

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **AUGUST 11, 2025**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Ms. Clemons entered the meeting at 4:01 PM.

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

Absent: Alexander Edwards

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

4. **CONSIDERATION OF ABSENCES**

Me. Edwards was excused.

5. **APPROVAL OF MINUTES**

a. Minutes from the July 14, 2025 meeting

Motion was made by Ryan Collins, and seconded by Justine Carter to approve the minutes from the July 14, 2025, meeting.

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

Passed

6. NEW BUSINESS

a. PZANN2025-00001

Annexation

MRM Ventures

Parcel ID: 2421-233-0001-000-2

Mr. Gilmore gave an overview of the annexation, at or near the northeast corner of South 25th Street and Cortez Boulevard. He stated the annexation is for one (1) parcel into the City, with a City Future Land Use of RL, Residential Low-Density, and a City zoning of R-2, Single Family Intermediate Zone. Mr. Gilmore said the approximate 8.25 acre property has a St. Lucie County Future Land Use Designation of RU, Residential Urban, and a St. Lucie County Zoning designation of RS-4, Residential, Single-Family – 4/du. Mr. Gilmore said the current taxable value of the property is approximately \$839,500 and the maximum build out potential is an increase of 12 residential units. He concluded that staff recommended that the Planning Board recommend approval of the proposed annexation to the City Commission.

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

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

Passed

b. PD2024-00007

Zoning Atlas Map Amendment

Cornerstone Master Planned Development

2721 S. Jenkins Road

Mr. Gilmore stated the request is for a Zoning Atlas Map Amendment of two (2) parcels of land to change the Zoning classification from General Commercial Zone (C-3) to Pulte-Cornerstone Planned Development (PD) with an associated Master Development Plan.

He stated the application proposes a 250-unit fee-simple single-family residential community with a range of home sizes, a range of designs, and amenities including a linear park, pocket park, pool, recreational playground and a public art identity feature.

Mr. Gilmore reviewed the history of the parcel. He said on November 3, 2008, the City Commission approved a site plan to construct a 383,605-square-foot commercial development consisting of eight (8) buildings by the name of Newberry Fields. On December 9, 2024, the Planning Board reviewed and recommended approval of the concurrent application for a Future Land Use Amendment of the subject property. The applicant requested to change the Future Land Use from GC, General Commercial to RM, Medium Density Residential.

Mr. Gilmore showed the landscape plan, and reviewed the PD benefits and the traffic analysis. He also stated a Signal Warrant Analysis was prepared at the request of the St. Lucie County Public Works/Engineering department by Traffic & Mobility Consultants. He

noted the analysis was submitted to St. Lucie County on August 5, 2025, for consideration of a traffic signal.

Mr. Freeman explained what was going on behind the scenes with the application. He said there are two interested parties, including the applicant and the neighboring property owner to the north, who is proposing commercial development on the property in the future. The neighboring property owner to the north has requested that St. Lucie County consider full access from Jenkins Road to his property and the residential property. Negotiations are being taken between both parties and St. Lucie County. The city requested input from St. Lucie County to settle out what they would be allowed to do there. The city is dependent on St. Lucie County either agreeing or not agreeing to full access to the neighboring commercial property.

Leslie Olson, Principal of the District Planning Group, introduced the team working on the Master Planned Development. She said the parcel is located southeast of Okeechobee Road and I-95, and across the street from Avalon Crossing and Wawa on Jenkins Road. She stated they are working closely with the commercial property owner just to the north.

Lee Dobbins of the Dean Mead Law Firm, gave an update on the project process, and he noted the applicant plans to come back in September 2025 for the Final Planned Development, which will include the Planned Development Agreement.

Ms. Olson continued with her presentation. She said the site has great access to the state's intermodal system and visibility from I-95. The project will incorporate a tall sculptural piece of art welcoming you to the City of Fort Pierce at the SW corner of the parcel.

Ms. Olson noted the change in the Future Land Use will generate 88% less traffic than in the former Future Land Use. She said the site design is a grid pattern for walkability, including tree-lined streets and nature trails.

Ms. Olson stated the north entrance, closest to Okeechobee Road, would be shared with the commercial property owner to the north. She highlighted that they are advocating for full access to the northern site. She stated a second entrance to the south is being added that aligns with Independence Classical Academy, where a traffic signal is also needed. Ms. Olson said the developer will be contributing to the cost of the traffic signalization. She noted they will be providing both north and south-bound turning lanes at both entrances. Ms. Olson showed the location of the bus stop, and said the school bus would pull into the commercial site to the north, swing to the south into the development and then do a right turn-out.

Ms. Olson showed the phasing plan and said they plan to start from the south and work north.

Mr. Widing asked if the School Board of St. Lucie County liked the bus stop location and if the location was set in stone. Chair Kreisler asked if the location of the bus stop is contingent on the access agreement with the neighbor to the north. He also asked if there was a back-up plan if the agreement did not work. Ms. Olson said there is another way to re-route the bus. Ms. Clemons stated she was concerned that the bus stop is located in phase 2 of construction as opposed to phase 1, which has the majority of the residential units. Ms. Olson said the phasing line could be adjusted to include the bus stop in phase 1.

