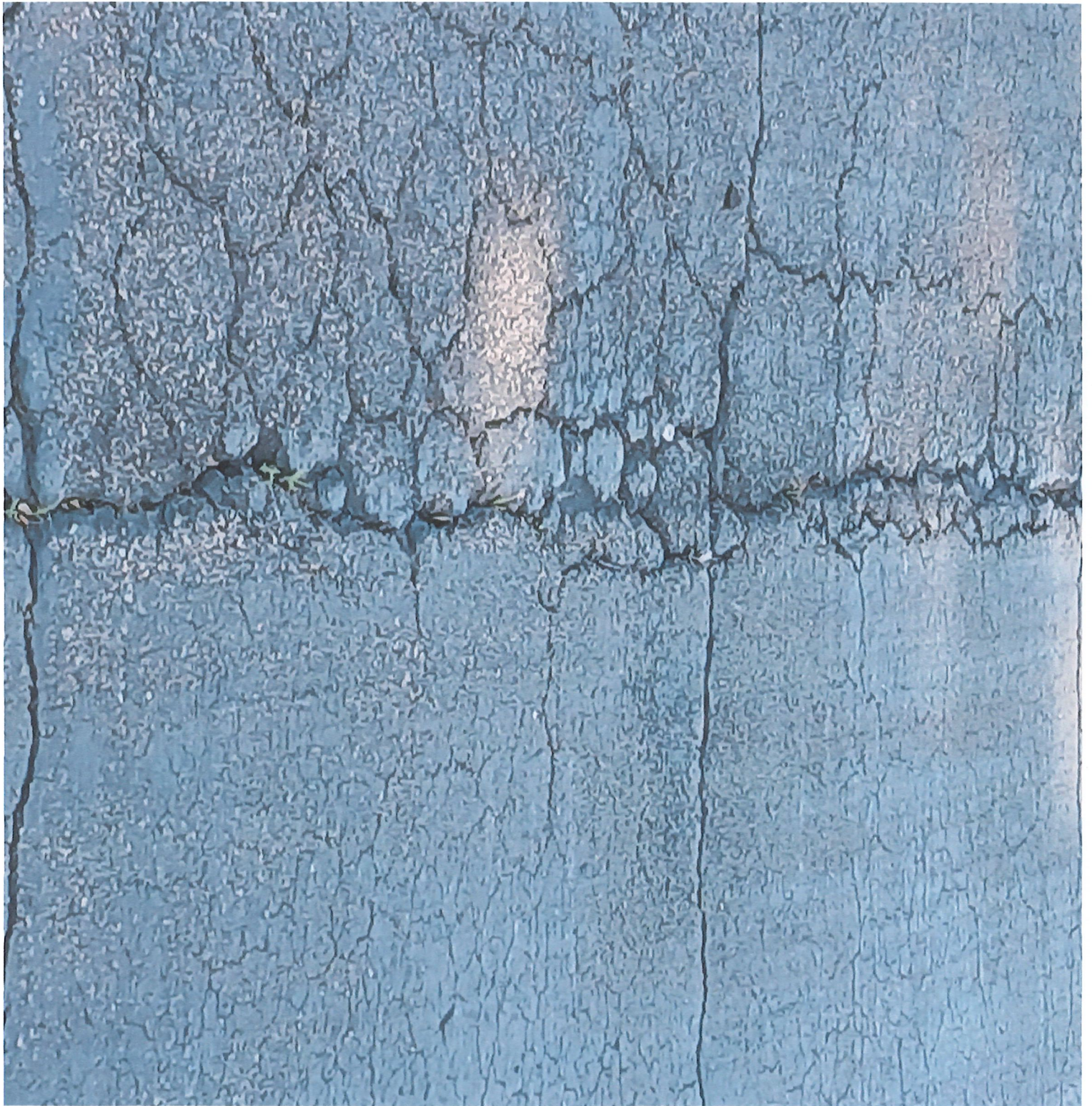
Marketing

SAMPLES OF ROAD CONDITIONS ON
ERIE DR. THE MAEN PERIMETER ROAD
AROUND THE PARK



THIS ROAD IS CRACKED FOR MOST
OF IT'S LENGTH AROUND THE PARK
IN THE CENTER

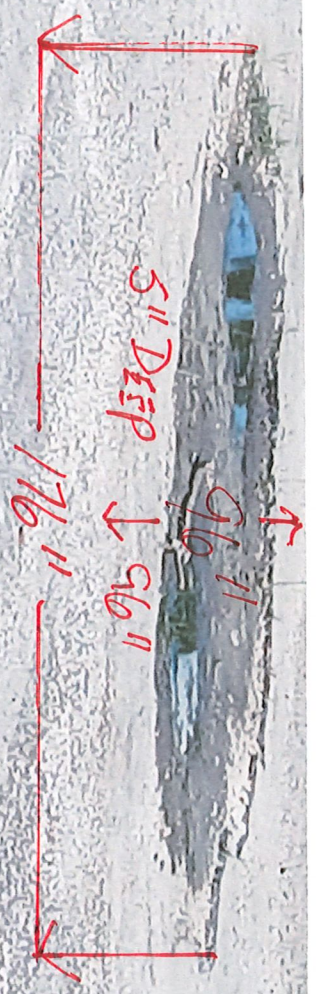








BRYANT DR.
PROPOSED ENTRANCE



BRYANT RD
ENTRANCE BEFORE
GATE

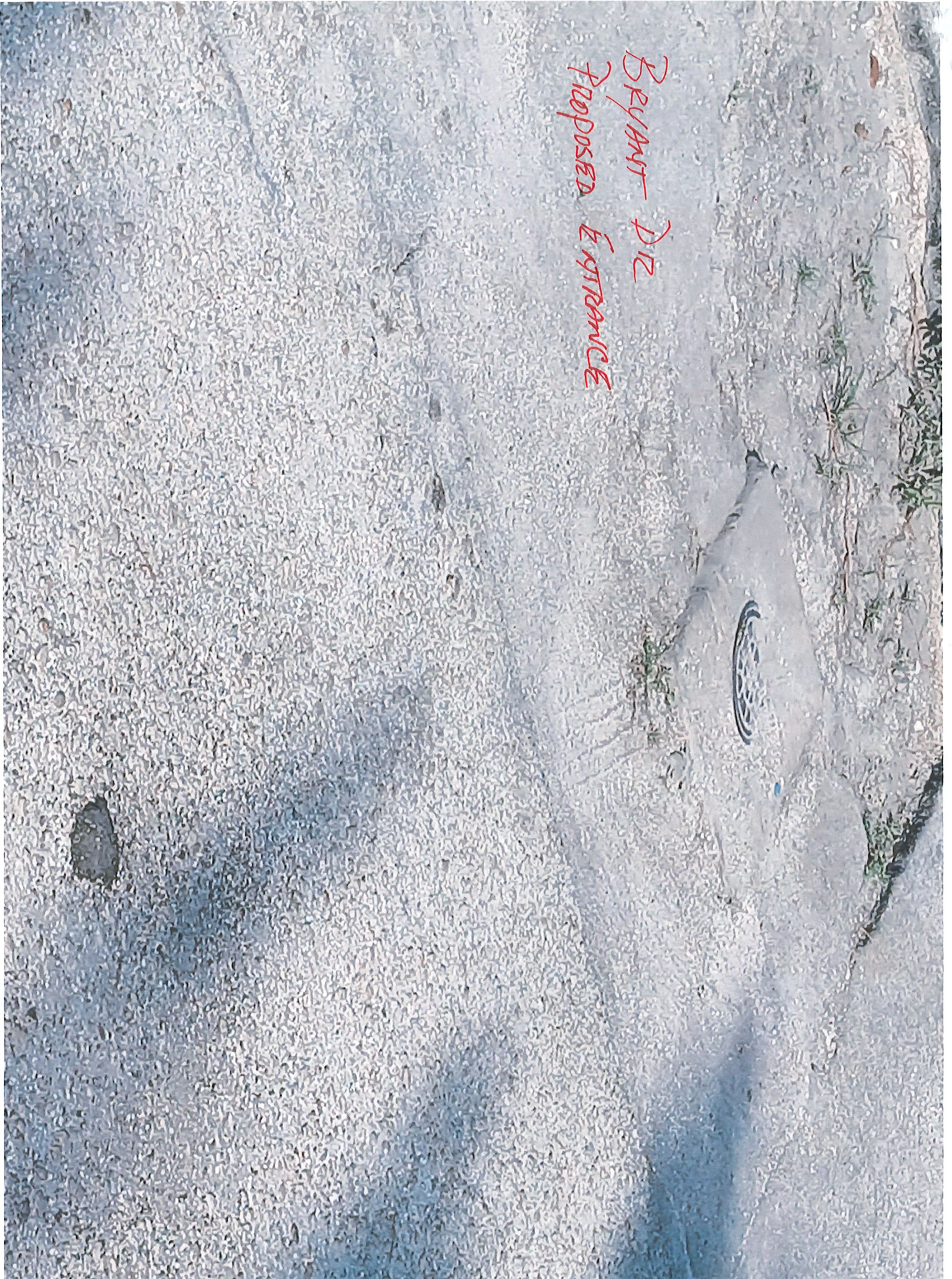
5" DEEP

117"
LONG

60"
WIDE

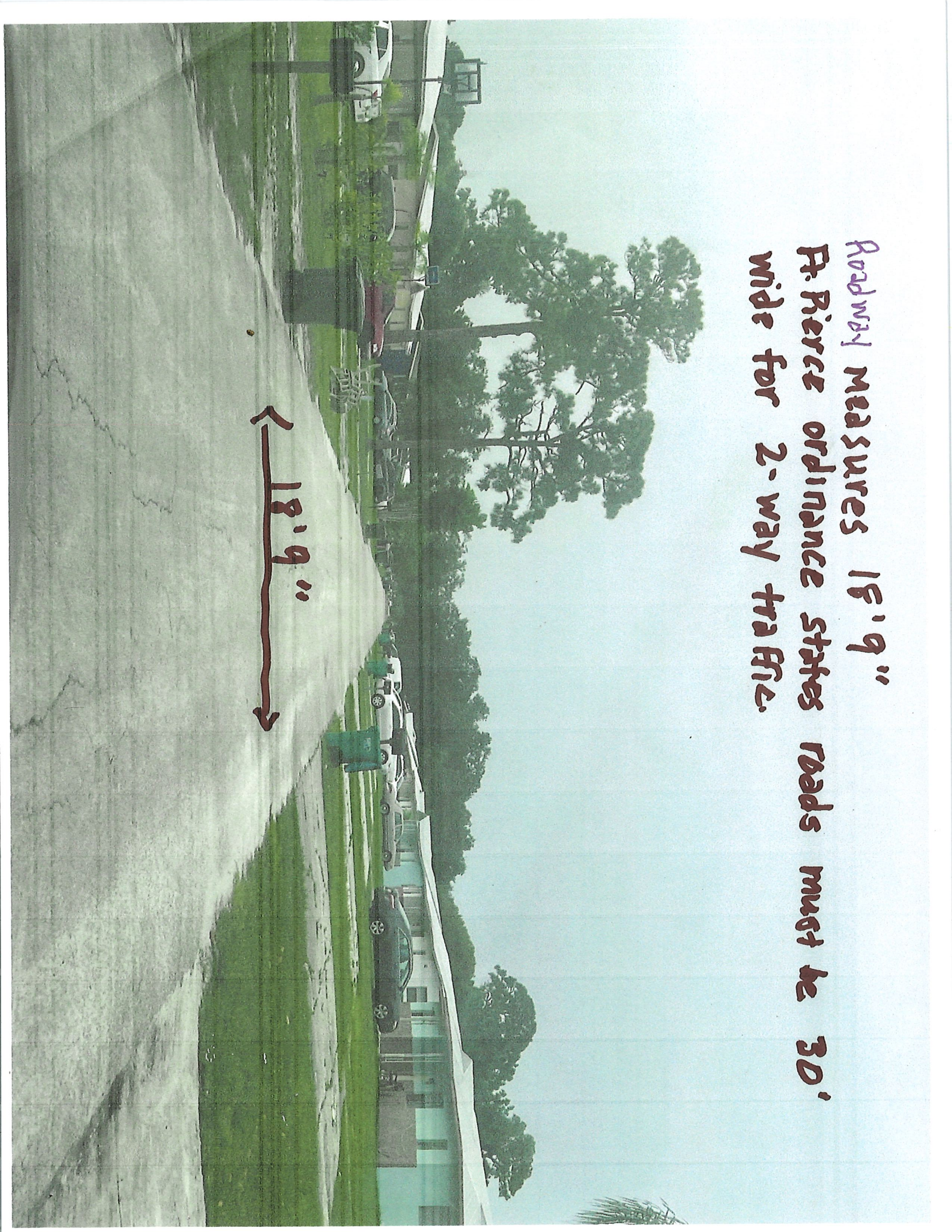


BRYANT DR
PROPOSED ENTRANCE





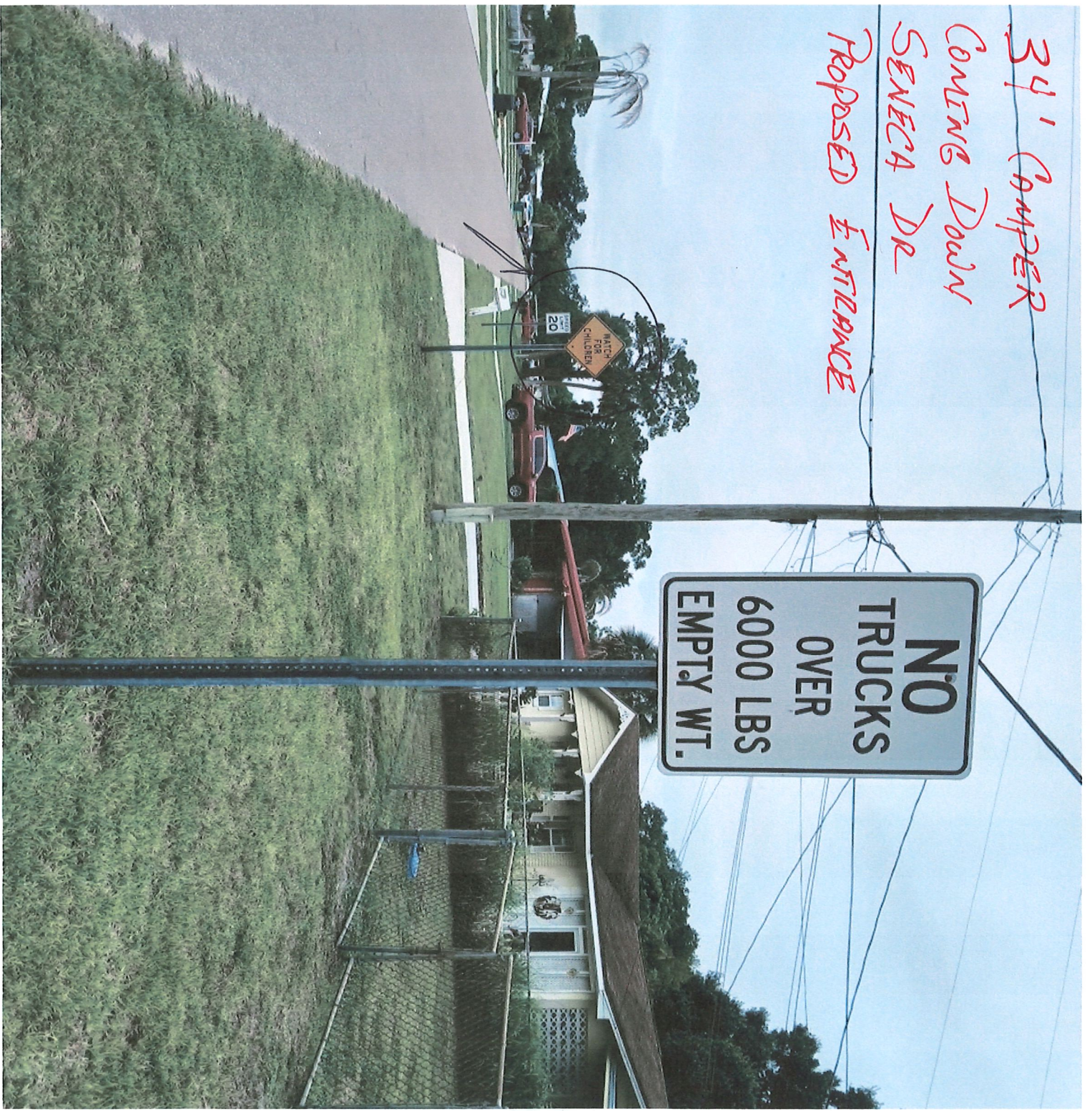
Roadway measures 18'9"
Ft. Pierce ordinance states roads must be 30'
wide for 2-way traffic.



← 18'9" →

34' CAMPER
COMING DOWN
SENECA DR
PROPOSED ENTRANCE

**NO
TRUCKS
OVER
6000 LBS
EMPTY WT.**















BIG CONCERN HERE
IF A MIDDLE HOME
WERE TO GET
THE WATER MAIN

Kountry Star







CITY OF FORT PIERCE

ANNEXATION

June 9th, 2025

Tall Pines – ANNEXATION

314 S Erie Drive

(1433-210-0003-000-9 & 1433-310-0002-000-9)

APPLICANTS/REPRESENTATIVES

Raquel Samaroo, WGI, Inc.

Jerrod Purser, WGI, Inc.

AGENT

Rodney Jarvis, Gallagher & Kennedy

OWNER

Jonathan Mauldin, Granite Tall Pines, LLC

PARCEL ID #(S):

1433-210-0003-000-9 & 1433-310-0002-000-9

TALL PINES - ANNEXATION



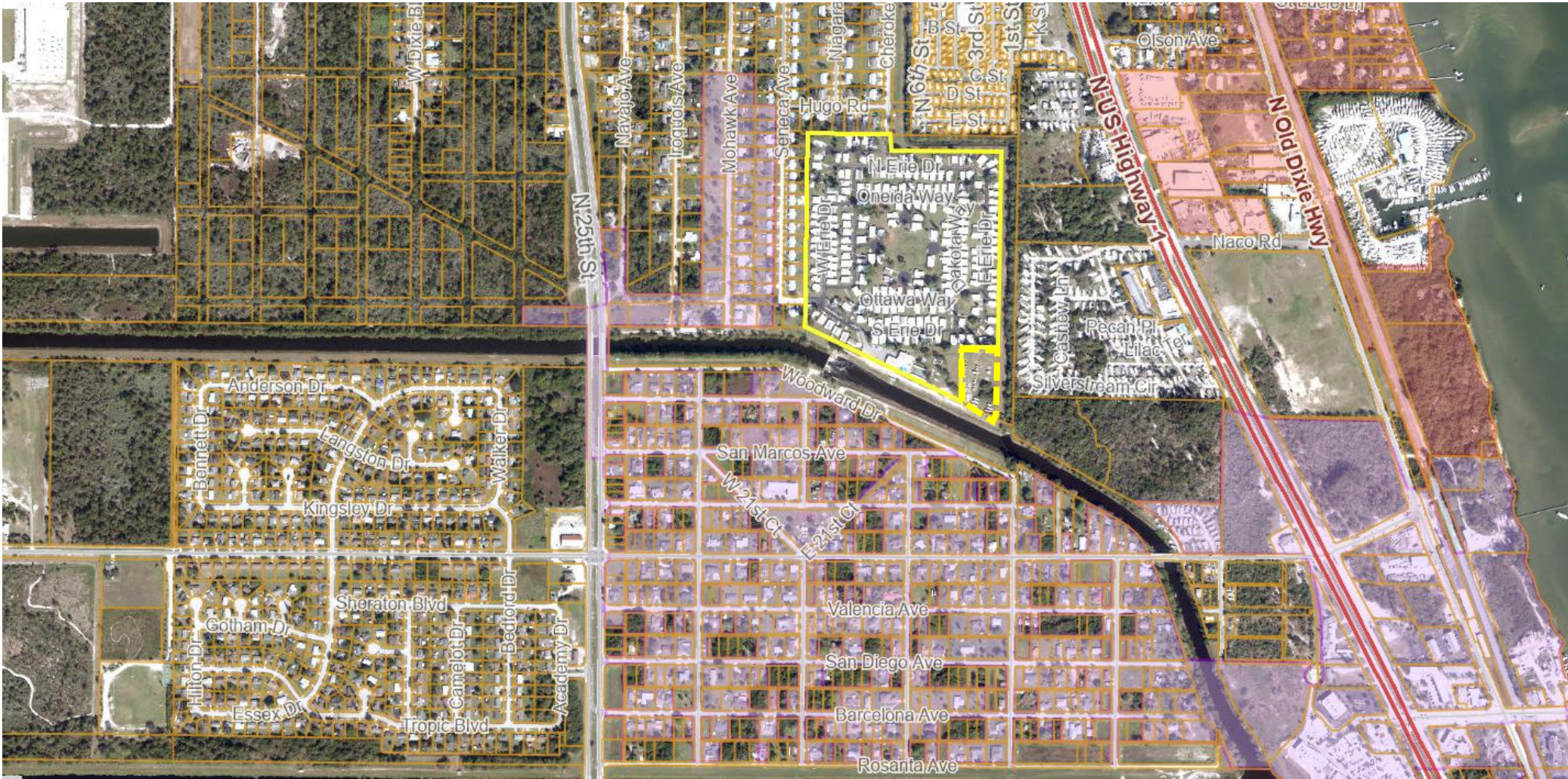
SUMMARY

Request for review of application for an Annexation of two (2) parcels into the City. The subject properties have a St. Lucie County Future Land Use RM, Residential Medium, and a zoning classification of RMH-5, Residential, Mobile Home, 5 units du/ac. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for the parcels is RL, Residential Low Density, with a Zoning classification of R-1, Single-Family Low Density.