Mr. Johnson asked if semi-trucks would go through the residential neighborhood if the commercial entity entered through its own property. He also asked about time limits for access. Ms. Olson said the site has been designed so no houses would face the northern road where commercial trucks can go back and forth. Ms. Olson said the intent was to have some access to the commercial property as well, so the trucks could do a right in and right

out. She said it has not been negotiated yet between the contract buyer, Pulte, and the owner of the commercial property on how that will work. Mr. Johnson asked if there was any potential impact on the bus stop and commercial vehicles. Ms. Olson said the bus stop is tucked away in a pocket park area and there is no need for children to walk on the road. The site is small and will not create that much traffic. Mr. Johnson asked if there would be a stipulation for a wall or fencing to separate the residential and commercial parcels or only landscape buffers. Ms. Olson said they are only proposing landscape buffers.

Ms. Carter asked if the site had to be designed the way it is in order for commercial and bus stop access to occur. Ms. Olson said the bus stop location is the best and most efficient location on the site, and it allows the bus to do a right in and right out.

Mr. Collins asked if there was any insight into the deviation of the site from commercial to residential. Ms. Olson said she believes it is the market economy.

Chair Kreisl asked if there was a berm or wall planned for the buffer on the west side, along I-95. Ms. Olson said a wall is planned with landscaping on either side. She noted that the city will be allowed to use the wall for public art.

Luke Lambert, Traffic Consultant, provided information on the traffic signalization issue. He stated the Cornerstone Pulte project is looking at two access points on Jenkins Road. The northern access will have a cross-access easement to the commercial parcel. The southern access is across from the Independence Classical Academy. Mr. Lambert said the Independence Classical Academy submitted an application for a signal warrant. The county reviewed the application and warranted a traffic signal for a single hour. He stated, on behalf of Pulte, an analysis was done on the school, church and the residential component and the analysis showed a signal was warranted based on the school's impact. Mr. Lambert noted Pulte would contribute to the cost of the signal.

Chair Kreisl asked if the signaling access had been determined. Mr. Lambert said they are still waiting to hear from St. Lucie County.

Ken Simigran, owner of commercial property just to the north of Cornerstone, said he used to own the 50 acres of land called Newberry Fields, which he sold to Pulte. He said the original intent was to make a Master Planned Retail Development, which is why the cross access exists. Mr. Simigran stated the county asked that the commercial property restrict access to a right in and right out only. Mr. Simigran said everyone has worked together to activate cross access. He highlighted that full access is critical for customers to go north or south on Jenkins Road.

Chair Kreisl asked if there were any obstacles to the way the access is going to work. Mr. Simigran said there are no issues and both Pulte and the city have worked hard at getting everyone aligned. He said Panda Express is sitting on the sidelines watching to see if the full access gets approved or if it gets approved with the condition that St. Lucie County can change the access in the future.

Mr. Freeman said, outside of the comments the city is likely to get from the county, he is looking for a determination from the Planning Board to support a full-access driveway for the commercial development, so the city can provide the county with how the development can proceed. He noted, ultimately, it is the country's decision whether full access will be granted. Mr. Freeman said an agreement has been reached between both parties, and it settles issues with the parties involved and the school district to ensure the bus stop is in the correct location.

Board discussion ensued on sidewalks, road widening, traffic and moving the bus stop

location to Phase 1 of construction. Ms. Olson said she would show the optional bus stop location to the school board. Luke Lambert stated Jenkins Road is planned to be widened to a four (4) lane roadway.

Motion was made by Christopher Widing, and seconded by Justine Carter to forward a recommendation of approval of the Master Plan Development with the following 15 conditions.

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31, 06.13.2025.
2. The minimum Open Space shall be 20% of the Final PD site area.
3. The maximum density shall be 5 dwelling units per acre of the Final PD site area.
4. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.
5. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing to ensure that all Gopher Tortoises are accounted for and undisturbed.
6. If required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site within ninety (90) days of land clearing.
7. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
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 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.
11. If the applicant intends to phase out the project, please include a development phasing schedule indicating:

The approximate date when construction of the project is expected to begin.

The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

12. The Final PD site plan shall contain the following information, at minimum: a. A Landscape and irrigation plan per section 123-4 of the City Ordinance. b. Proposed lot lines and other divisions of land for management, use or allocation purposes. c. The location, size and height of present and proposed buildings and structures. d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses. e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas. f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks. g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines. h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas,

or loading areas, including materials and techniques used such as screens, fences, and walls

13. 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.
14. Contact the Florida Department of Transportation (FDOT) to ensure appropriate noise attenuation measures are implemented to eliminate the potential for traffic noise intrusion into the residential development. Enhancements to minimize interior noise, such as but not limited to double-glazed glass windows, sound absorptive insulation, and door treatments that meet HUD specifications for all units shall be incorporated into the residential units prior to granting a certificate of occupancy.
15. Adjust phasing line before the Final PD to include the north access and bus option with sidewalks completed and roadway access from the developed part of phase 1.