The current taxable value of the property is \$10,607,900. Should the Application for Annexation be approved, and future development of the vacant land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.



SITE LOCATION – CITY LIMITS

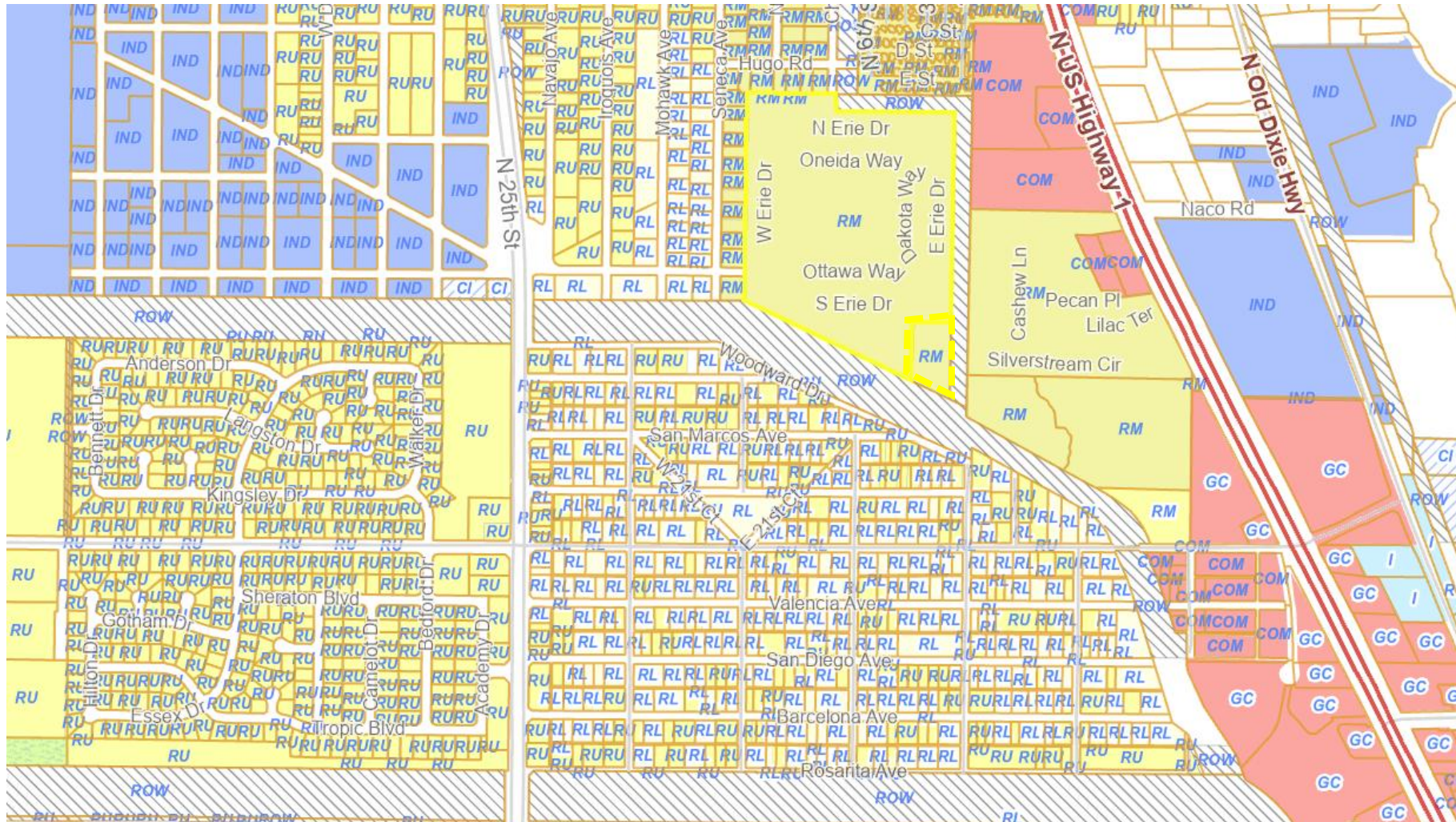


SITE AREA= 41.63 +/- Acres

TALL PINES - REZONING



EXISTING FUTURE LAND USE - CITY & COUNTY



Current SLC FLU:

RM, Residential Medium

Current SLC Zoning:

RMH-5, Residential, Mobile Home – 5/du

Proposed FP FLU:

RL, Low Density Residential

Proposed FP Zoning:

PD, Planned Development Zone

TALL PINES - REZONING



FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

FLU COMPARISON - TALL PINES

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	41.63	1,813,402.8			
		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL MEDIUM (RM)	9	374	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	270	0.0	0.0 SQ.FT
		INCREASE / (DECREASE)		(104)	0.0 SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions



TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed ANNEXATION with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.



TALL PINES - ANNEXATION

ANNEXATION

Staff recommends that the Planning Board recommend APPROVAL of the proposed ANNEXATION.

- Consistent with Section 125-136 of City Code & the Comprehensive Plan**
- Does not adversely affect the public health, safety, convenience and general welfare**



PB ACTIONS

- **Alternative actions of the Planning Board:**

- Recommend Approval with changes.

or

- Recommend Disapproval





CITY OF FORT PIERCE

ANNEXATION

June 9th, 2025

Tall Pines – ANNEXATION

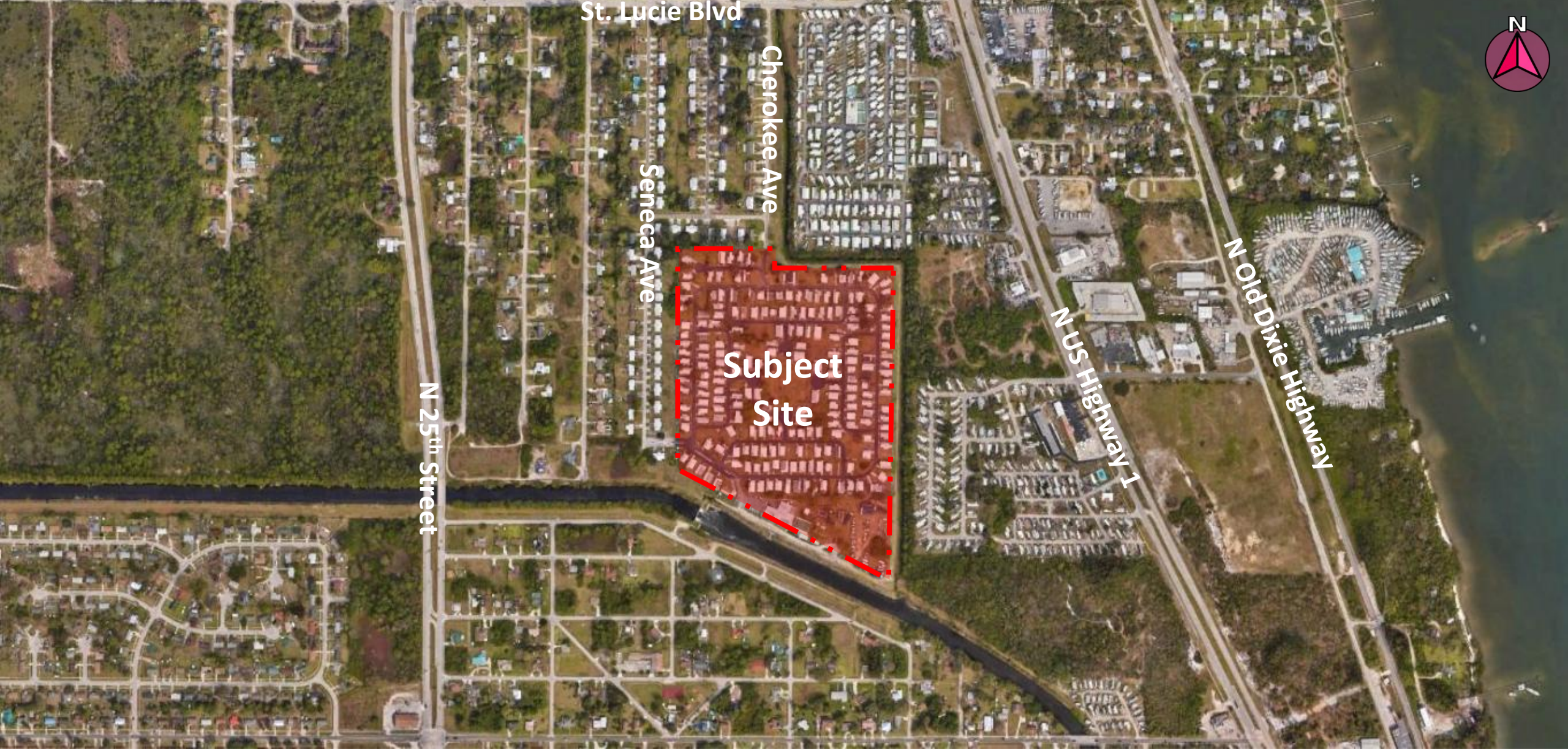
314 S Erie Drive

(1433-210-0003-000-9 & 1433-310-0002-000-9)

Tall Pines PD Master Planned Development

City Planning Board
June 9, 2025





St. Lucie Blvd

Cherokee Ave

Seneca Ave

Subject Site

N 25th Street

N US Highway 1

N Old Dixie Highway



PROJECT LOCATION



SURROUNDING USES

REQUESTS

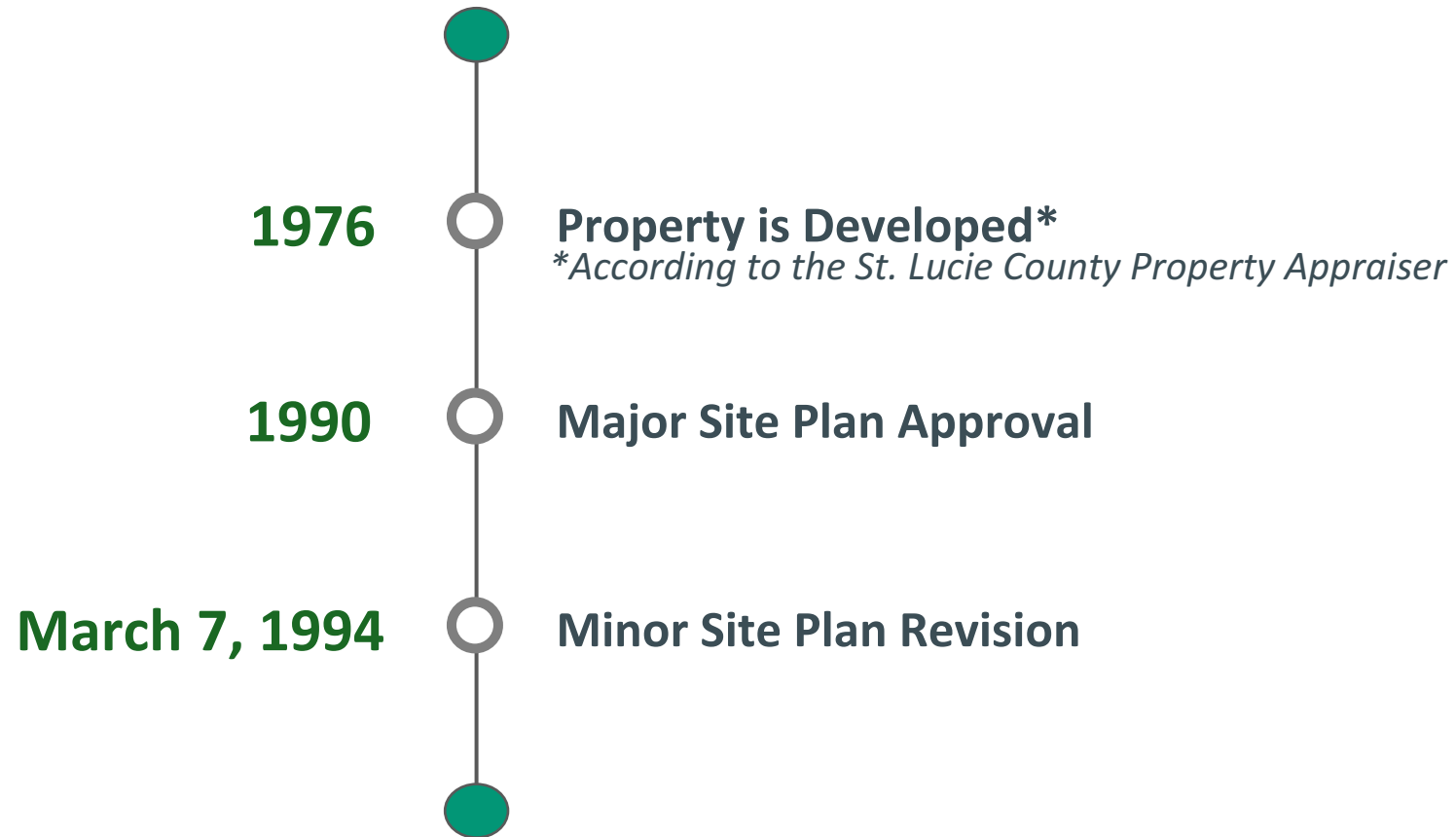
- **Annexation** from St. Lucie County to the City of Fort Pierce
 - Includes a FLU assignment of Low Density Residential (RL)
- **Master PD Zoning Application** to:
 - Rezone from Residential, Mobile Home – 5 (RMH-5) (St. Lucie County) to Planned Development (PD) (Fort Pierce)
 - Approve a 33-lot recreational vehicle park
 - Approve the addition eight manufactured homes

MASTER PD ZONING APPLICATION

A Master Planned Development is preliminary application that presents a conceptual proposal.

A Final Planned Development application is required to finalize the site plan.