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

Passed

c. **PZCON2025-00007**
Conditional Use
Live Oak Detox Center
912 Avenue I

Mr. Gilmore stated the application is to increase the occupancy of an existing Detox Facility from fourteen (14) to sixteen (16) clients. The subject site is approximately 0.56 acres and the property currently consists of a one-story, 8-bedroom, 5-bathroom detox facility built in 1987. The existing future land use (FLU) designation is Medium Density Residential (RM), and the zoning classification is Medium Density Residential Zone (R-4).

Mr. Gilmore noted the site currently does not meet the required parking requirements with eight (8) parking spaces and one (1) handicap parking space. He noted the City Commission approved the Conditional Use for fourteen (14) clients on February 16, 2016. He said the approval was contingent upon either providing the necessary parking spaces or pursuing the option of payment in lieu of parking.

Mr. Gilmore said Live Oak Detox is a licensed, short-term residential detoxification facility offering medically monitored withdrawal services in a structured, secure environment. Mr. Gilmore explained the Live Oak Detox Facility will always employ a maximum of six (6) staff on-site. He said licensed nurses and behavioral health technicians will work in rotating shifts to ensure 24/7 supervision and care. All transportation to and from the facility is provided by the facility staff. Visitors are restricted and only allowed under exceptional circumstances. At peak staffing (with the proposed 16-client capacity), the number of vehicles will remain within the existing parking capacity.

Mr. Gilmore showed the site plan, floor plan and front elevation.

Chair Kreisl asked what the parking requirements would be today and how many parking spaces would need to be added. Mr. Freeman stated transportation is provided by staff. He noted that if the number of staff is not increased, parking will not need to be increased. Mr. Gilmore stated the parking code requirement is 1.5 spaces per bed.

Cody Neely, Applicant, stated Live Oak Detox was not his company in 2016. He said the building has eight (8) rooms and can accommodate 16 clients. He also mentioned there is a half parking spot that can accommodate a small vehicle or motorcycle.

Chair Kreisl stated he was concerned about the parking, and he asked about the maximum number of staff. Mr. Neely said the business follows staffing guidelines by the Department of Children and Families. He said none of the residents drive and there is no visitation. He noted that the facility is short term and parking six (6) cars is not a true concern. Mr. Freeman suggested adding the condition that parking is restricted to staff only. Ms. Clemons said the parking restriction is restraining vendors from delivering supplies. Board discussion ensued about adding a parking condition of approval.

Motion was made by Clayton Johnson, and seconded by Justine Carter to forward a recommendation of approval of the Conditional Use to the City Commission with the following condition:

1. Additional parking requirements are waived if the use and business are maintained.

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

Passed

d. **PZSITE2025-00009**
Major Site Plan and Innovative Community Development
Sunrise Village Apartments
3000 Okeechobee Road

Ms. Driver gave an overview of the application and said the three (3) multi-level, multifamily buildings are proposed to offer community amenities and resources, unique architectural designs, enhanced landscaping and transit-oriented design features.

The proposed development is located on a parcel of approximately 6.87 acres. 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 site plan, floor plan, elevations, and landscape plan.

Chair Kreisl asked if the fire district commented about not having secondary access, and he asked about the sidewalk and right-of-way conditions of approval. Ms. Driver stated the fire district wanted a turn around.

Jerrod Purser, Planner from WGI, stated there is a 12.5-foot right-of-way dedication that the Engineering department requested along the west property line to Nebraska Avenue and a 5-foot sidewalk connection on the east side to Okeechobee Road.

Chair Kreisl asked if a left turn was being proposed onto Okeechobee Road. He also asked if the St. Lucie County school board commented on the length of distance the bus has to travel. Mr. Purser said their preference was a bus stop on Okeechobee Road, but the school district expressed they would like the bus to come in to the site and circulate down to the bus shelter.

Ms. Carter asked why the buildings were so close to the main road versus a lake, pond or landscaping being closer to the road. She stated she had concerns about traffic noise. Mr. Purser said they wanted to create a streetscape element with the landscaping instead of a huge parking lot up against the main road. He also noted it is part of meeting the innovative design criteria. Mr. Freeman said the design is a normal urban planning design process.

Chair Kreisl asked for a more significant landscape buffer, so the buildings are not exposed

as much from the street view. Mr. Purser said there are relocated sable palms and taller trees on the frontage. Mr. Purser noted that as part of the innovative design, the materials of the building are block exterior with some other materials included that are more durable and will provide a sound barrier.

Chair Kreisl asked about phasing and Ms. Carter asked about a playground and a dog park.

Mr. Johnson asked if there were any concerns with traffic going eastbound coming onto Okeechobee Road from 31st Street without having a second entry or exit.

Adam Schildmeier, Civil Engineer from WGI, stated there were no concerns shown in the traffic study that was conducted. He highlighted that the traffic signals at 25th Street and 33rd Street break up the traffic and there is a protected median on Okeechobee Road.

Chair Kreisl asked if the property was rezoned from commercial and if there was any recent history on the parcel, being that all the frontage parcels on Okeechobee Road are commercial.

Ms Carter asked staff to consider brick and stone materials to help with noise.

Mr. Widing said having a pond at the back of the community can become a functional gathering place for the residents to enjoy.

Ash Leyva, Vice-President of Blue Sky Communities and developer of Sunrise Village, stated that an environmental impact study is required, as part of their funding process. He explained one aspect of the study is noise. He highlighted the buildings and materials were analyzed for sound, and the findings were below 70 decibels, which is considered noise.

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

1. Prior to issuance of 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
2. A 5-foot sidewalk along S. 31st Street to provide site connectivity to the existing Okeechobee Road sidewalk.
3. A 12.5 ft. right-of-way donation on S. 31st Street.
4. Prior to the CO, a maintenance plan and agreement signed by the owner and/or operating entity shall be notarized and submitted to the City Engineer. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same.
5. Sign permits shall be filed separately during the permit process.
6. An updated Environmental Assessment shall be required prior to land clearing and

development.

7. 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.

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

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman stated the first outreach meeting to update the Comprehensive Plan was held, and the second outreach meeting is October 9, 2025. He said city residents and businesses can take a survey on the city's website and make comments on what they would like to see in the future.

Mr. Freeman said he will be doing a full analysis and preparing a memo to the Planning Board and City Commission relating to State Senate Bill 108. He said it is an unusual bill that initially dealt with rebuilding quicker after hurricanes. Within the bill there is an element that if a city or county is within a certain radius of a hurricane, there are provisions that restrict any changes, within a certain time period, to the comprehensive plan or zoning regulations which are more restrictive than those already in place. He noted this has a significant impact on the direction the city is moving.

Mr. Freeman said he would also be doing a full analysis, based on the contents of the changes to the Live Local Act, involving development on church properties. He said the process will have to be determined by the City Commission.

Mr. Freeman said there was an update from the government lobbyist representative at the City Commission day meeting on August 11, 2025, regarding upcoming bills and direction from the state. Mr. Freeman said there may be more legislation coming through that involves planning.

9. **BOARD COMMENTS**

There were no comments from the Board.

10. **ADJOURNMENT**



CITY OF FORT PIERCE

ANNEXATION

AUGUST 11th, 2025

MRM Ventures – ANNEXATION

Northwest Corner of Cortez Boulevard & South 25th Street

(2421-233-0002-000-9)

APPLICANT/OWNER

Tim Morley, MRM Ventures LLC

PARCEL ID #(S):