APPLICATION REQUESTS



HISTORY



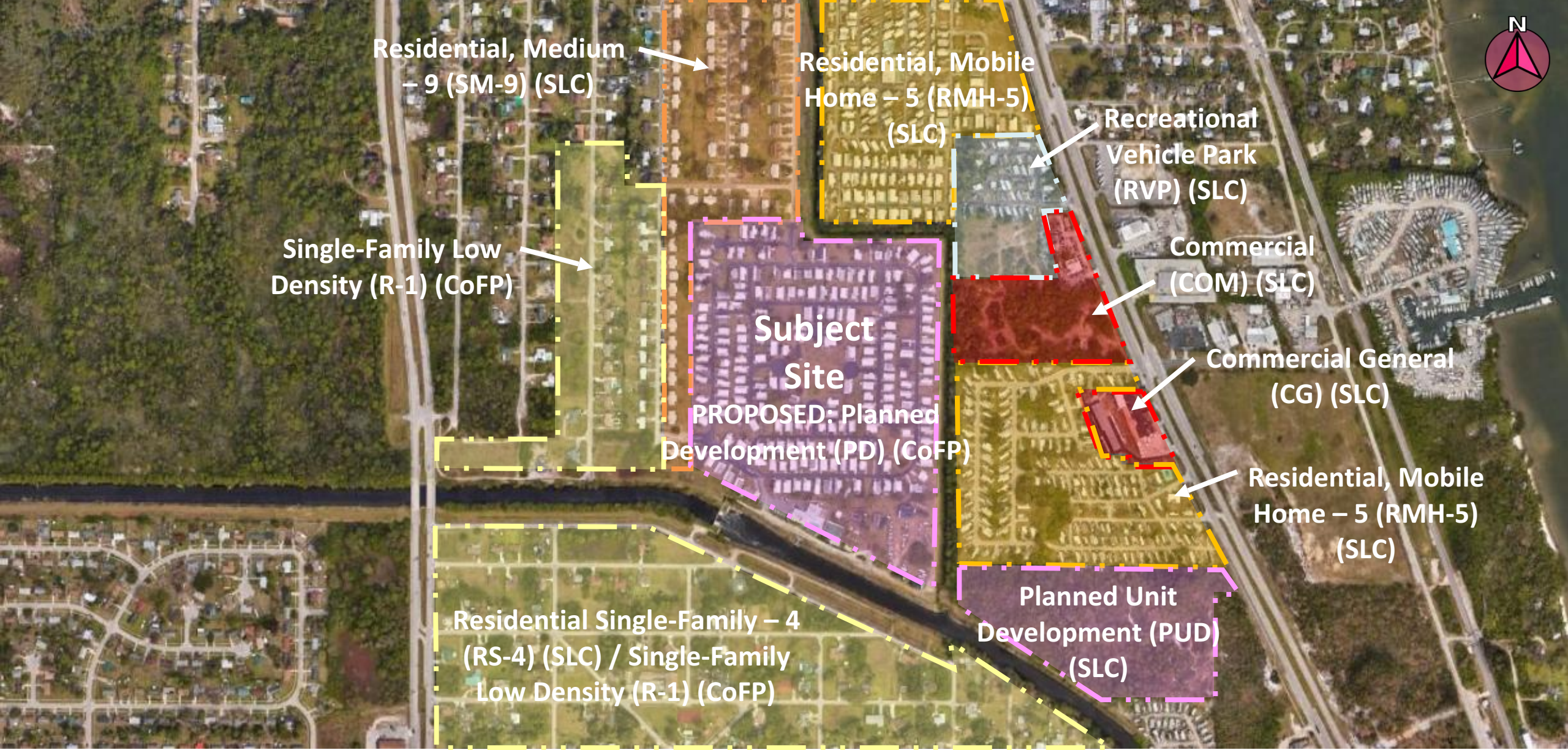
FUTURE LAND USE



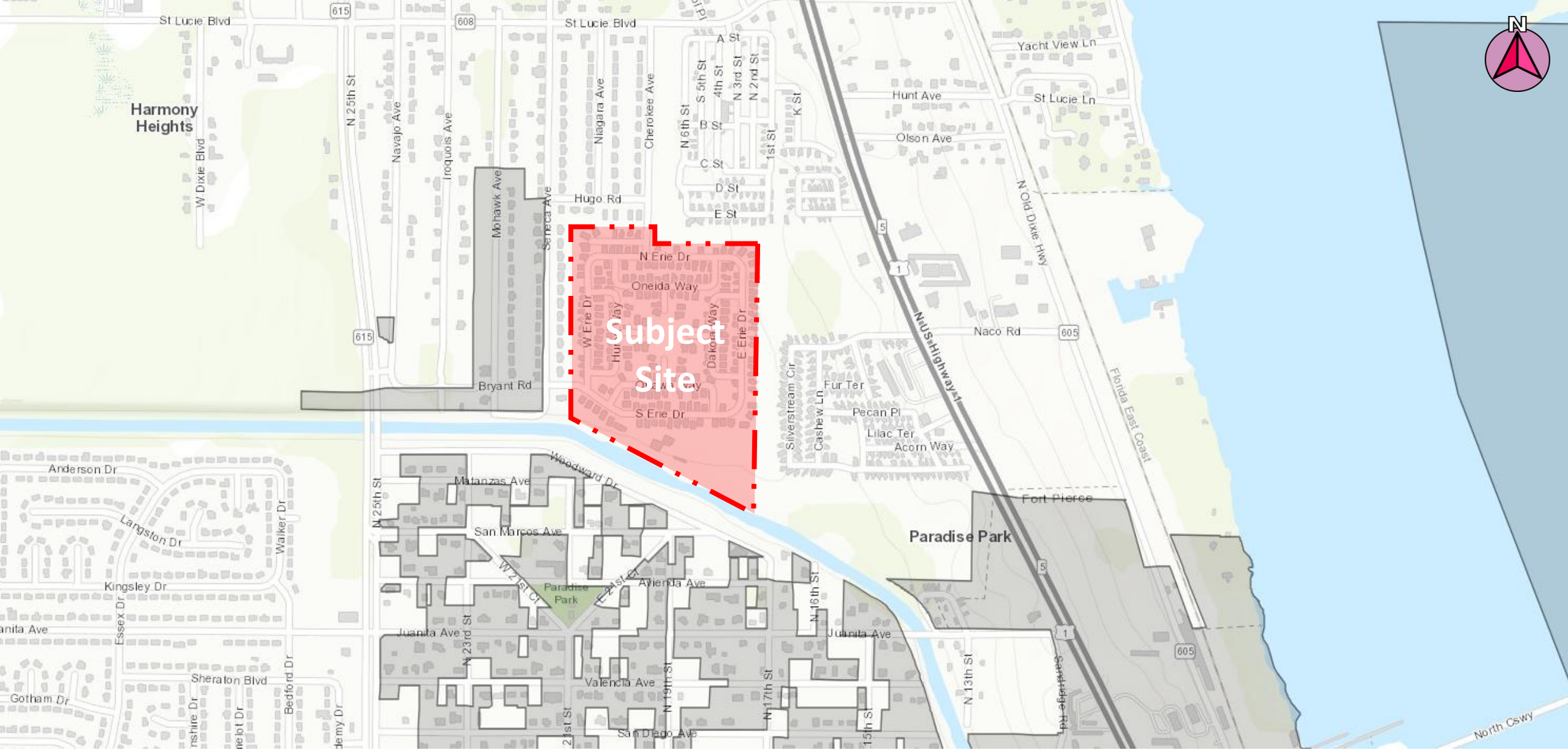
FUTURE LAND USE



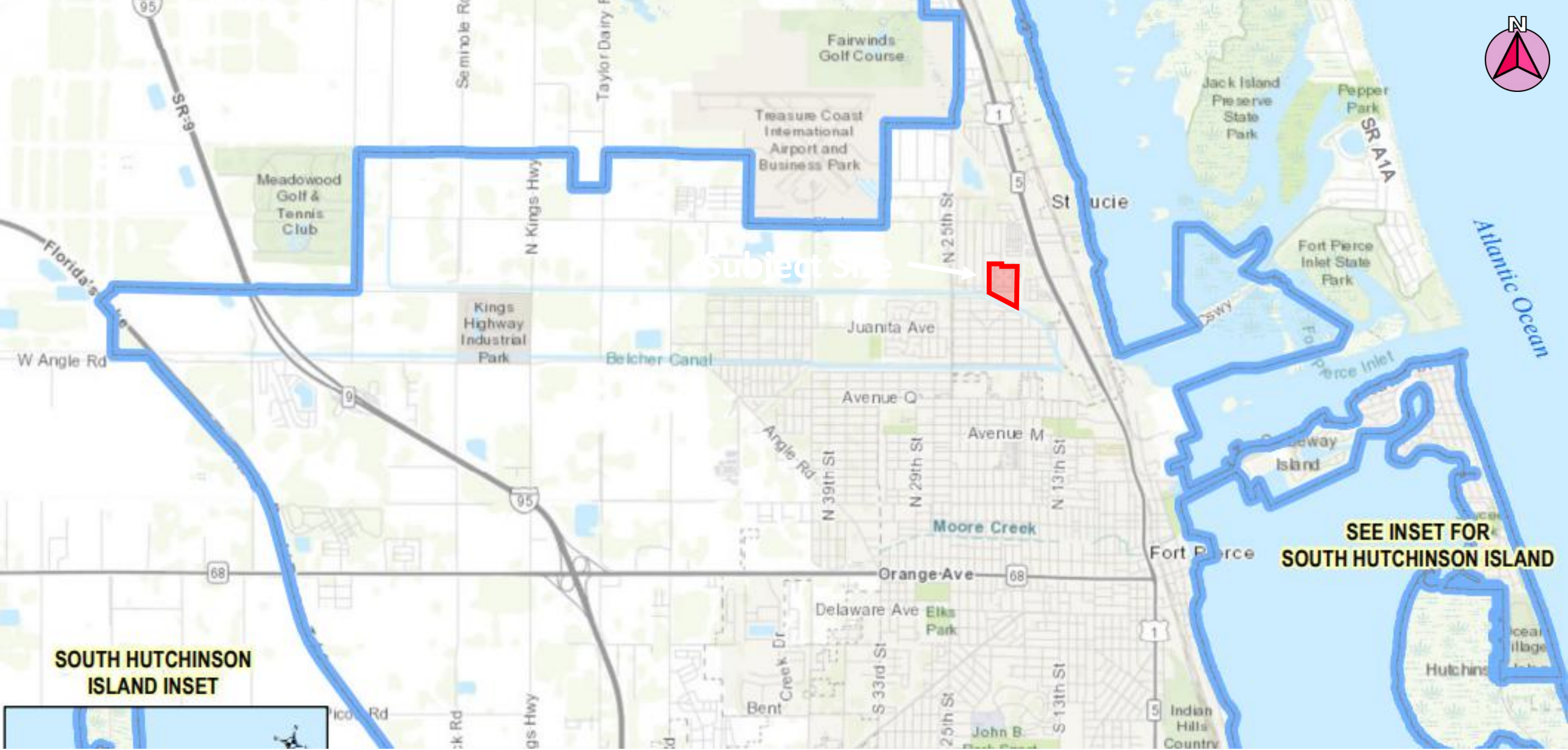
ZONING



ZONING



CITY OF FORT PIERCE BOUNDARY



FPUA SERVICE AREA MAP

	Policy/Criteria
<input checked="" type="checkbox"/>	<p>FLA Stat. § 171.044(1) The property is contiguous to the City of Fort Pierce’s municipal boundary and is reasonably compact.</p>
<input checked="" type="checkbox"/>	<p>FLA Stat. § 171.044(5) The annexation will not result in an enclave.</p>
<input checked="" type="checkbox"/>	<p>Policy 1.11.5 The FLU designation of RL is compatible with the County FLU designation of MHR-5.</p>
<input checked="" type="checkbox"/>	<p>Policy 1.11.6 The FLU designation of RL is consistent with the City of Fort Pierce’s proposed Future Land Use Map (GOP Map 1-2)</p>

ANNEXATION CRITERIA



8 ADDITIONAL HOMES

GATED RV ACCESS FROM BRYANT ROAD

AMENITY AREA

RV PARK

SITE DATA
Acreage: 41.38 AC
Proposed Use: Manufactured Home Park / RV Park
Density: 6.33 DU/AC
Provided Parking: 465 SP
Provided Open Space: 21.81 AC (52.7%)

SITE PLAN



SITE PLAN

LAND DEVELOPMENT REGULATIONS

Land Development Regulations				
	Required		Provided	
Minimum Property Area	3 AC		41.38 AC	
Maximum Density	6.5 DU/AC		6.3 DU/AC	
Minimum Building Setbacks	<i>Front</i>	25 FT	<i>Front</i>	20 FT
	<i>Side</i>	7 FT	<i>Side</i>	9 FT
	<i>Rear</i>	15 FT	<i>Rear</i>	25 FT
Minimum Open Space	20% (8.28 AC)		52.7% (21.81 AC)	
Min. Perimeter Setback	10 FT		9 FT	

A records request to St. Lucie County revealed no code enforcement violations.

CONSISTENCY WITH PLANS AND REGULATIONS

EXISTING NON-CONFORMITIES

Non-Conformity Chart			
Code Section	Required	Provided	Existing Non-Conformity
<i>Sec. 125-193.(b)(2)a.</i>	25 FT front yard	20 FT front yard	- 5 FT

The perimeter setback is not a non-conformity per *Sec. 125-212(c)(3)b. Perimeter Setbacks*, which states that:

Setbacks at the perimeter of the development shall be determined by the city commission, consistent, compatible, and in character with adjoining properties and existing or approved development. The city commission will determine perimeter setbacks based upon the following factors:

- (b) The minimum PD perimeter setback required by this section cannot be achieved due to exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property**

CONSISTENCY WITH PLANS AND REGULATIONS



OTHER REGULATIONS

Per **Sec. 125-212(c)(10) Variances are not necessary**, any standards that may be subject to a variance will be considered at the time of Final PD approval.

CONSISTENCY WITH PLANS AND REGULATIONS



Comprehensive Plan Consistency – The development program is consistent with the City of Fort Pierce’s Comprehensive Plan.



Density – The development program is consistent with the maximum permitted density in the RL FLU.



Perimeter Setbacks – A perimeter buffer cannot be achieved due to existing conditions of the subject site.



Open Space – The development program meets the open space requirements of the PD district.

MEETINGS

- **February 2023** – General Neighborhood Meeting
- **March 2023** – Residents’ Committee Meeting
- **May 2023** – Residents’ Committee Meeting
- **July 2023** – Residents’ Committee Meeting

CHANGES/CONDITIONS

- RVs to use West Gate only, using keypad entry; new access road to be installed, new sidewalk where RVs use street system, ensure that portion of street will bear RVs.
- Additional swimming pool, near existing swimming pool.
- New restroom facilities.
- Upgrading of water, sewer, and power infrastructure to be pursued diligently over time.
- Bocce courts to be preserved (they are being relocated to accommodate new RV access road).
- 55+ age restriction to be maintained.

COMMUNITY OUTREACH



RECENT IMPROVEMENTS – ENTRANCE



RECENT IMPROVEMENTS – FISHING PIER



RECENT IMPROVEMENTS – OUTDOOR KITCHEN



RECENT IMPROVEMENTS – CLUBHOUSE INTERIOR



RECENT IMPROVEMENTS – POOL



RECENT IMPROVEMENTS – PICKLEBALL COURTS

Staff Assessment: Staff recommends approval of the proposed Annexation and Master Planned Development Zoning.

STAFF RECOMMENDATION

Tall Pines PD Master Planned Development

City Planning Board
June 9, 2025



HOA MEETING DATES

- August 2022
- December 7, 2022
- March 29, 2024
- April 3, 2025

RECENT IMPROVEMENTS

In 2024, Tall Pines Granite, LLC worked on physical improvements in the park, including paving and clubhouse AC replacement.

2025 PROJECTS

Following an HOA meeting on April 3, 2025, the following projects are being prioritized.

- Pool Bathroom Upgrades
- Solar Street Lights
- Social Hall Upgrades

RECENT IMPROVEMENTS



CITY OF FORT PIERCE

PLANNING BOARD

JUNE 9, 2025

SYMPHONY LAKES PLANNED DEVELOPMENT FINAL SITE PLAN (POD 1) PD2024-00009

APPLICATION

PD2024-00009

APPLICANT

Cotleur & Hearing

On behalf of the Property Owners

ADDRESS

4300 Selvitz RD

PARCEL ID #:

2432-211-0006-000-3,
2432-211-0005-000-6,
2432-343-0001-000-4.

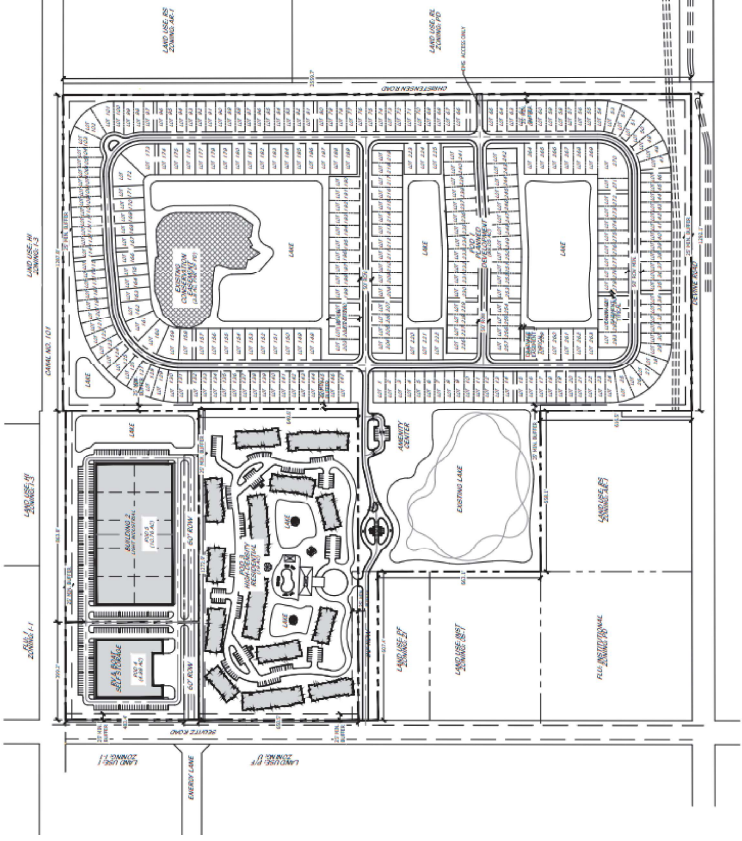
SUMMARY

The proposed Pod 1 Final PD Site Plan is consistent with the Master Site Plan. Pod 1 is approximately 88 acres, the plan proposes 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre.

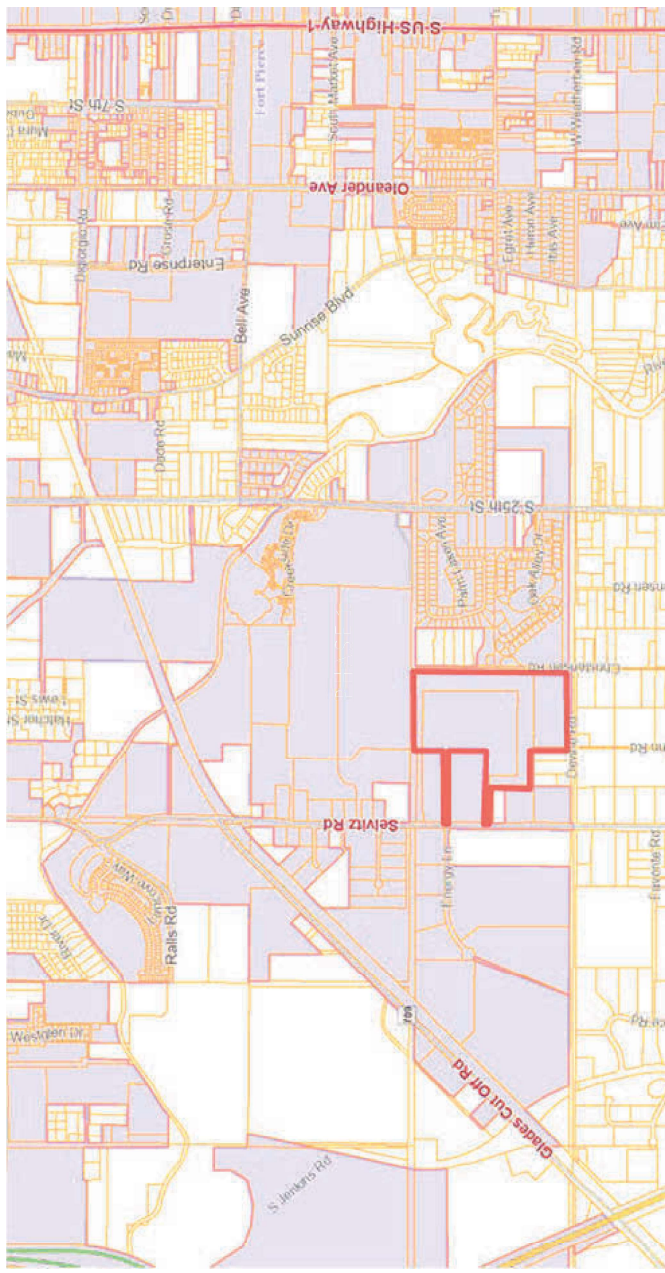
The Master Site Plan requires a minimum of 20% Open Space in Pod 1. This Final PD Plan proposes a total of 37.9 acres, or 43% of Pod 1 as Open Space



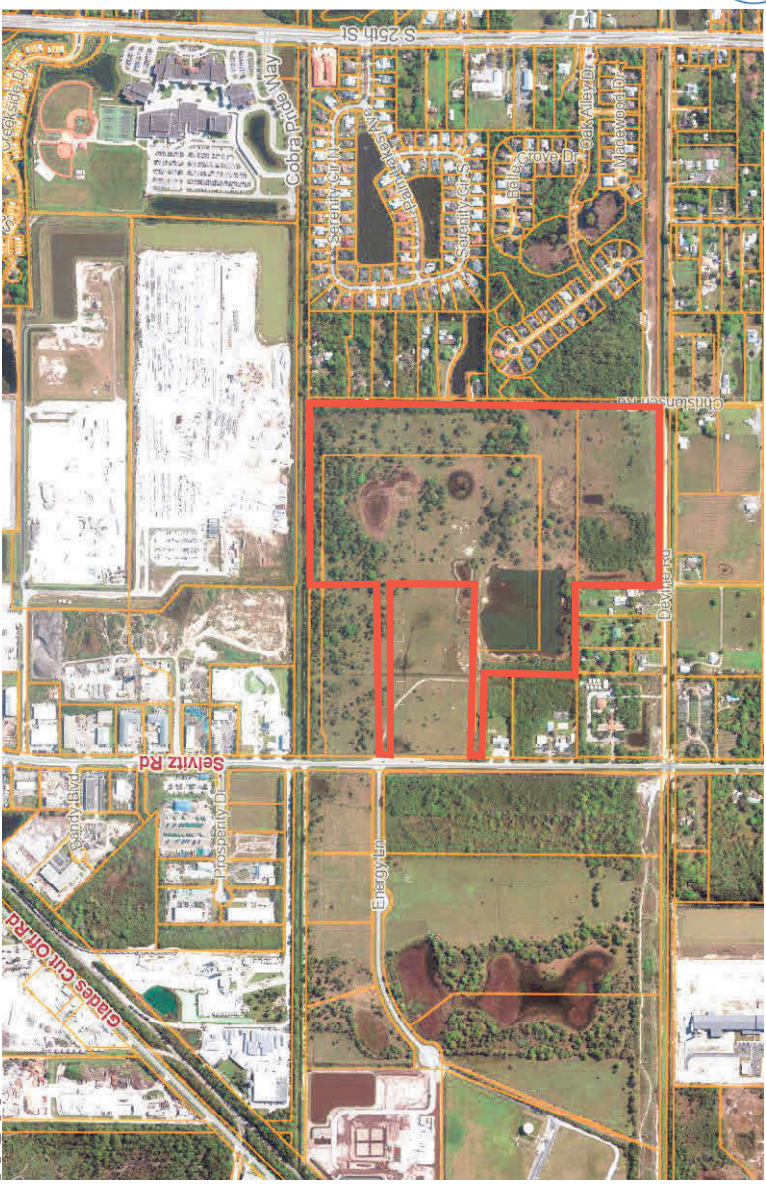
SYMPHONY LAKES – MASTER SITE PLAN – APPROVED JUNE 3, 2024



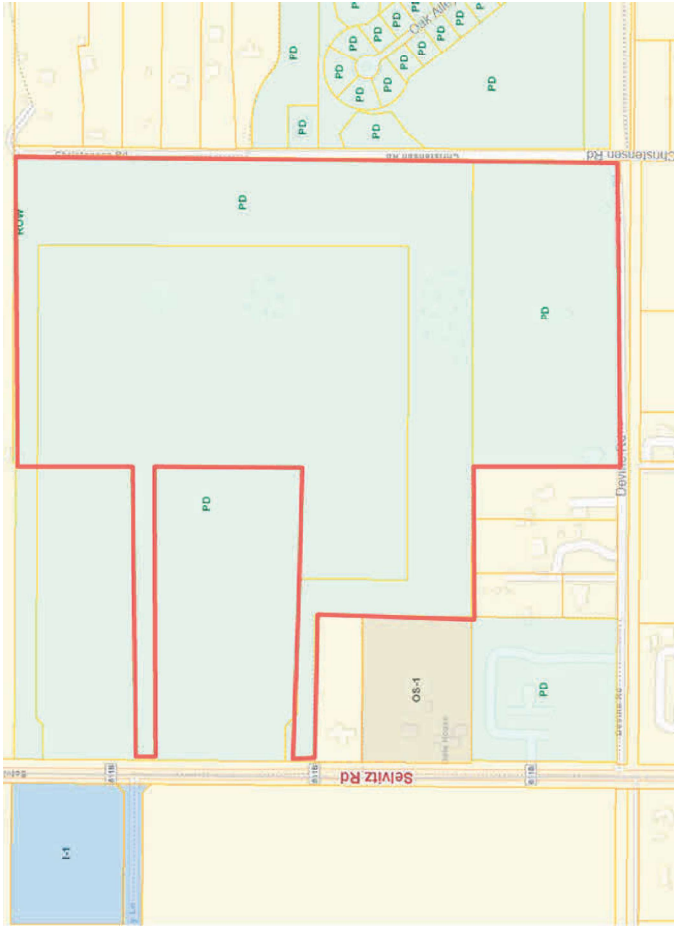
SITE LOCATION SITE AREA +/- 88 Acres



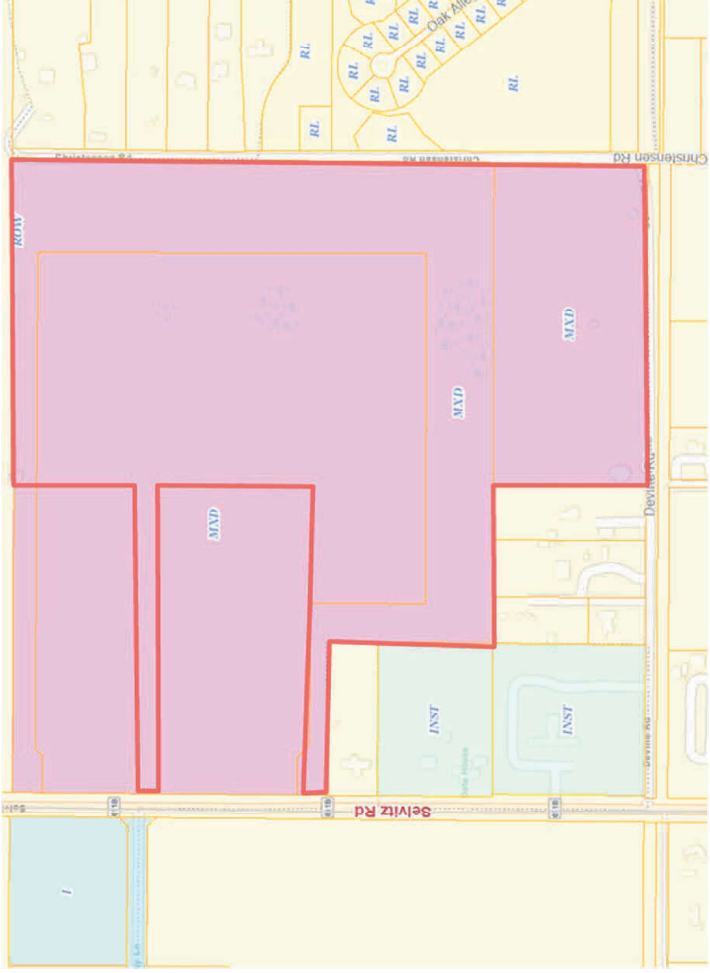
SITE LOCATION



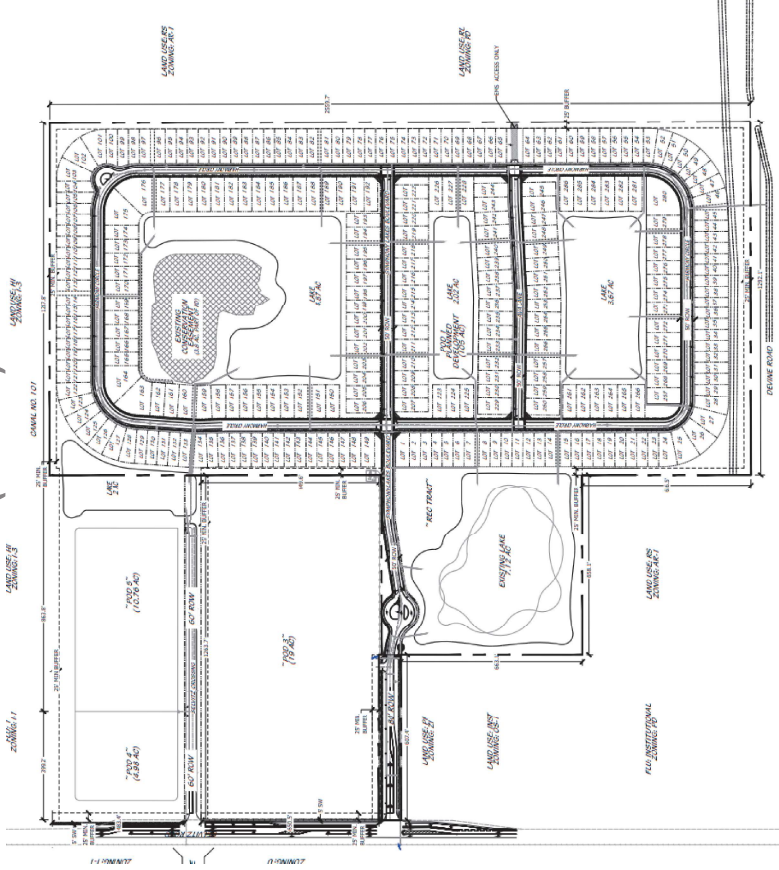
EXISTING ZONING – PD – JUNE 3, 2024



EXISTING FLU – MXD ADOPTED APRIL 1, 2024



SYMPHONY LAKES FINAL PD SITE PLAN (POD 1)



SYMPHONY LAKES POD 1 SITE DATA

POD 1 DATA 3835423.97 SF 88.05 AC
 DWELLING UNITS 286
 DU/AC 3.2
 OPEN SPACE/PERVIOUS 20% MIN

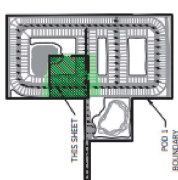
30 AC
 38 AC
 76 AC

OPEN SPACE CALCULATIONS

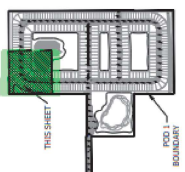
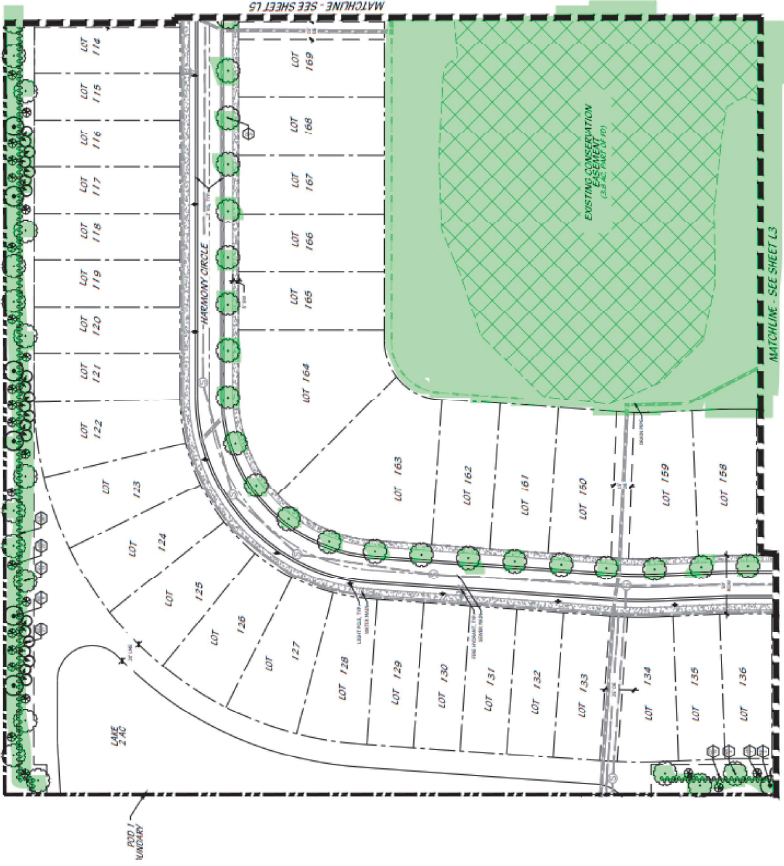
REQUIRED (20%) 17.61 AC
 LAKES 14 AC MINIMUM
 LANDSCAPE AREA 3 AC MINIMUM
 OTHER 0.61 AC MINIMUM



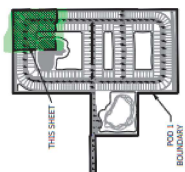
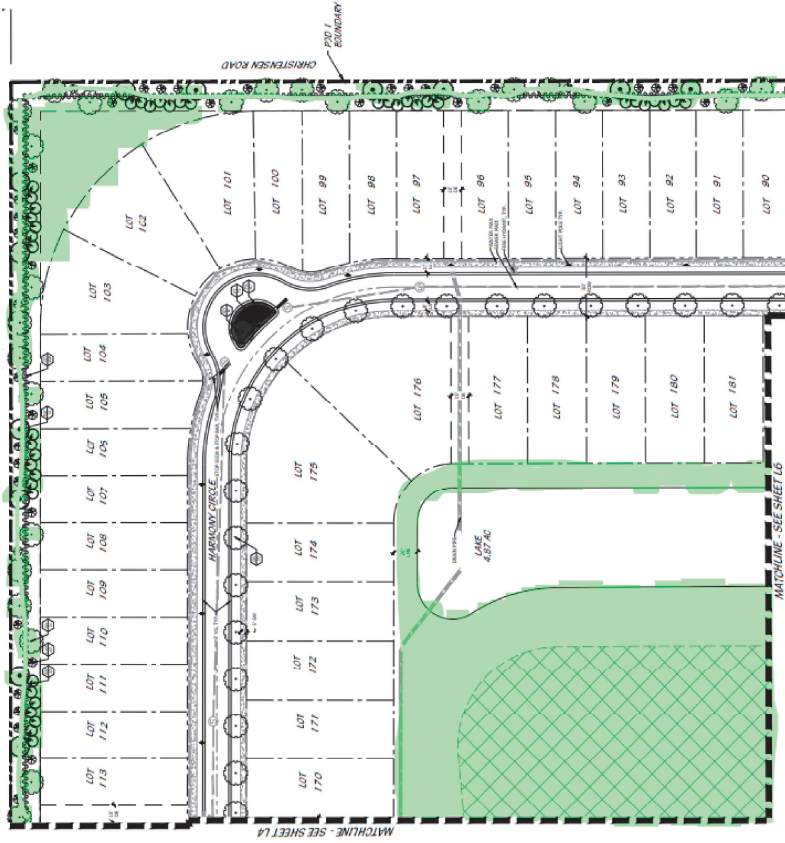
SYMPHONY LAKES – LANDSCAPE PLAN -1/10



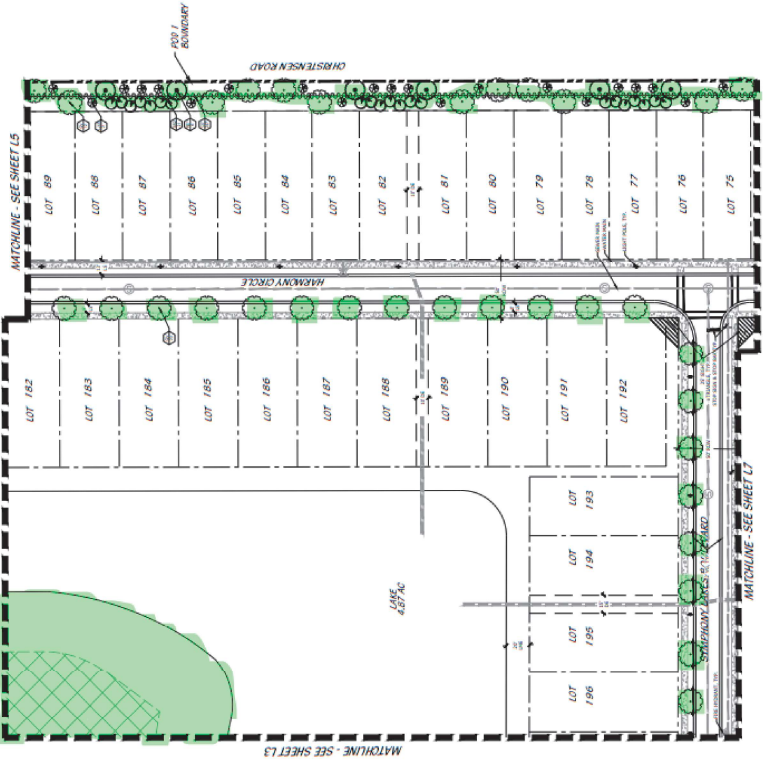
SYMPHONY LAKES – LANDSCAPE PLAN -2/10



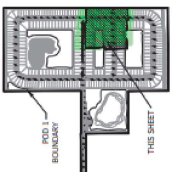
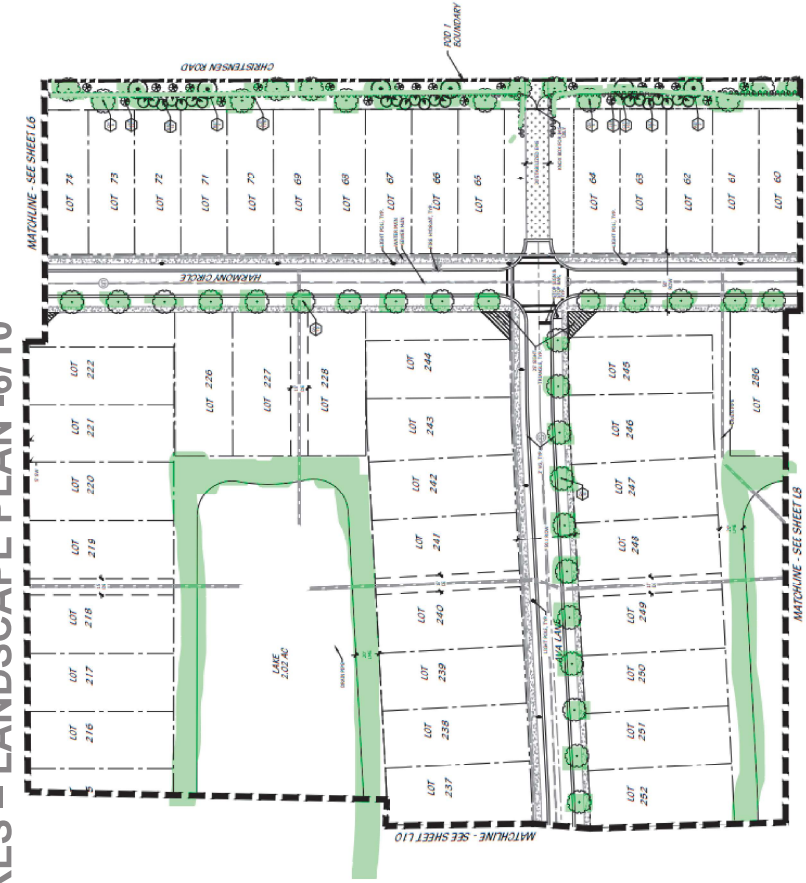
SYMPHONY LAKES – LANDSCAPE PLAN -3/10



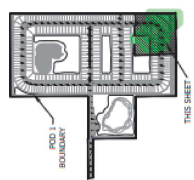
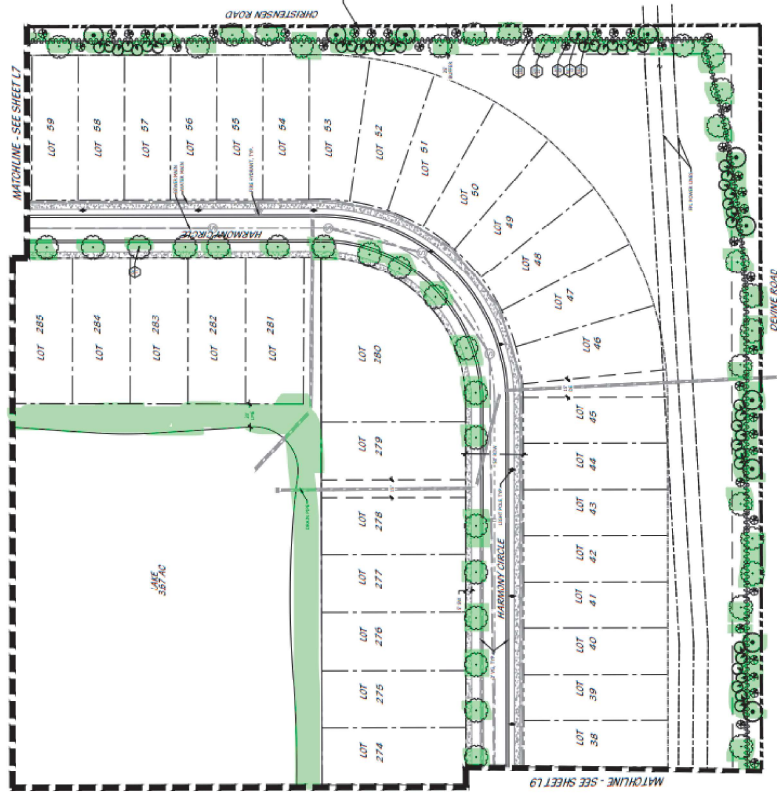
SYMPHONY LAKES – LANDSCAPE PLAN -4/10



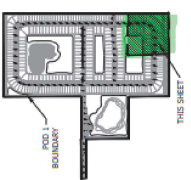
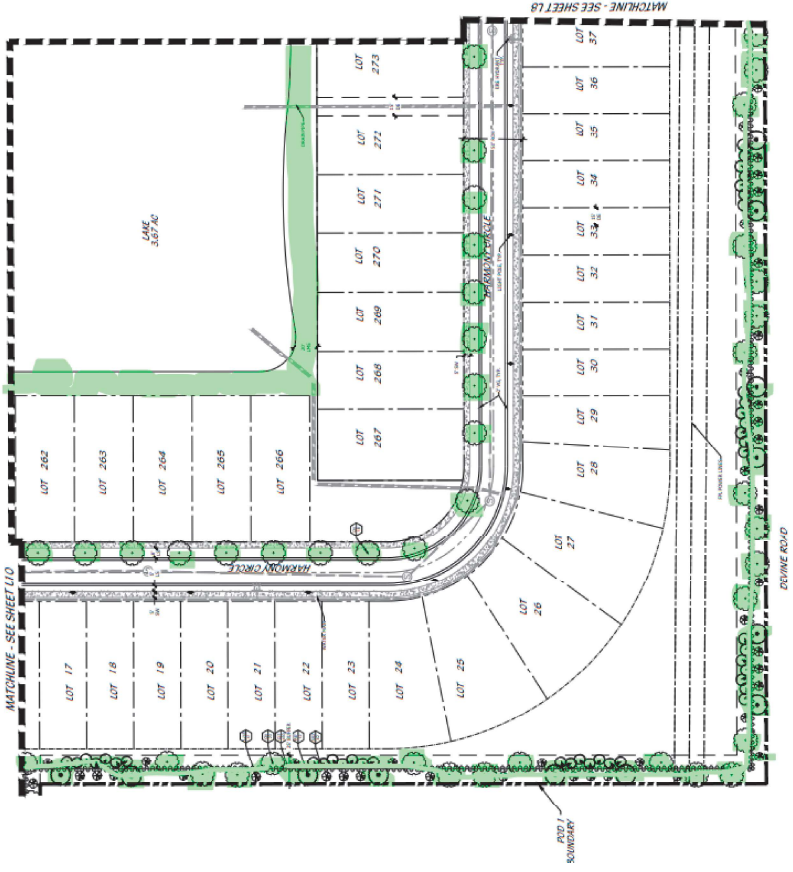
SYMPHONY LAKES – LANDSCAPE PLAN -6/10



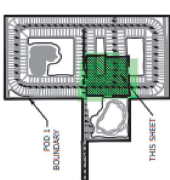
SYMPHONY LAKES – LANDSCAPE PLAN -7/10



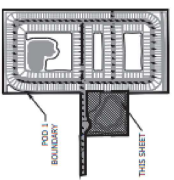
SYMPHONY LAKES – LANDSCAPE PLAN -8/10



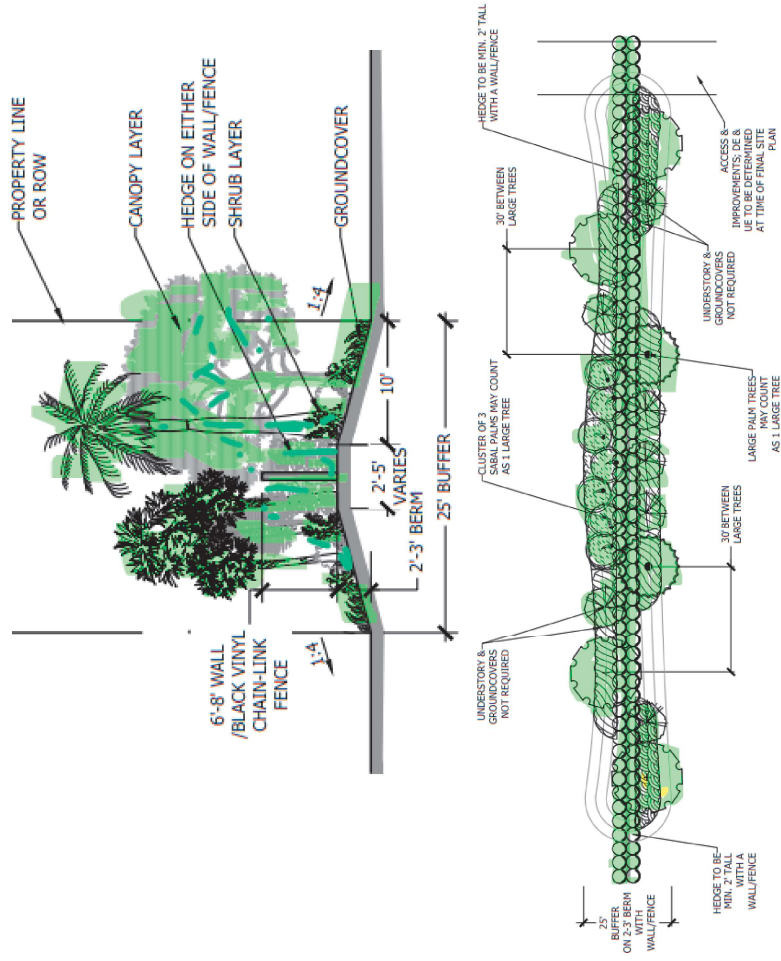
SYMPHONY LAKES – LANDSCAPE PLAN -9/10



SYMPHONY LAKES – LANDSCAPE PLAN -10/10



SYMPHONY LAKES – LANDSCAPE BUFFERS



ALTERNATIVE RECOMMENDATION

Approval with alternative/additional conditions

Or

Disapproval





CITY OF FORT PIERCE
PLANNING BOARD
JUNE 9, 2025

SYMPHONY LAKES PLANNED DEVELOPMENT
FINAL SITE PLAN (POD 1)

RD2024-00000

APPLICATION

PD2024-00009

APPLICANT

Cotleur & Hearing

On behalf of the Property Owners

ADDRESS

4300 Selvitz RD

PARCEL ID #:

2432-211-0006-000-3,

2432-211-0005-000-6,

2432-343-0001-000-4.