2421-233-0002-000-9

MRM Ventures - ANNEXATION



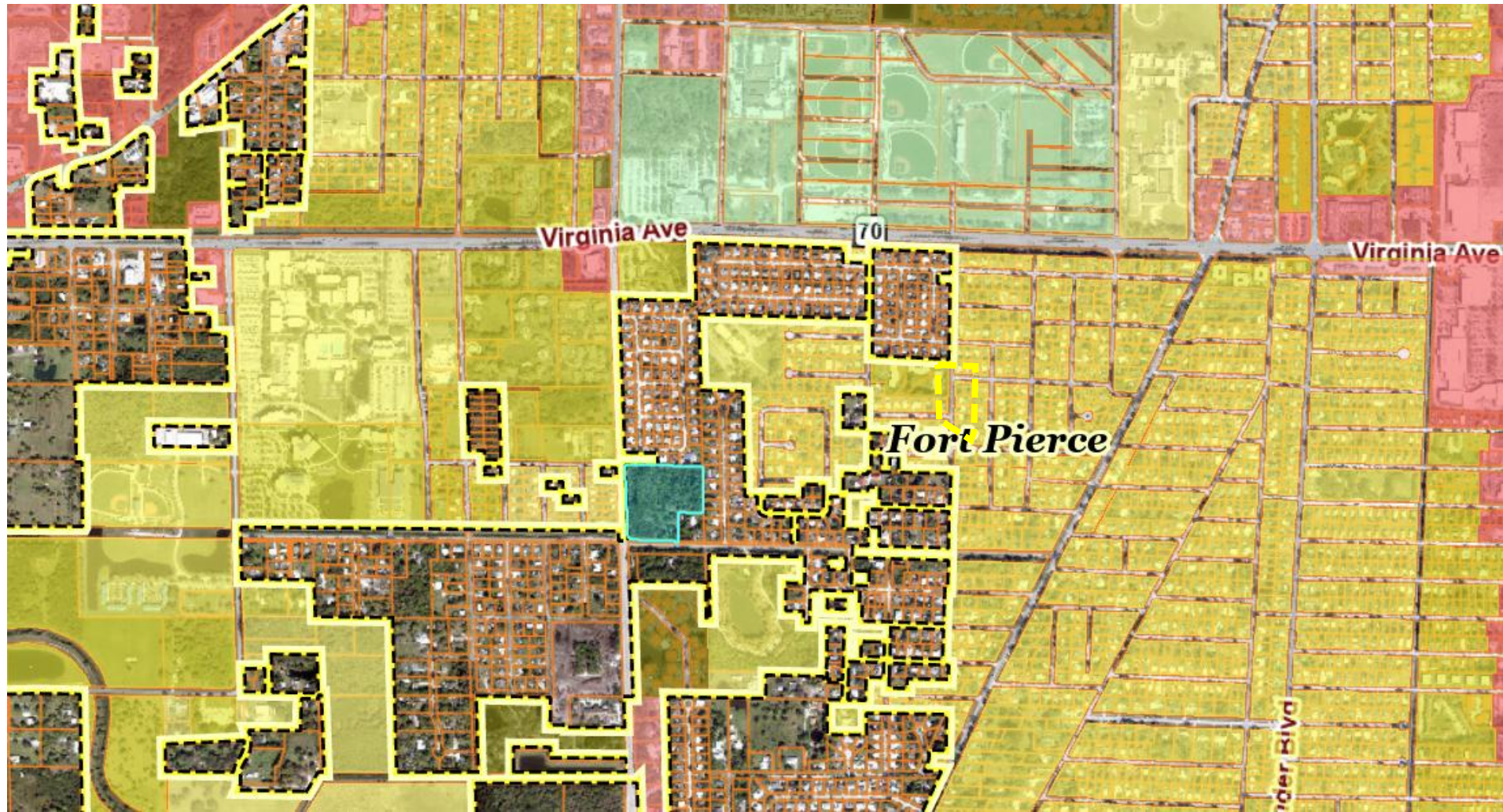
SUMMARY

Request for review of application for an Annexation of one (1) parcel into the City. The subject property has a St. Lucie County Future Land Use RU, Residential Urban, and a zoning classification of RS-4, Residential, Single-Family, 4 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-2, Single-Family Intermediate Density.

The current taxable value of the property is approximately \$839,500. 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

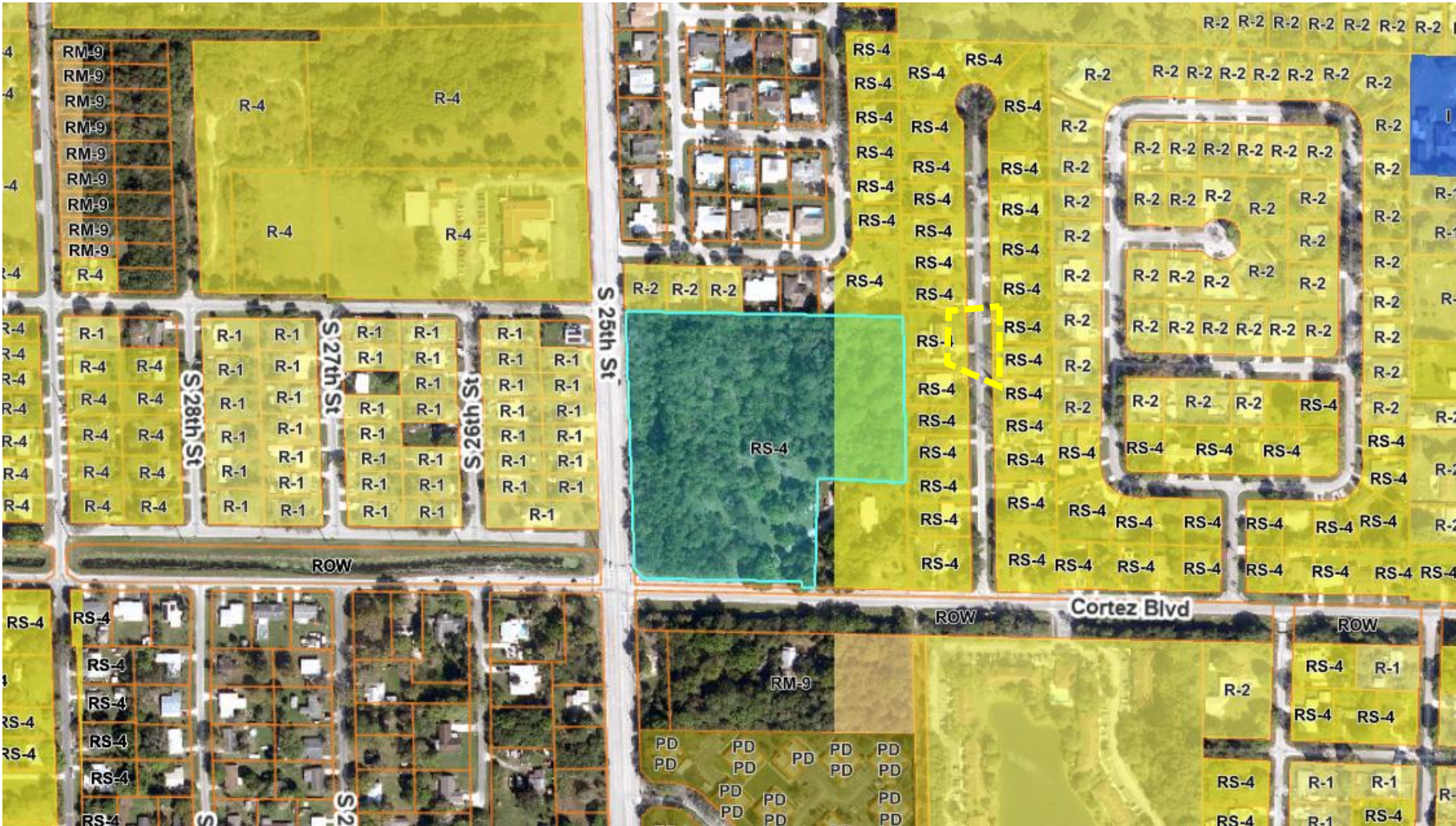


SITE AREA= 8.25 +/- Acres

MRM Ventures - ANNEXATION



EXISTING ZONING CITY & COUNTY



Current SLC FLU:

RU, Residential Urban

Current SLC Zoning:

RS-4, Residential, Single-Family – 4/du

Proposed FP FLU:

RL, Low Density Residential

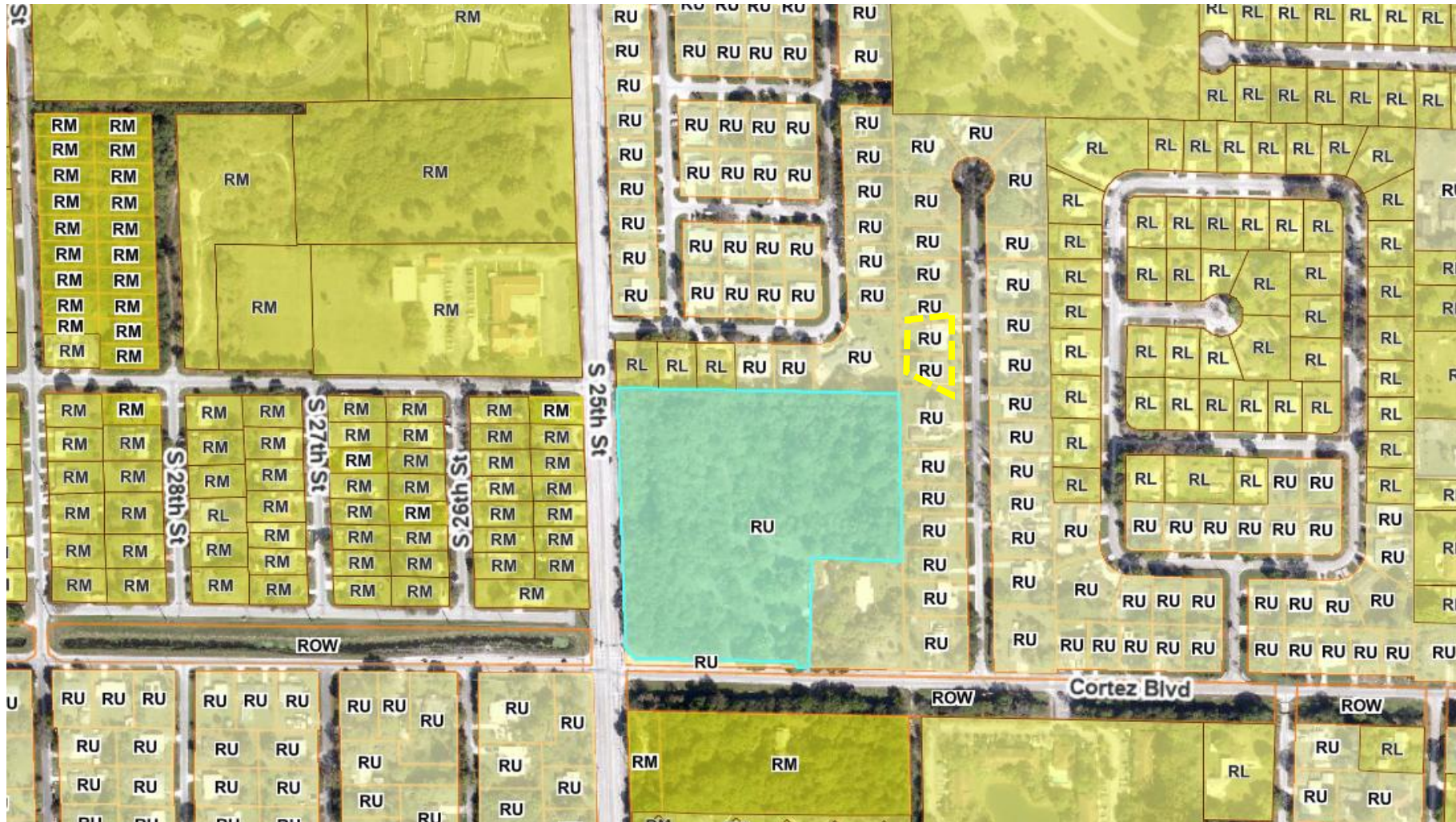
Proposed FP Zoning:

R-2, Single-Family Intermediate Density Zone

MRM Ventures - ANNEXATION



EXISTING FUTURE LAND USE - CITY & COUNTY



Current SLC FLU:

RU, Residential Urban

Current SLC Zoning:

RS-4, Residential, Single-Family – 4/du

Proposed FP FLU:

RL, Low Density Residential

Proposed FP Zoning:

R-2, Single-Family Intermediate Density Zone

MRM Ventures - ANNEXATION



FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

FLU COMPARISON - MRM Ventures

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	8.25	359,370.0			
FLU		RESIDENTIAL		COMMERCIAL	
		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL URBAN (RU)	5	41	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	53	0.0	0.0 SQ.FT
INCREASE / (DECREASE)			12	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.