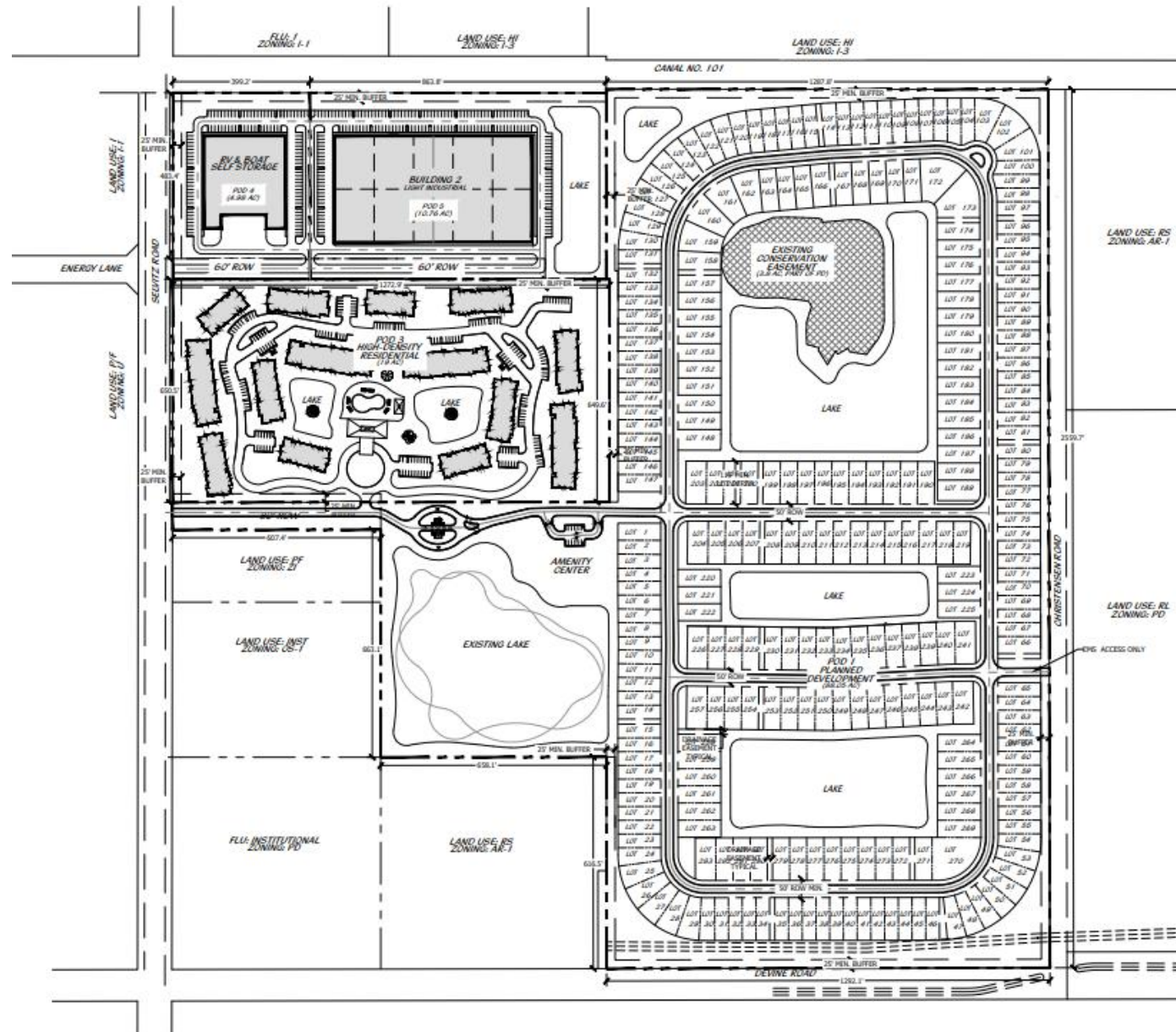
SUMMARY

The proposed Pod 1 Final PD Site Plan is consistent with the Master Site Plan. Pod 1 is approximately 88 acres, the plan proposes 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre.

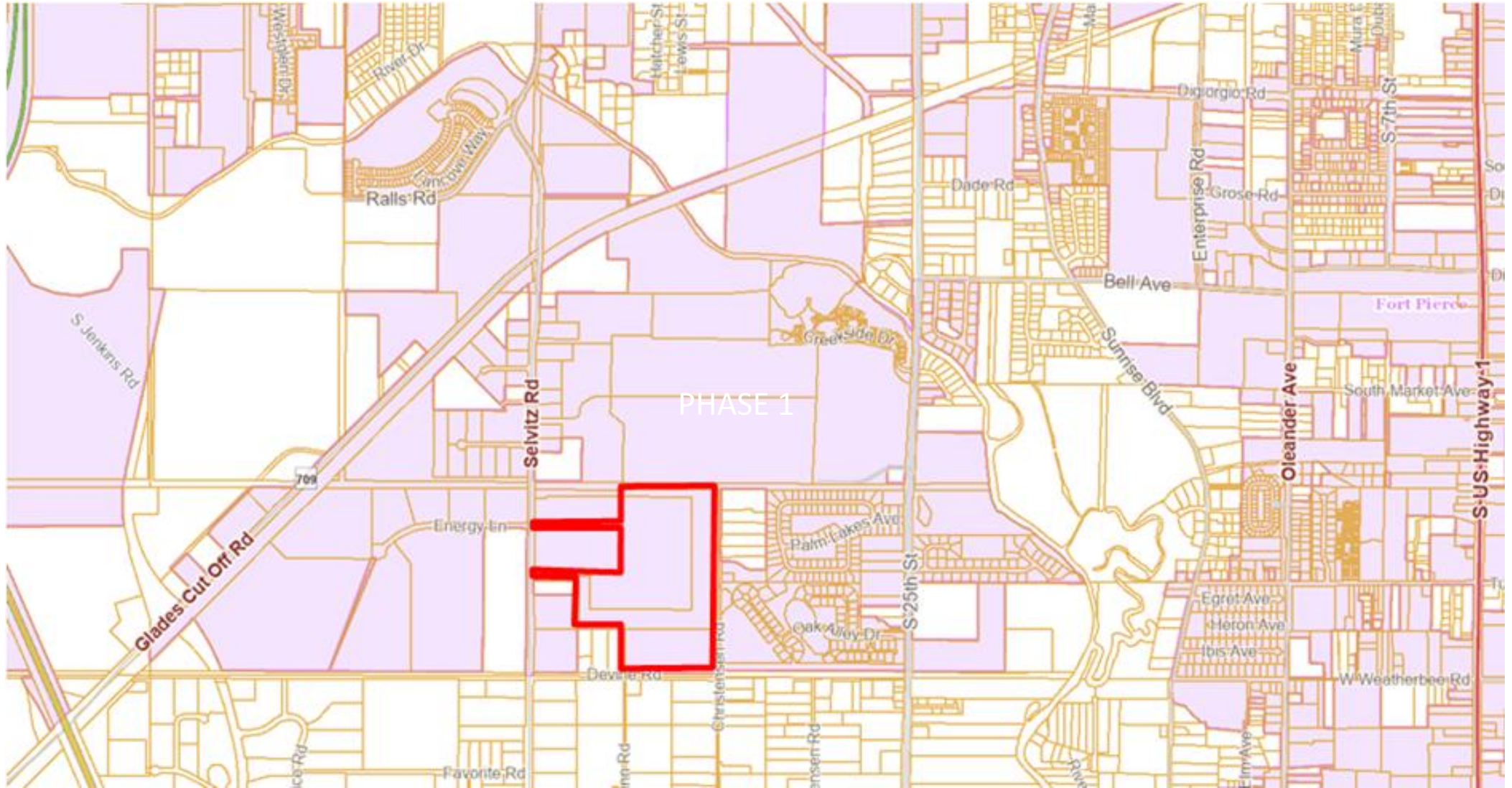
The Master Site Plan requires a minimum of 20% Open Space in Pod 1. This Final PD Plan proposes a total of 37.9 acres, or 43% of Pod 1 as Open Space



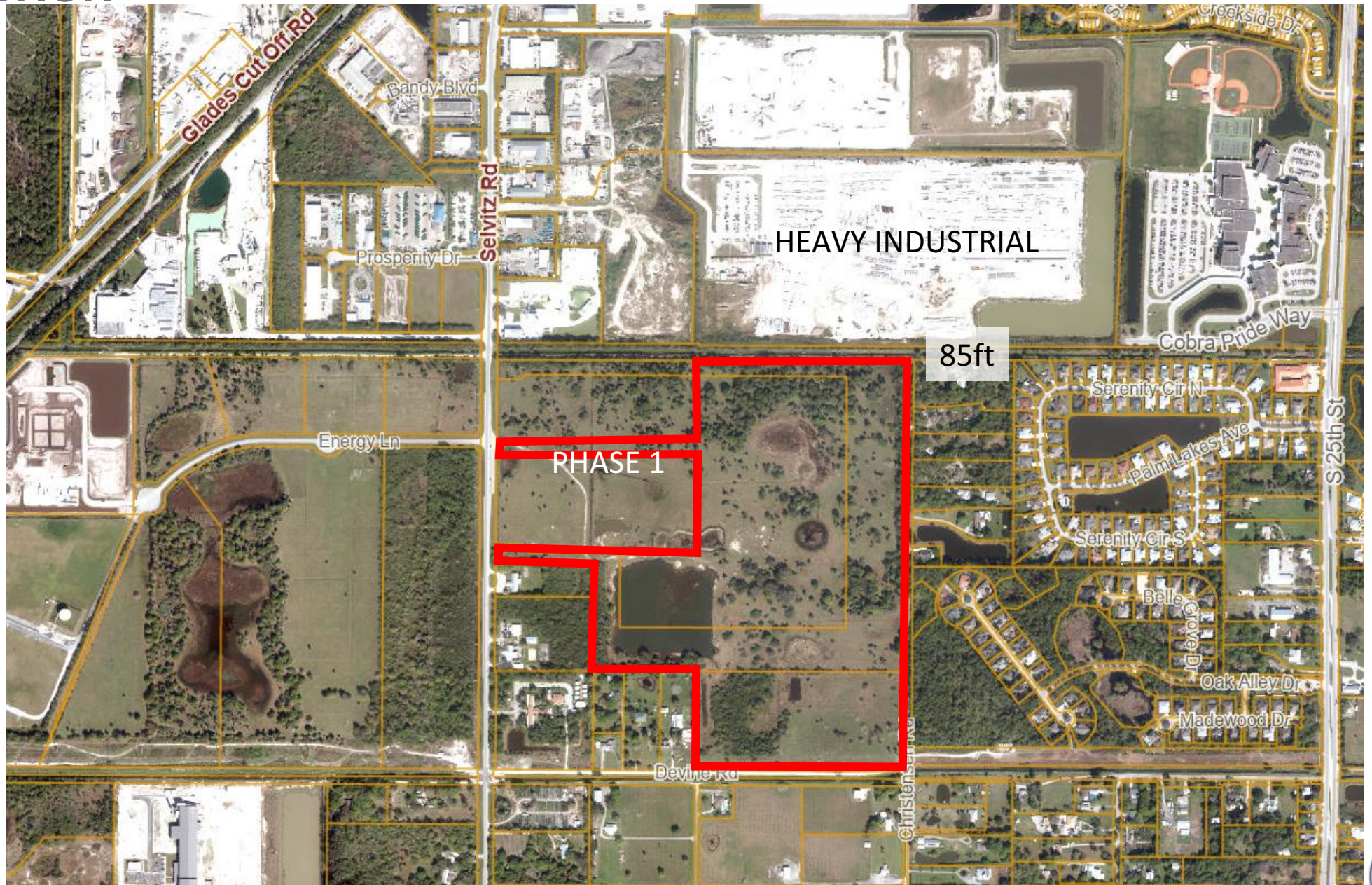
SYMPHONY LAKES – MASTER SITE PLAN – APPROVED JUNE 3, 2024



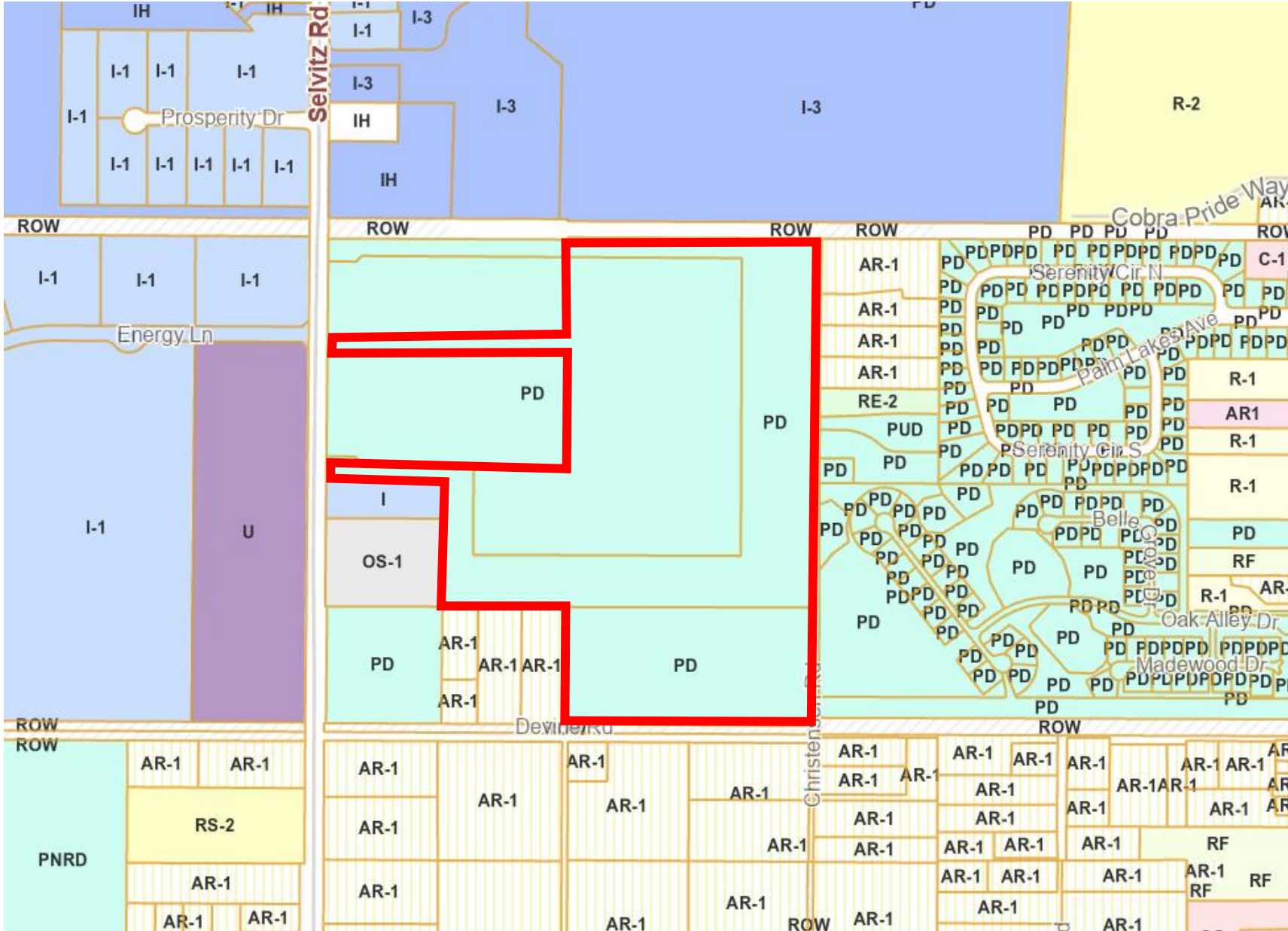
SITE LOCATION SITE AREA +/- 88 Acres



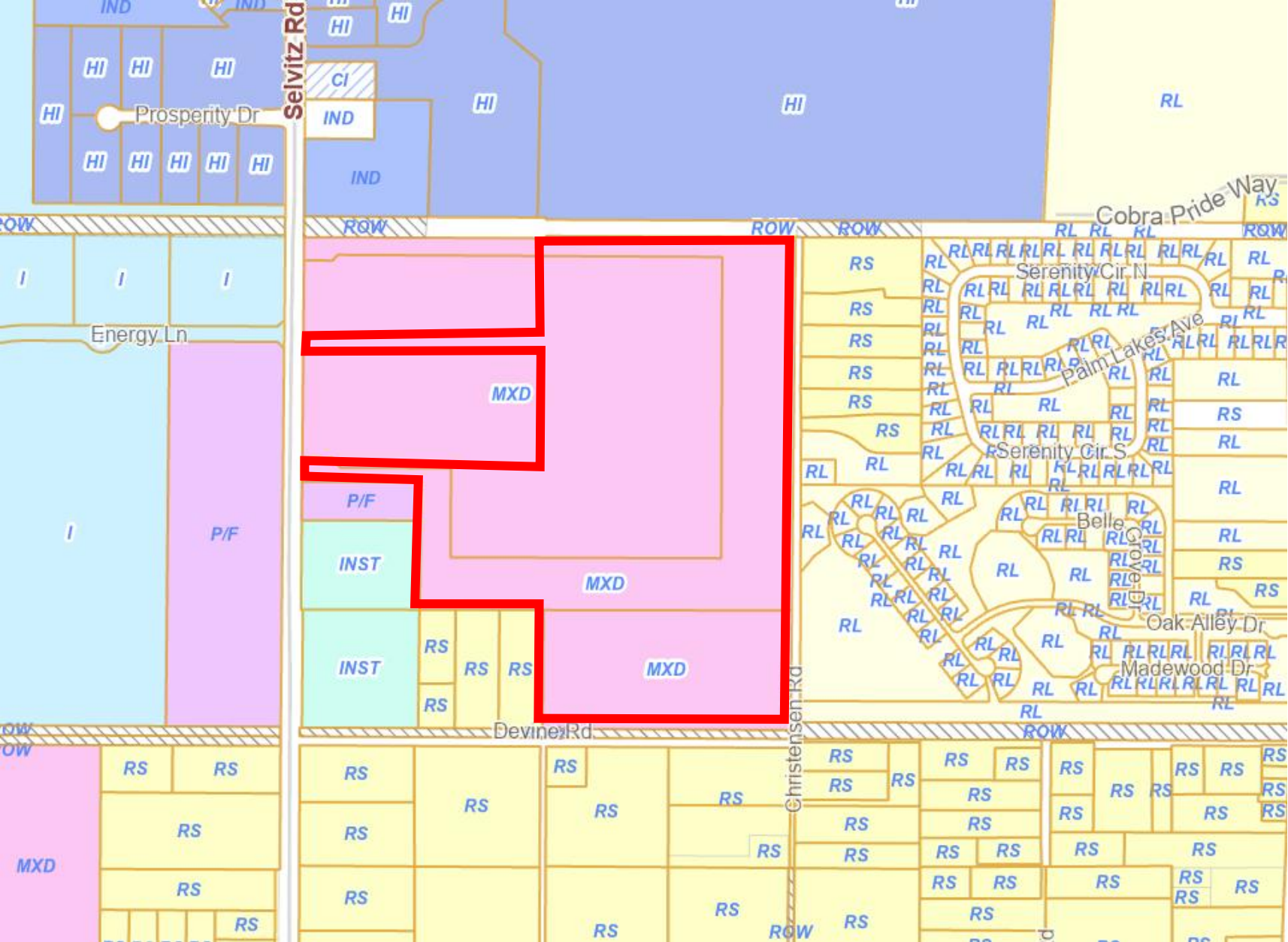
SITE LOCATION



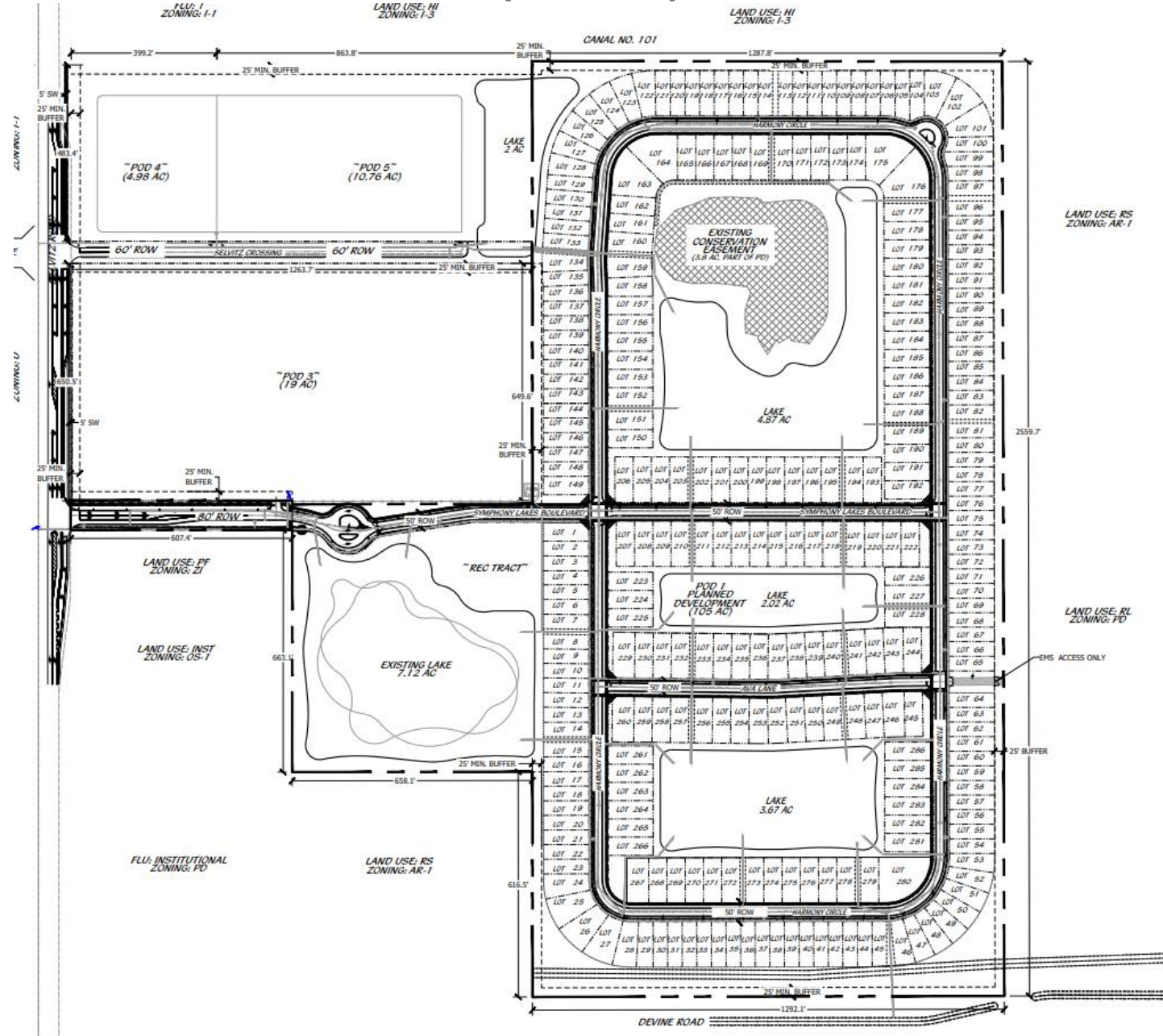
EXISTING ZONING – PD – JUNE 3, 2024



EXISTING FLU – MXD ADOPTED APRIL 1, 2024



SYMPHONY LAKES FINAL PD SITE PLAN (POD 1)



SYMPHONY LAKES POD 1 SITE DATA

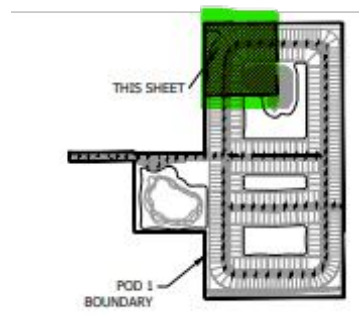
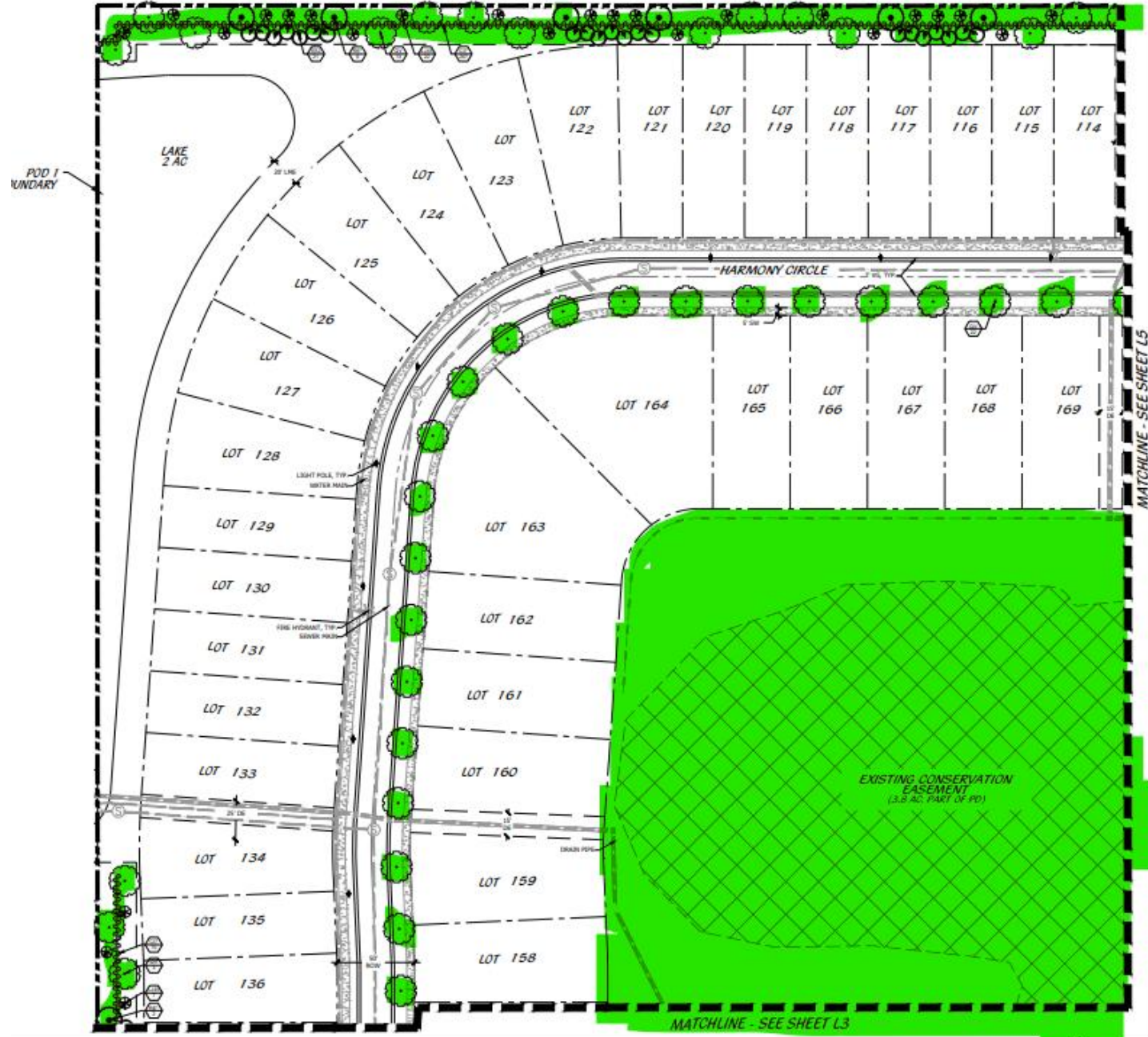
POD 1 DATA	3835423.97 SF	88.05 AC
DWELLING UNITS	286	
DU/AC	3.2	
OPEN SPACE/ PERVIOUS	20% MIN	
		00 AC
		98 AC
		76 AC

OPEN SPACE CALCULATIONS

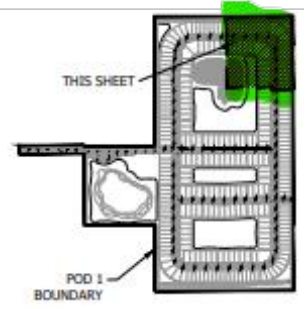
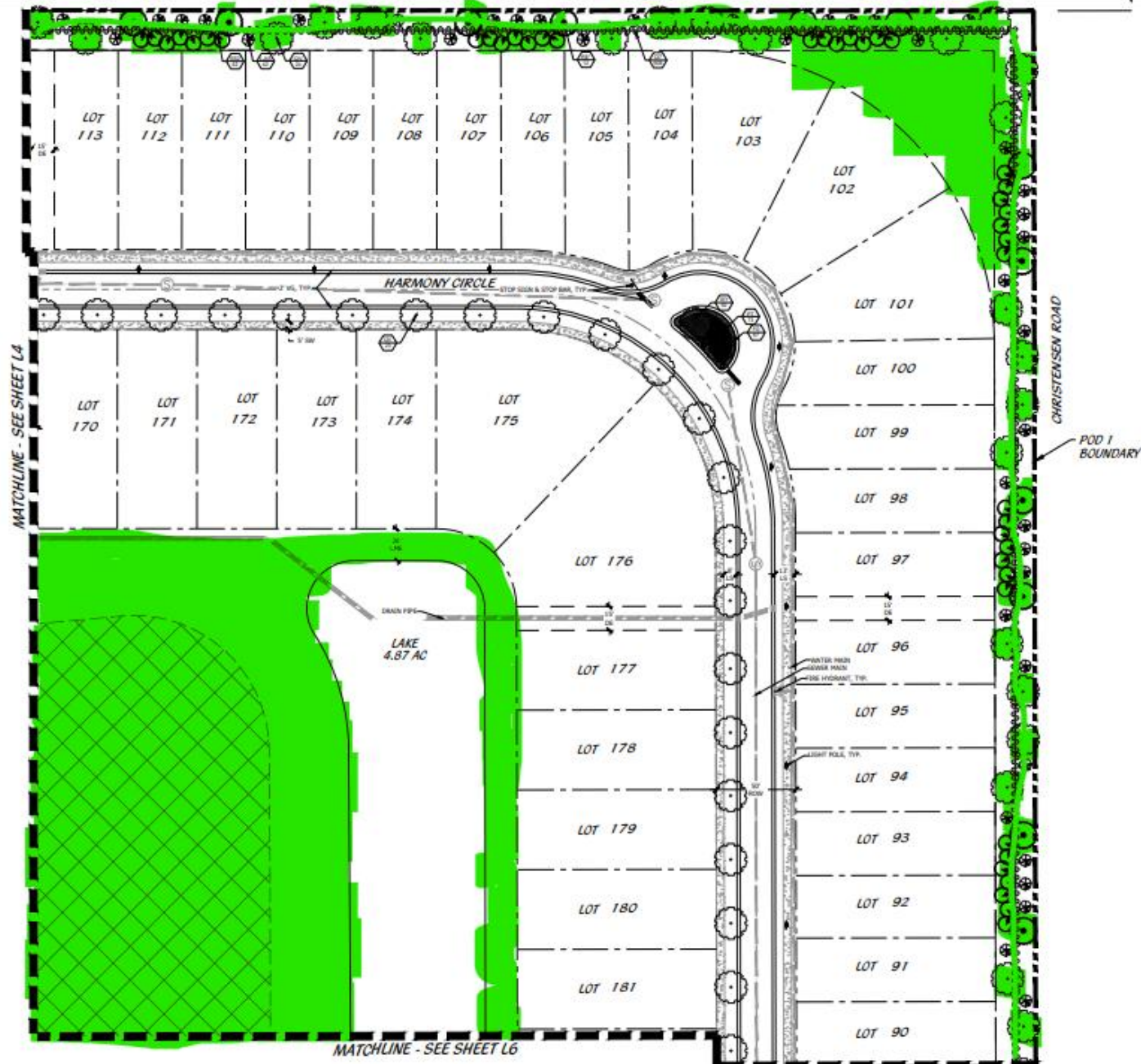
REQUIRED (20%)	17.61 AC	
LAKES	14 AC	MINIMUM
LANDSCAPE AREA	3 AC	MINIMUM
OTHER	0.61 AC	MINIMUM



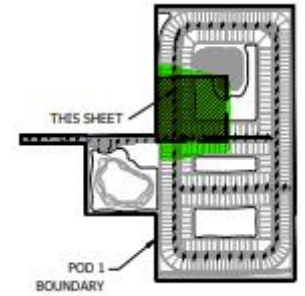
SYMPHONY LAKES – LANDSCAPE PLAN -1/10



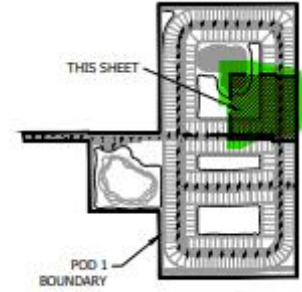
SYMPHONY LAKES – LANDSCAPE PLAN -2/10



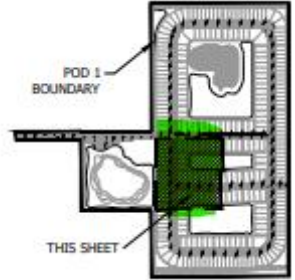
SYMPHONY LAKES – LANDSCAPE PLAN -3/10



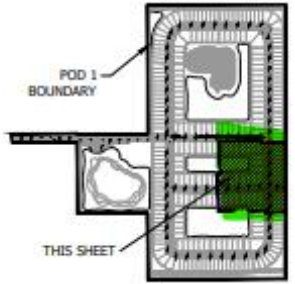
SYMPHONY LAKES – LANDSCAPE PLAN -4/10



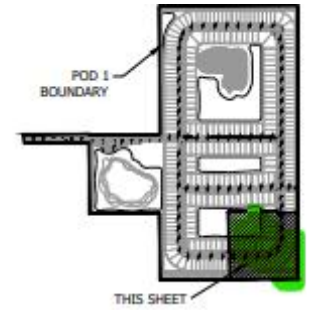
SYMPHONY LAKES – LANDSCAPE PLAN -5/10



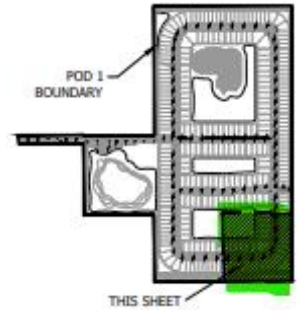
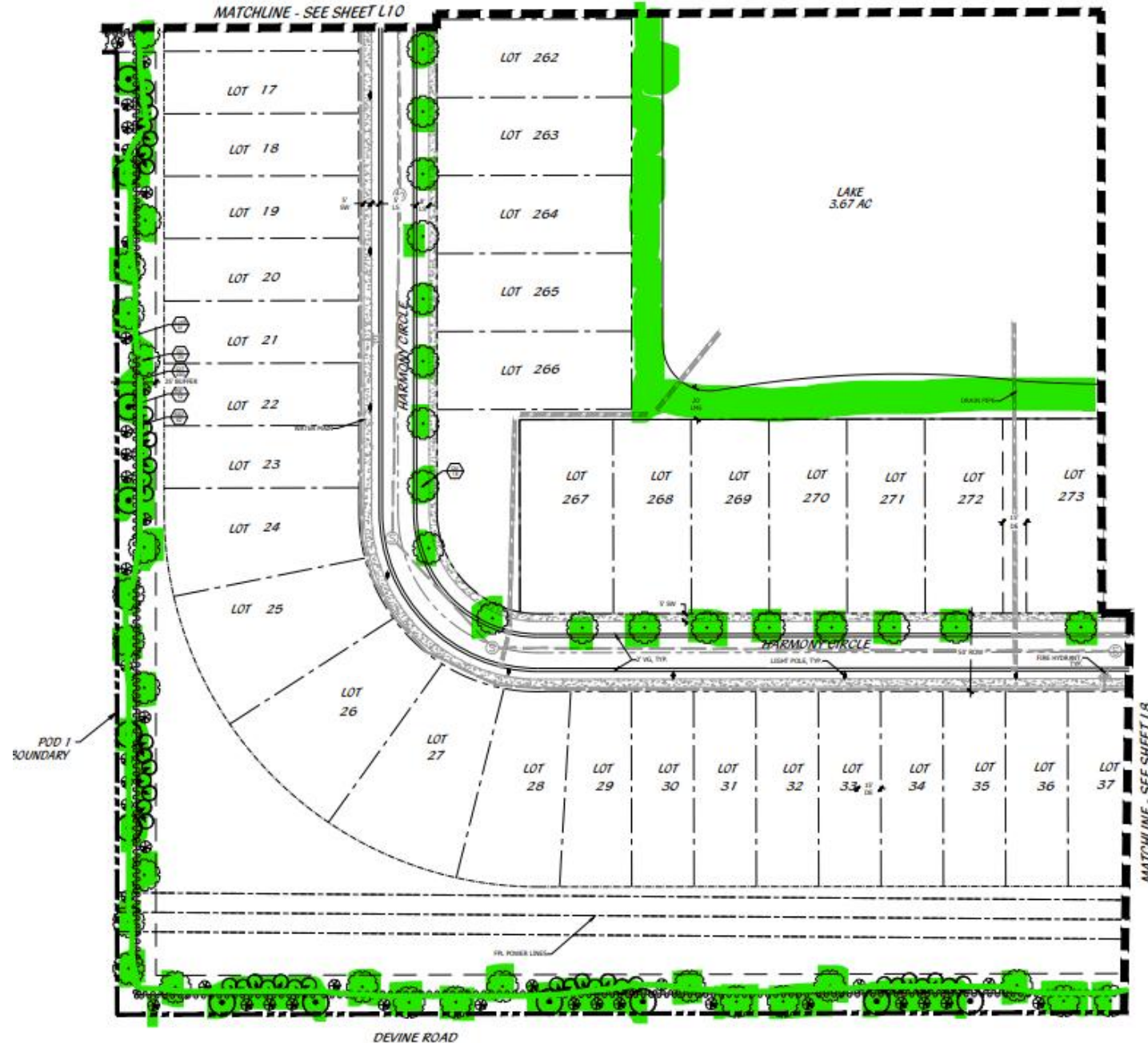
SYMPHONY LAKES – LANDSCAPE PLAN -6/10



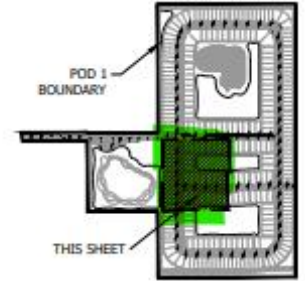
SYMPHONY LAKES – LANDSCAPE PLAN -7/10



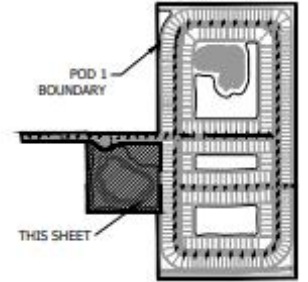
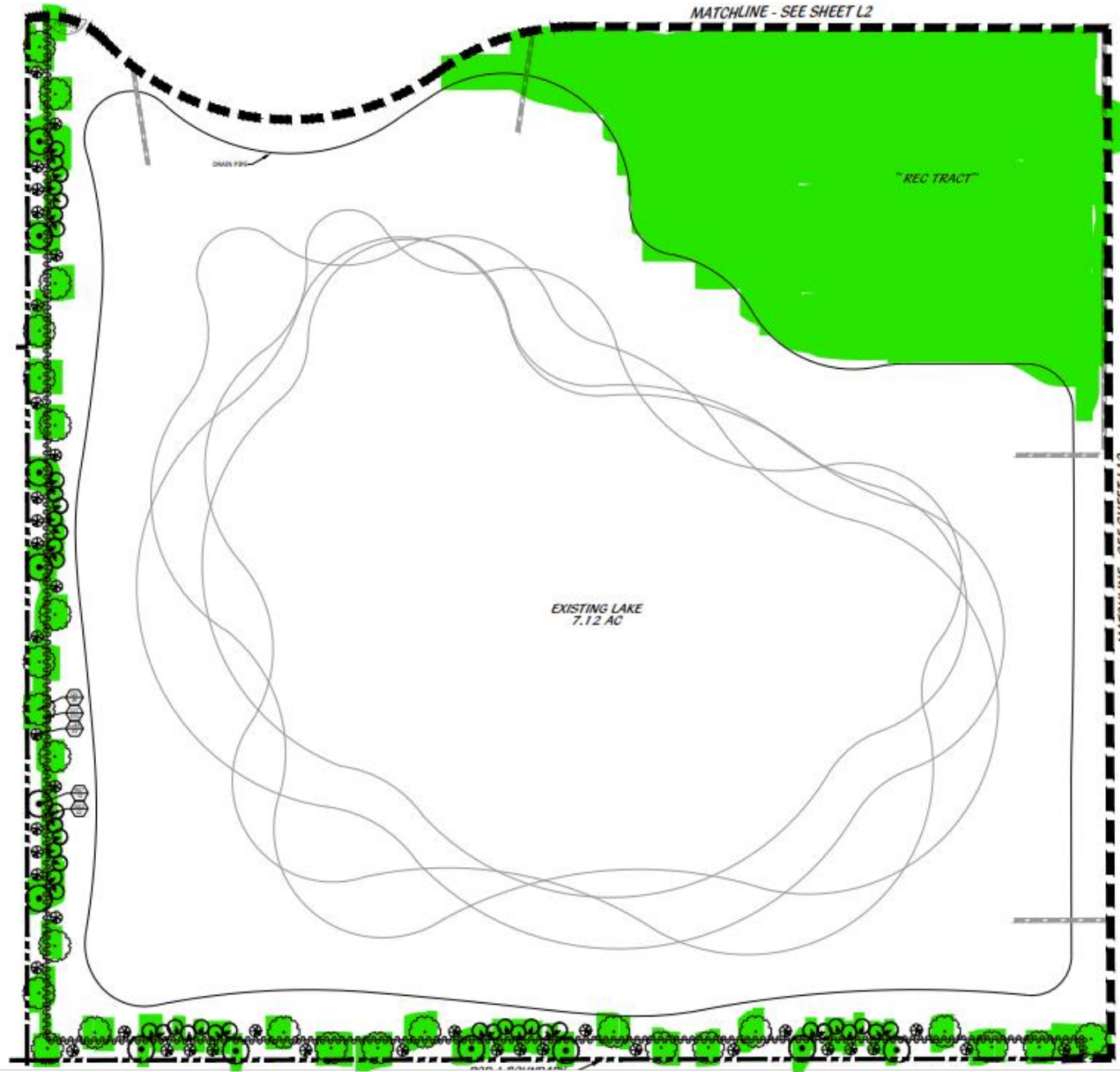
SYMPHONY LAKES – LANDSCAPE PLAN -8/10