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

AUGUST 11th, 2025

MRM Ventures – ANNEXATION

Northwest Corner of Cortez Boulevard & South 25th Street

(2421-233-0002-000-9)



CITY OF FORT PIERCE

ZONING ATLAS MAP AMENDMENT

AUGUST 11th, 2025

Pulte-Cornerstone – REZONING (Master Planned Development)
2721 South Jenkins Road
(2324-413-0000-000-9 & 2324-431-0001-000-2)

APPLICANT

Leslie Olson, District Planning Group

OWNER

Cassie McCrain, Cornerstone Fort Pierce Development, LLC

PARCEL ID #(S):

2324-413-0000-000-9 & 2324-431-0001-000-2



SUMMARY

Request for review of application for a Zoning Atlas Map Amendment of two (2) parcels of land to change the Zoning classification from General Commercial Zone (C-3) to Pulte-Cornerstone Planned Development (PD) with an associated Master Development Plan.

Per Article V Sections 125-212, and 125-314 of the City Code, the applicant is requesting approval of a Master Planned Development (PD) Zoning District. The application proposes a two-hundred-and-fifty-unit fee simple single-family residential master planned development community with a range of home sizes, a range of designs, and amenities such as a linear park connecting the recreational area to a pocket park providing additional buffer for the new neighborhood from I-95.