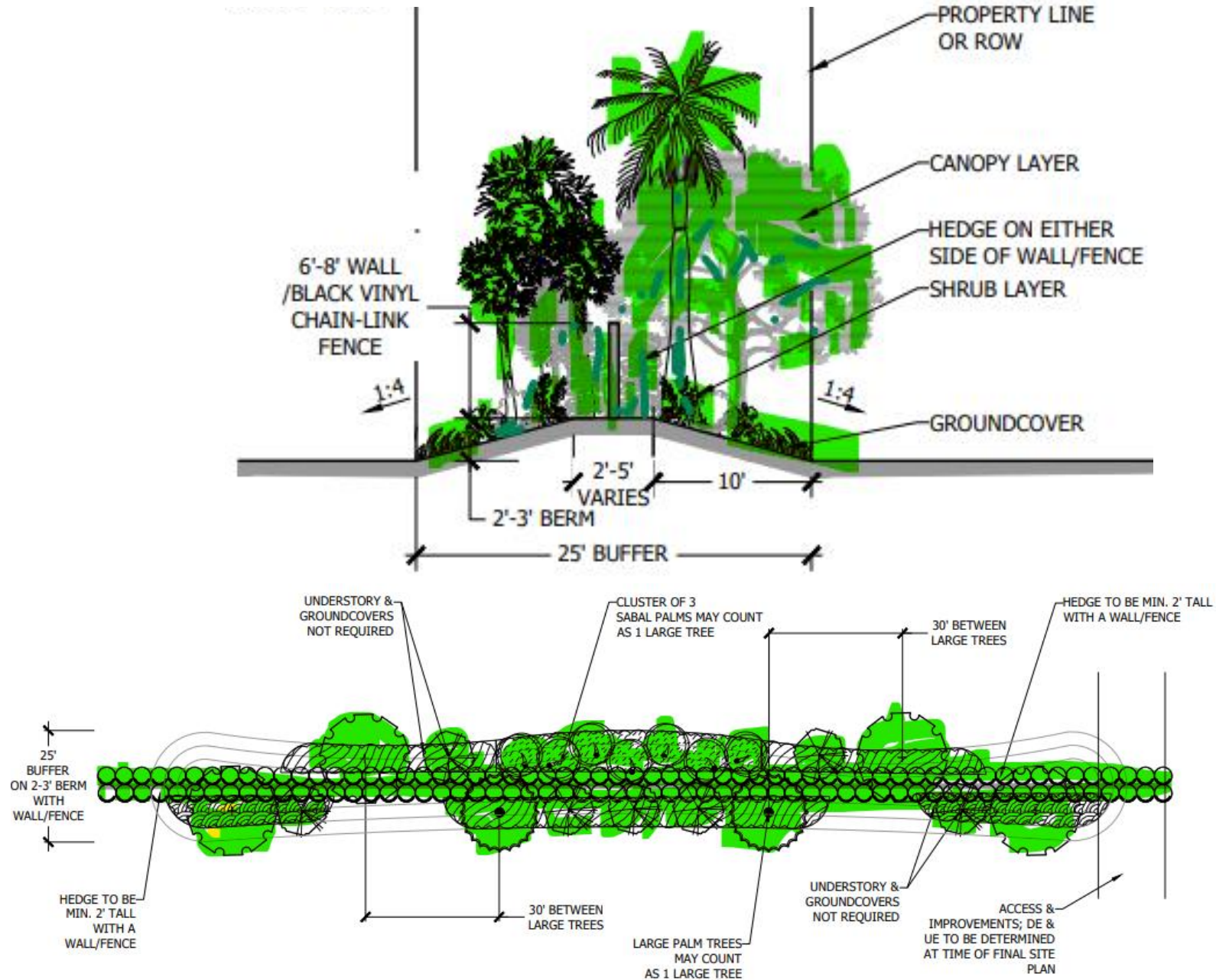
SYMPHONY LAKES – LANDSCAPE PLAN -9/10



SYMPHONY LAKES – LANDSCAPE PLAN -10/10

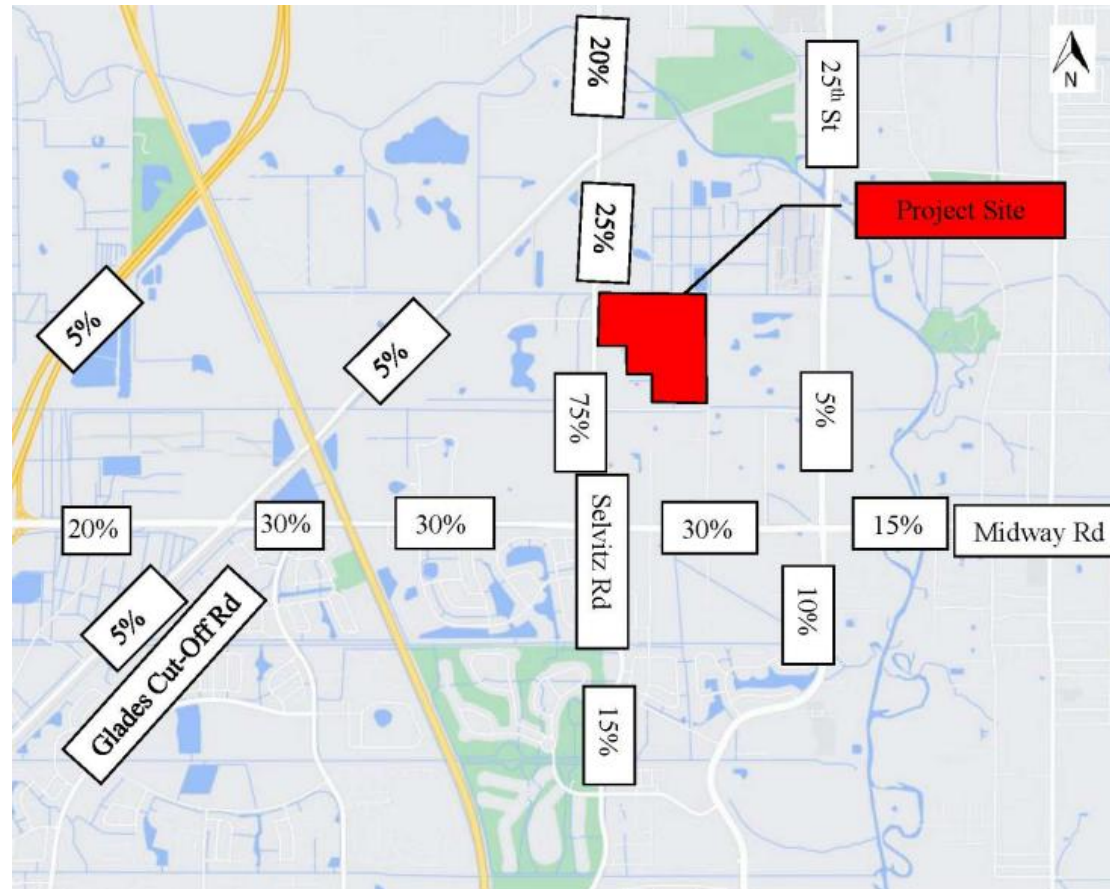


SYMPHONY LAKES – LANDSCAPE BUFFERS



SYMPHONY LAKES – POD 1 TRAFFIC / TRIP GENERATION / ASSIGNMENT

ITE Use	Intensity	Daily	AM Peak Hour		PM Peak Hour			
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	286 DU	2,653	194	49	145	267	168	99
<i>NET PROPOSED TRIPS</i>		2,653	194	49	145	267	168	99
Total Proposed Driveway Volumes		2,653	194	49	145	267	168	99



RECOMMENDATION

Staff recommend that the Planning Board Table the item to a date certain until the following items are resolved:

1. Confirmation of St. Lucie Traffic Review.
2. Confirmation of required Roadway improvements to Selvitz, outside of the project boundaries.
3. Confirmation of the design of buffer/wall to Christensen Rd.
4. Confirmation of the requirements of the School District.
5. Confirmation that the conditions of the 'Conceptual' PD have been met.

OR



ALTERNATIVE RECOMMENDATION

Approval with the following **outstanding issues** being met prior to presentation to City Commission:

- A. An approval from St. Lucie County of the Traffic Impact Analysis.
- B. All required Roadway improvements to Selvitz, outside of the project boundaries, are defined and accounted.
- C. A buffer/wall to Christensen Rd is defined.
- D. If required by the School District, an acceptably designed and located school bus stop is notated on the site plan.
- E. Solid Waste service is agreed with the City's Public Works Department.
- F. The requirements of the City's Engineering Department have been met.

TOGETHER with the following **Conditions** added to the Development Agreement



CONDITIONS TO BE ATTACHED TO THE DEVELOPMENT AGREEMENT

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. All conditions of the 'Conceptual' Symphony Lakes PD have been met.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. 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 completed prior to the issuance of any Building Permit.
5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

ALTERNATIVE RECOMMENDATIONS

APPROVAL WITH ADDITIONAL/ALTERNATIVE CONDITIONS

OR

DENIAL





Cotleur & Hearing

Selvitz Road Mixed-Use
Final Planned Development
PD2024-00009

June 9, 2025
Planning Board Meeting
City of Fort Pierce, Florida

- **Donald Stevenson**
- **Landscape Architects and Planners – Cotleur & Hearing**
 - Leah Heinzemann, PLA, ASLA
 - Phoebe Prentner, ASLA
- **Civil Engineer – Mills, Short and Associates**
 - Wesley Mills, P.E., M.ASCE
 - Devin Curran, EI
- **Traffic Engineer- MacKenzie Engineering & Planning, Inc.**
 - Shaun MacKenzie, PE
- **Environmental Planner- Advanced Restoration Ecology**
 - Drew Gatewood



The PD for Symphony Lake was approved by the City Commissioners on June 3rd of 2024. Today we are presenting the site plan for Phase 1 of the approved PD.



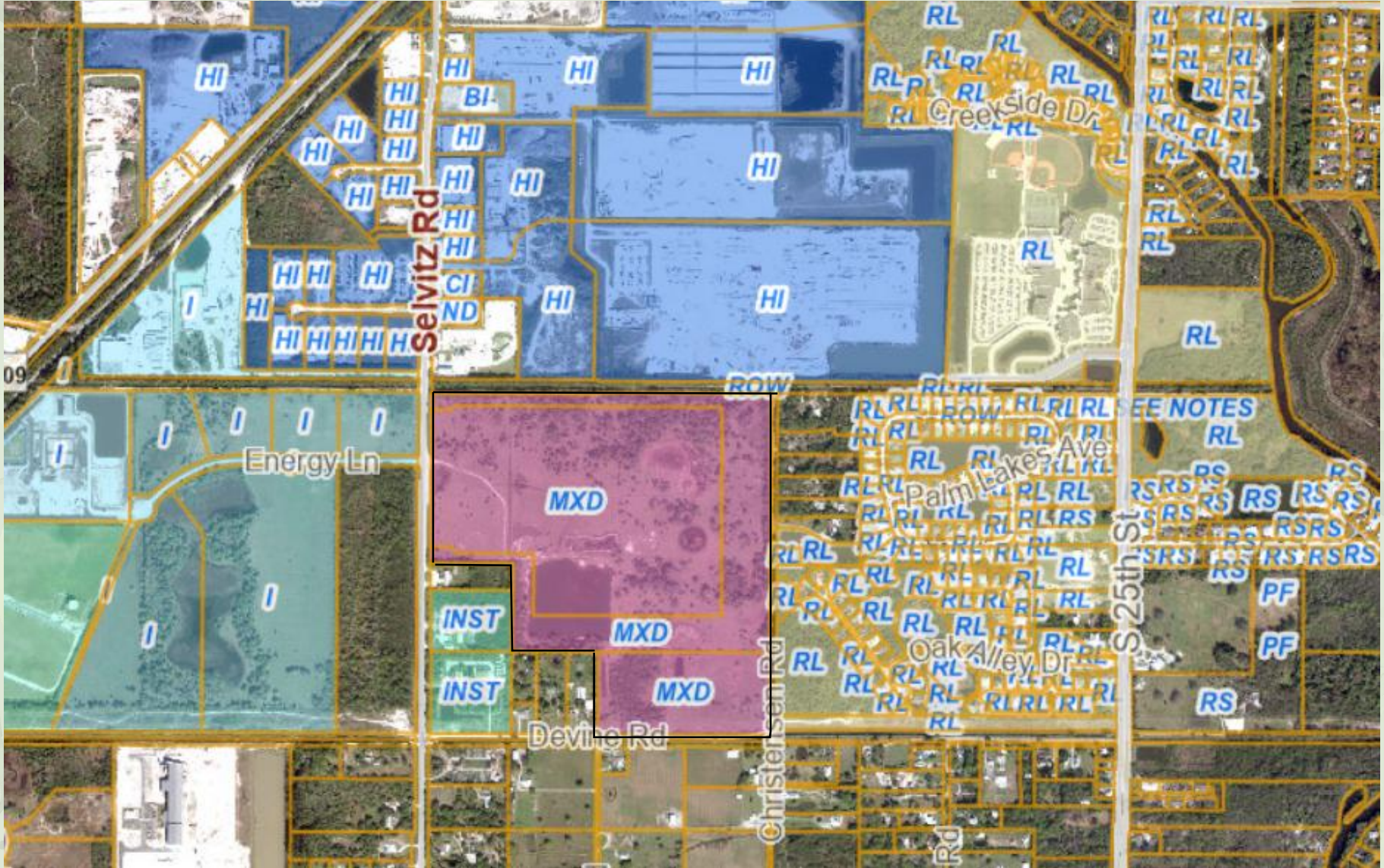


Christensen Rd.

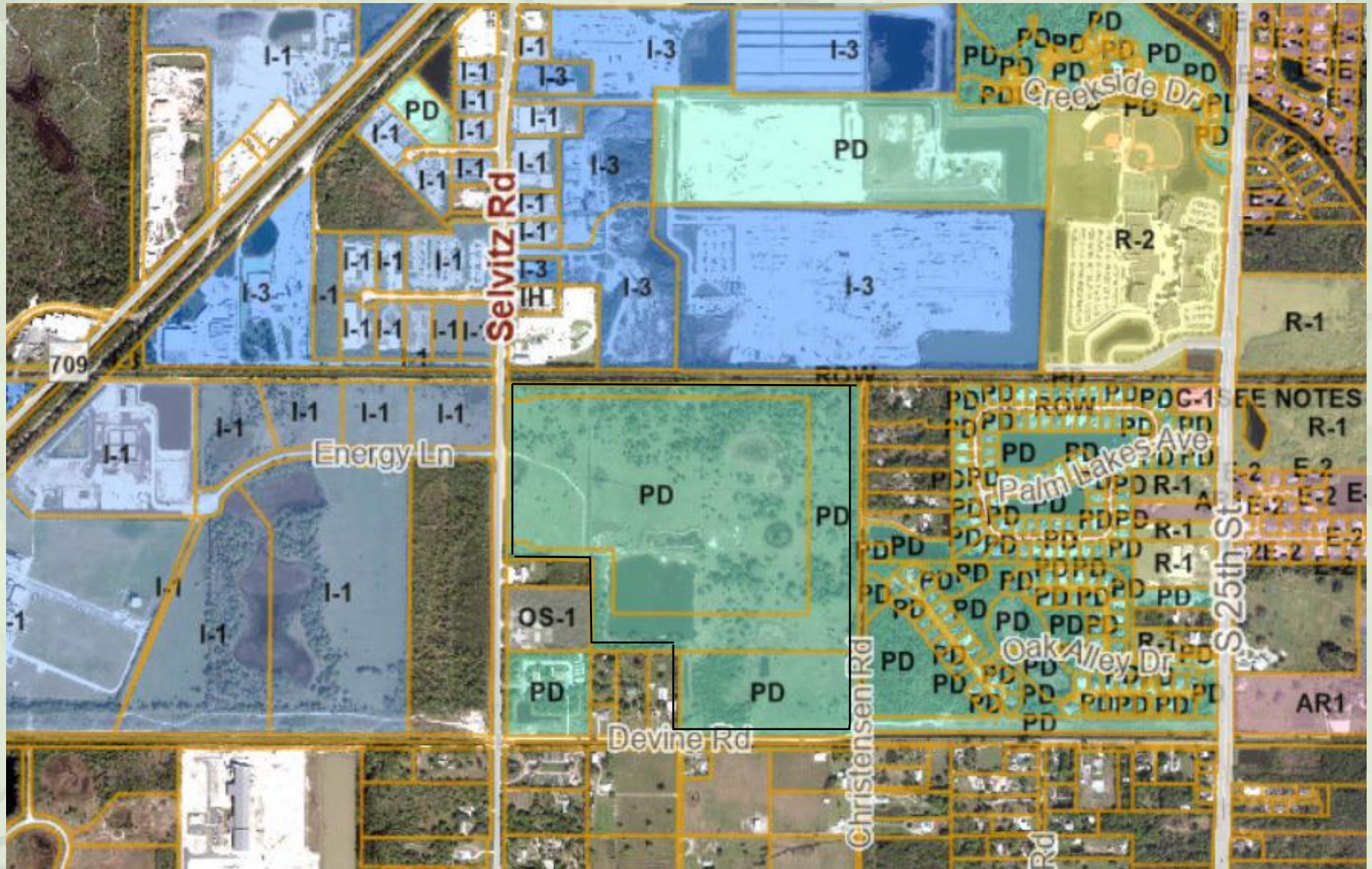
Selvitz Rd.

Devine Rd.

25th St.

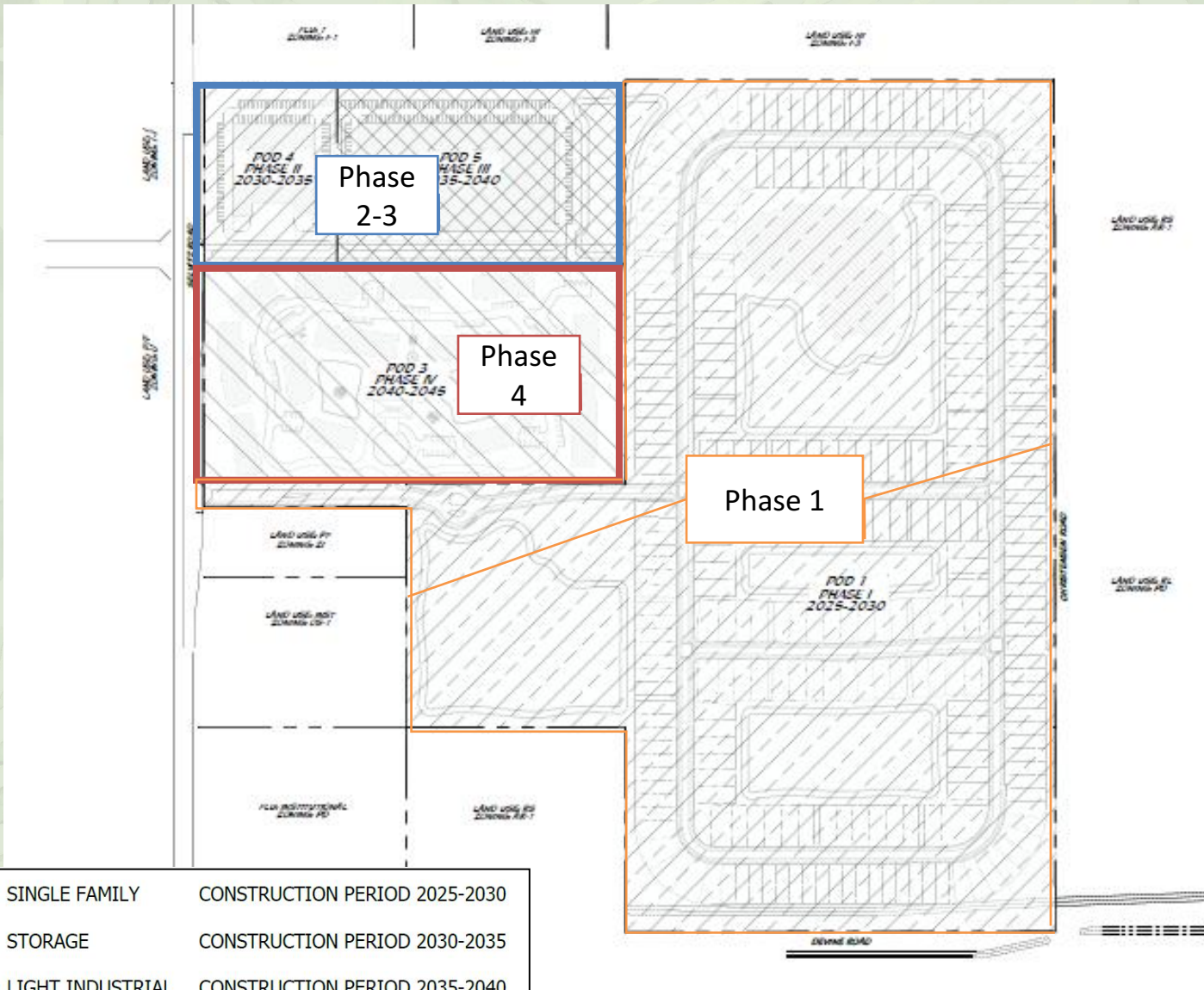


Selvitz Road Mixed-Use
City of Fort Pierce, FL

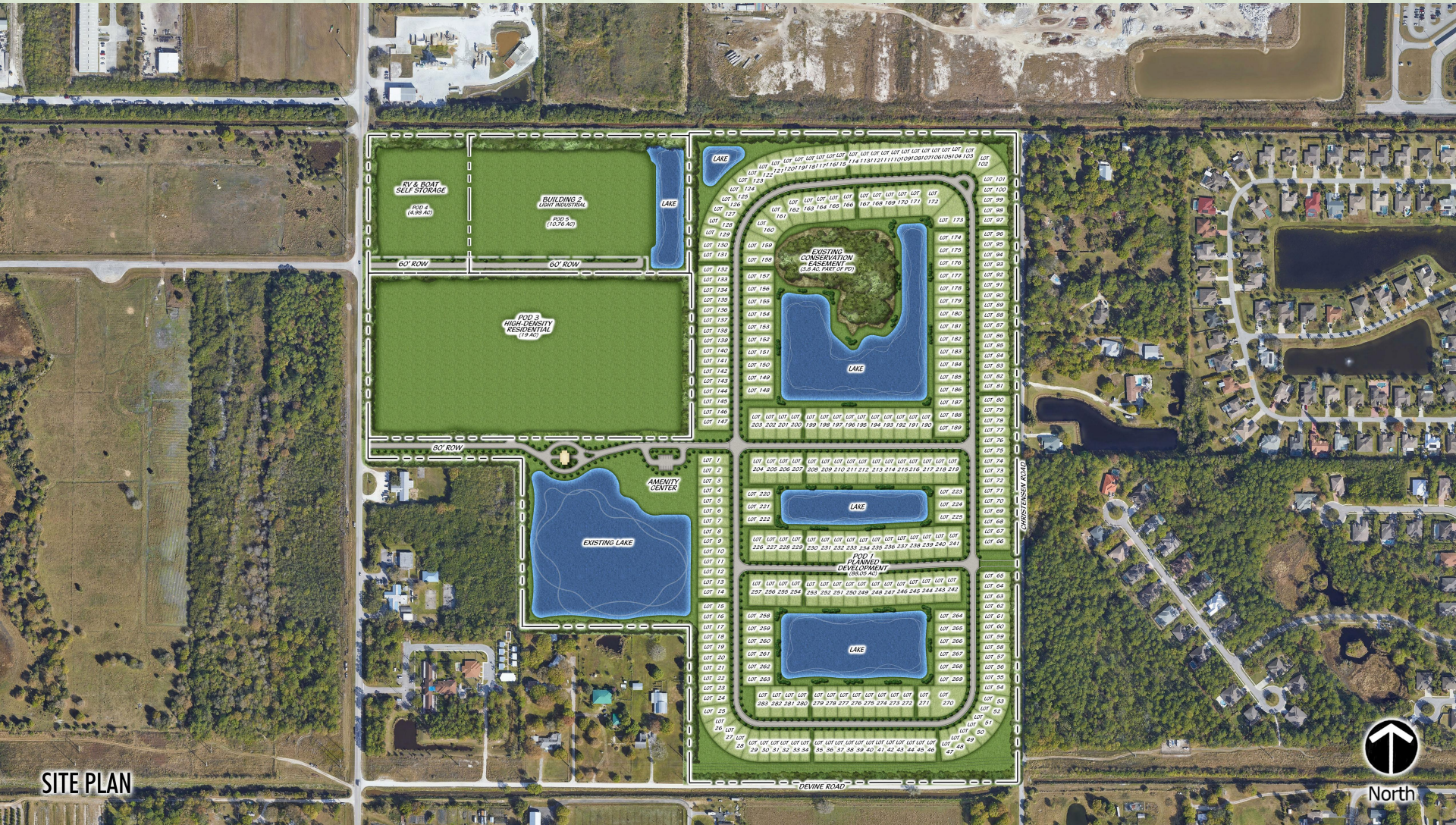


Selvitz Road Mixed-Use
City of Fort Pierce, FL

Planned Development | Phasing Plan



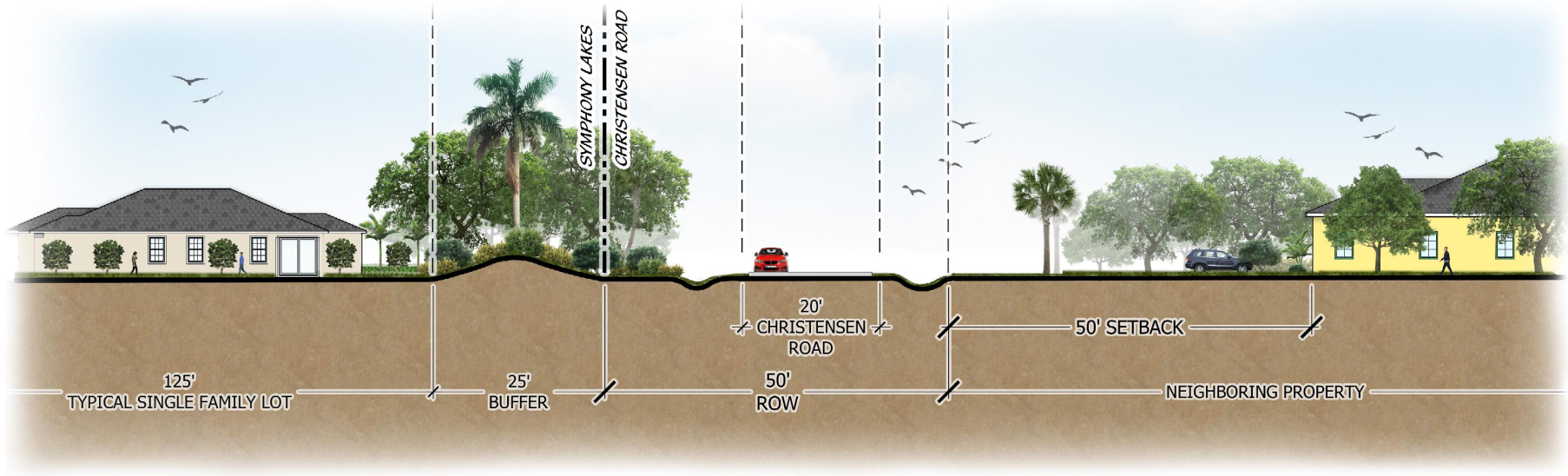
	PHASE 1: SINGLE FAMILY	CONSTRUCTION PERIOD 2025-2030
	PHASE 2: STORAGE	CONSTRUCTION PERIOD 2030-2035
	PHASE 3: LIGHT INDUSTRIAL	CONSTRUCTION PERIOD 2035-2040
	PHASE 4: MULTIFAMILY	CONSTRUCTION PERIOD 2040-2045



SITE PLAN



North



KEY MAP



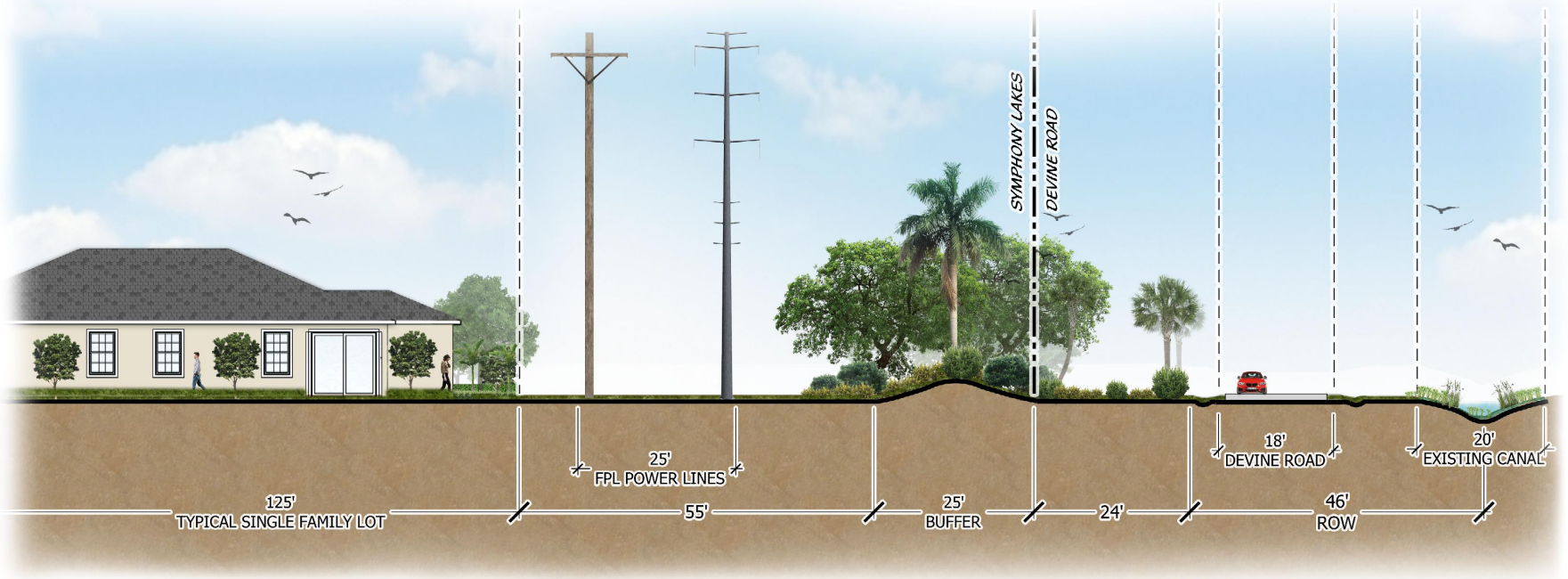
THIS SHEET

CHRISTENSEN ROAD PERIMETER BUFFER



North

Buffer Cross-Section | Phase 1



KEY MAP



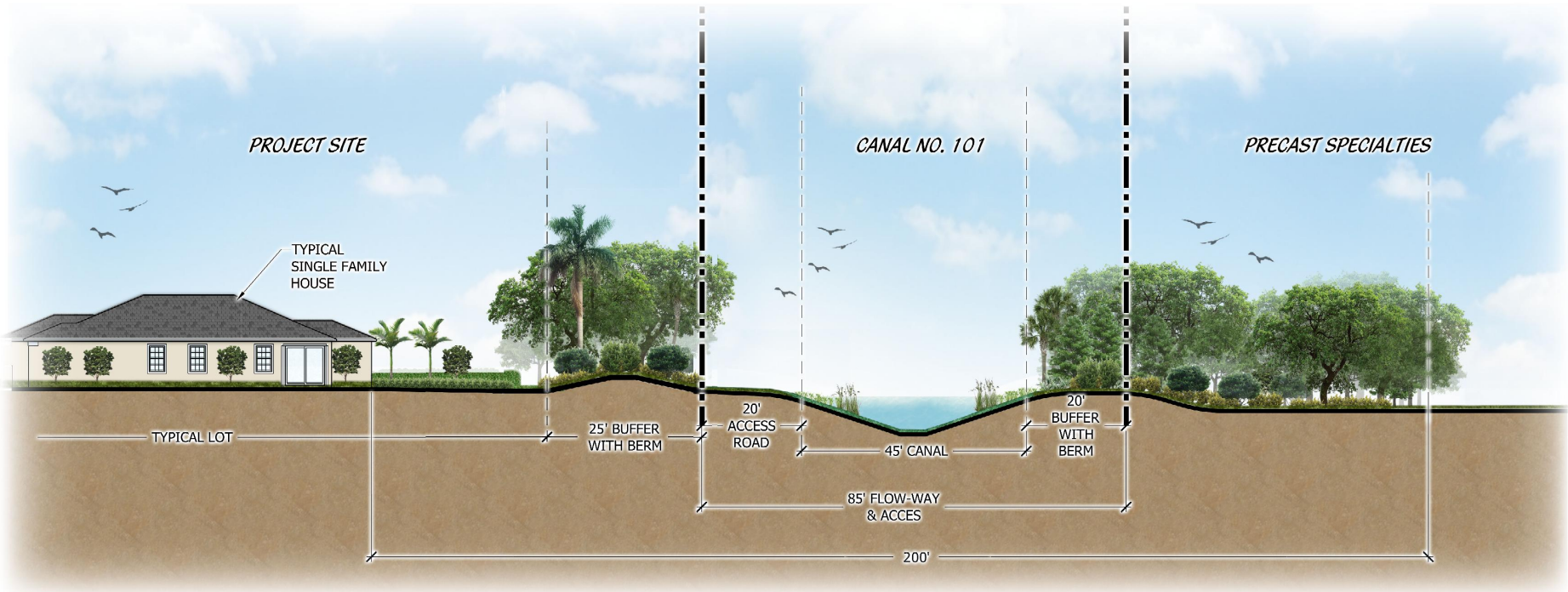
THIS SHEET

DEVINE ROAD PERIMETER BUFFER



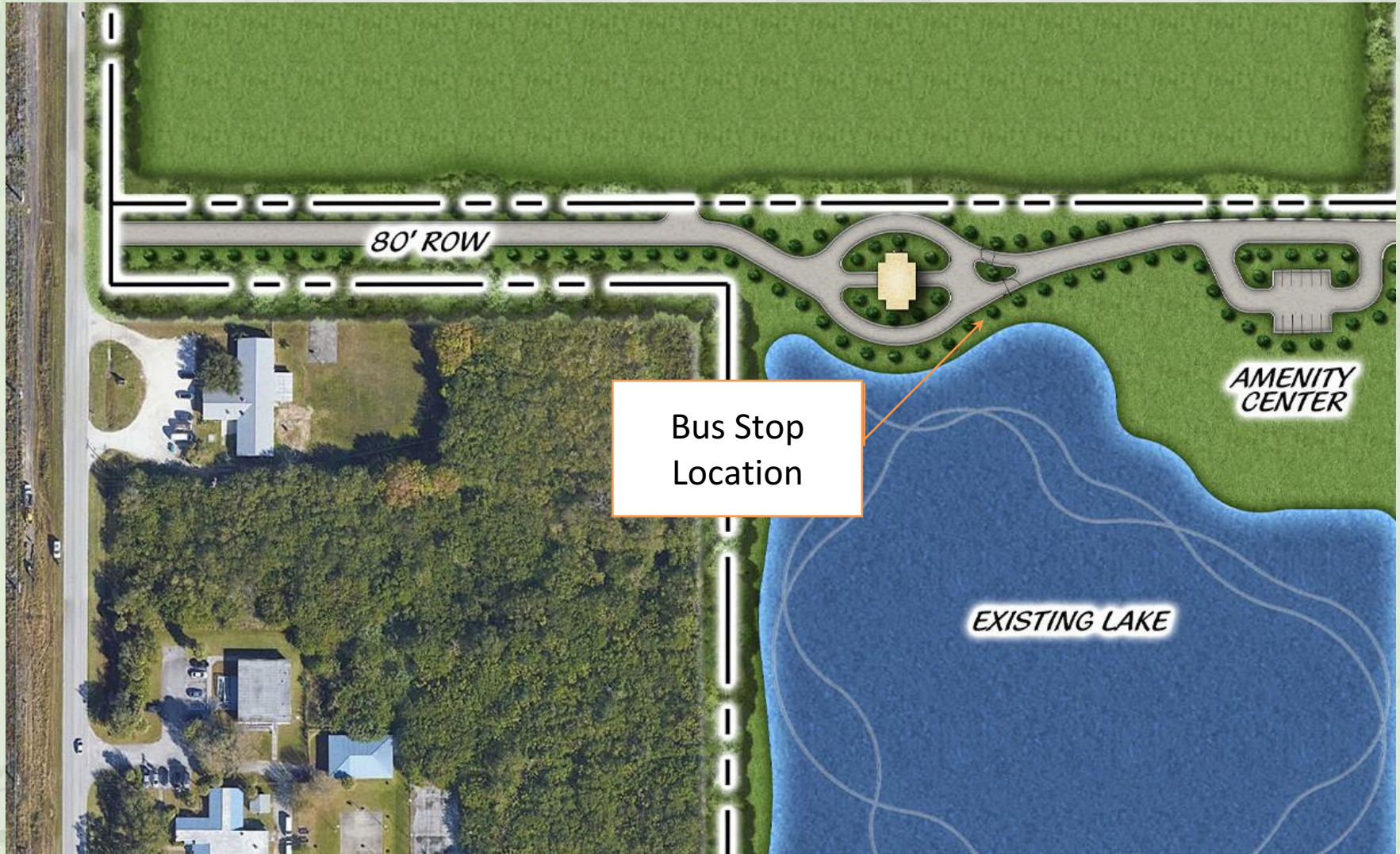
North

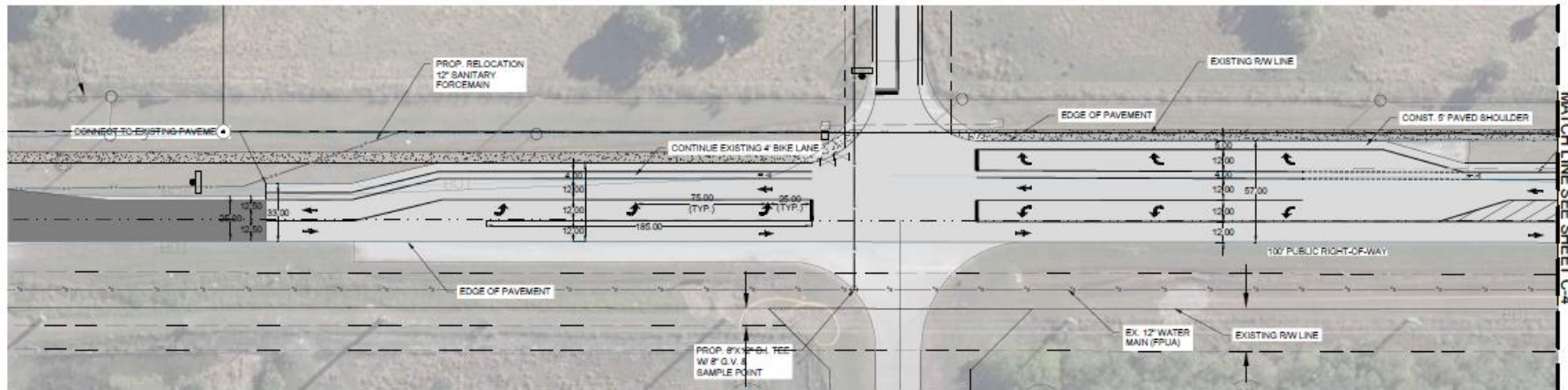
Buffer Cross-Section | Phase 1



INDUSTRIAL SEPERATION BUFFER

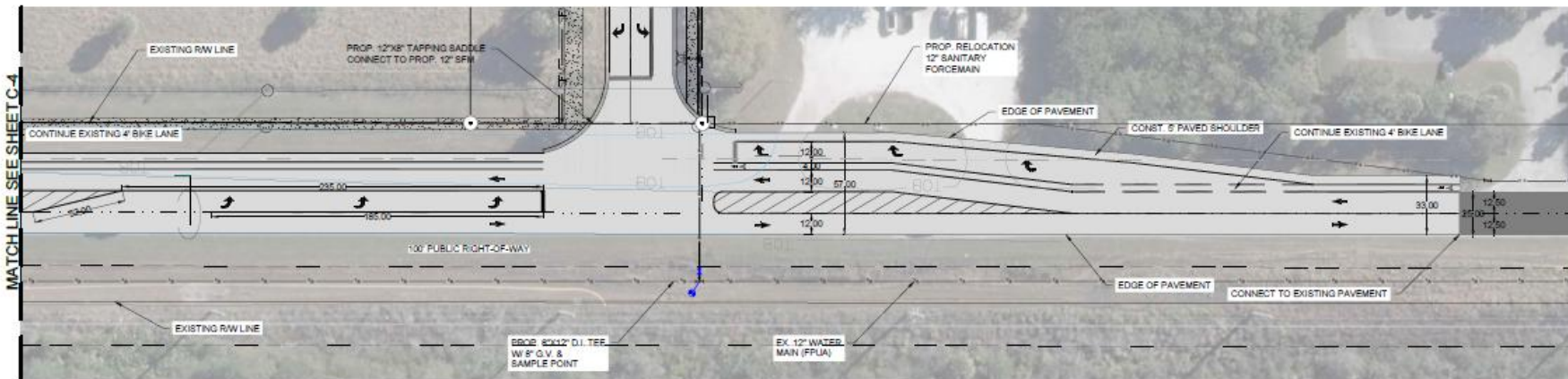






OFF-SITE IMPROVEMENTS (SELVITZ ROAD)

SCALE: 1" = 40'



OFF-SITE IMPROVEMENTS (SELVITZ ROAD)

SCALE: 1" = 40'

The applicant and development team agree with staff's recommendation of approval with the presented conditions prior to our City Commissioner hearing for the Phase 1 Site Plan.

Thank you |

Thank you