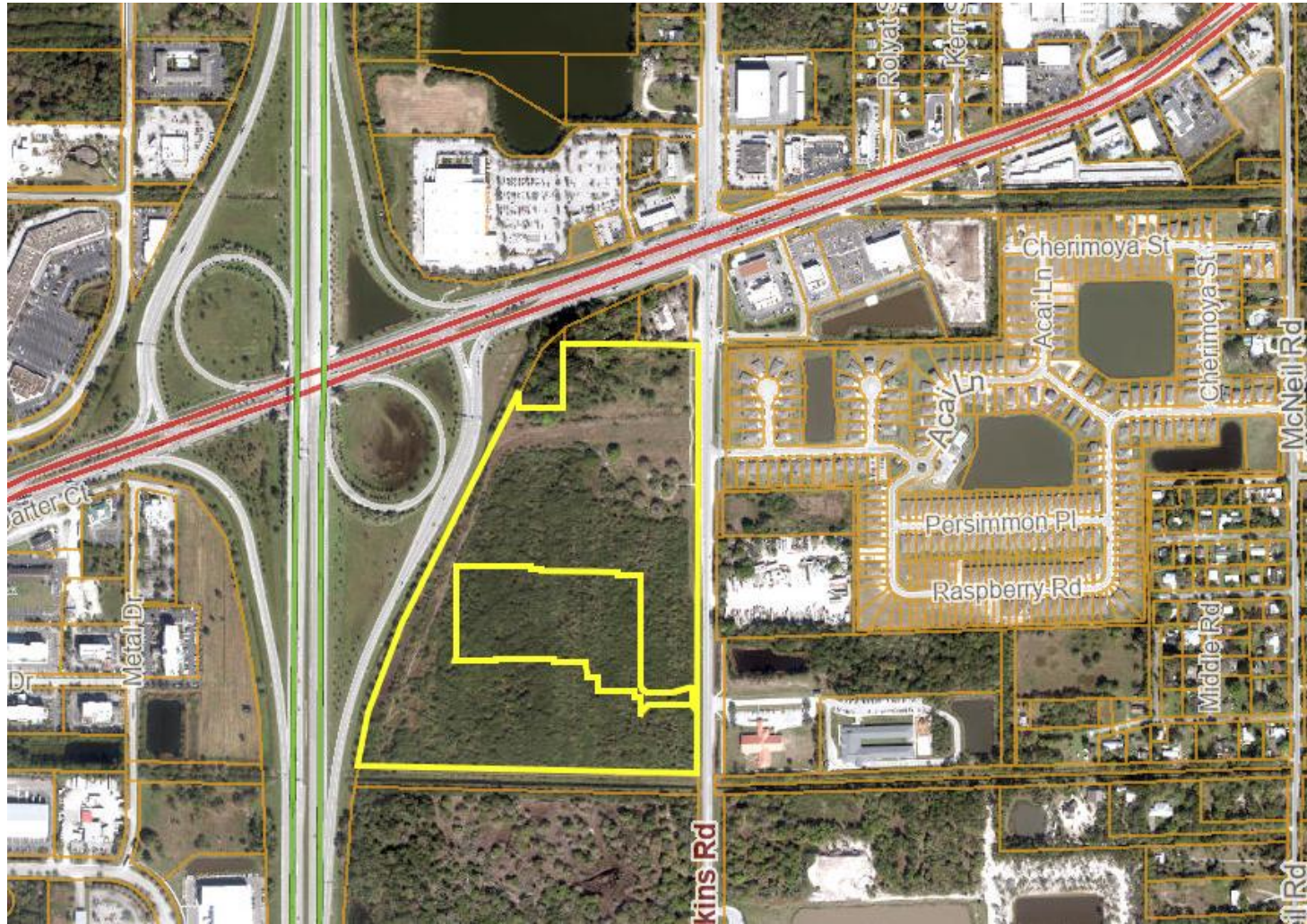


HISTORY

- On November 3, 2008, the City Commission approved a site plan to construct a 383,605 square foot commercial development consisting of eight (8) buildings by the name of Newberry Fields. The anchor tenant for the proposed development was a Target retail store.
- On December 9, 2024, the Planning Board reviewed and recommended approval of the concurrent application for a Future Land Use Amendment of the subject property. The applicant requested to change the Future Land Use from GC, General Commercial to RM, Medium Density Residential.



SITE LOCATION – CITY LIMITS

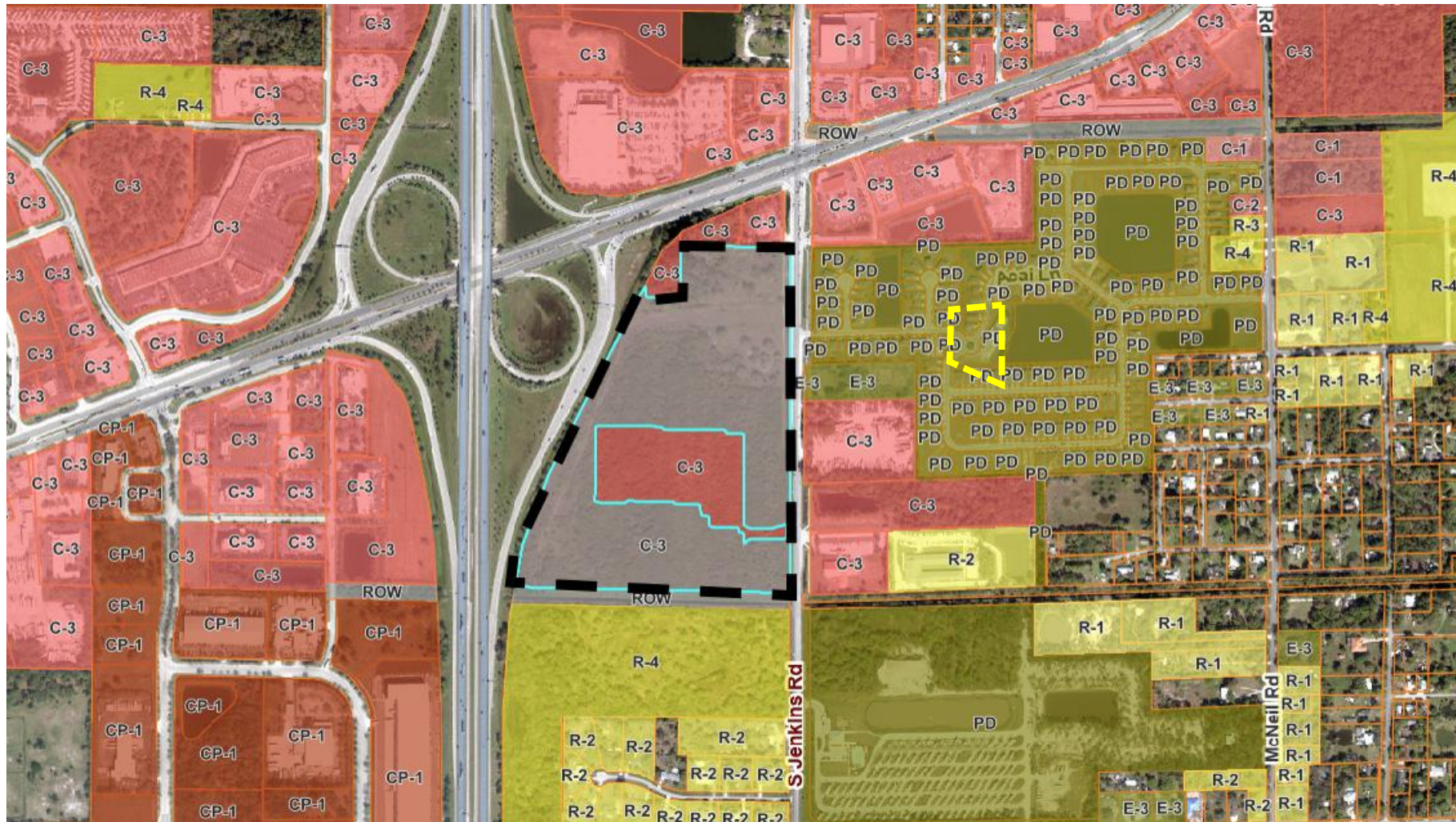


SITE AREA= 49.92 +/- Acres

Pulte-Cornerstone – Master PD



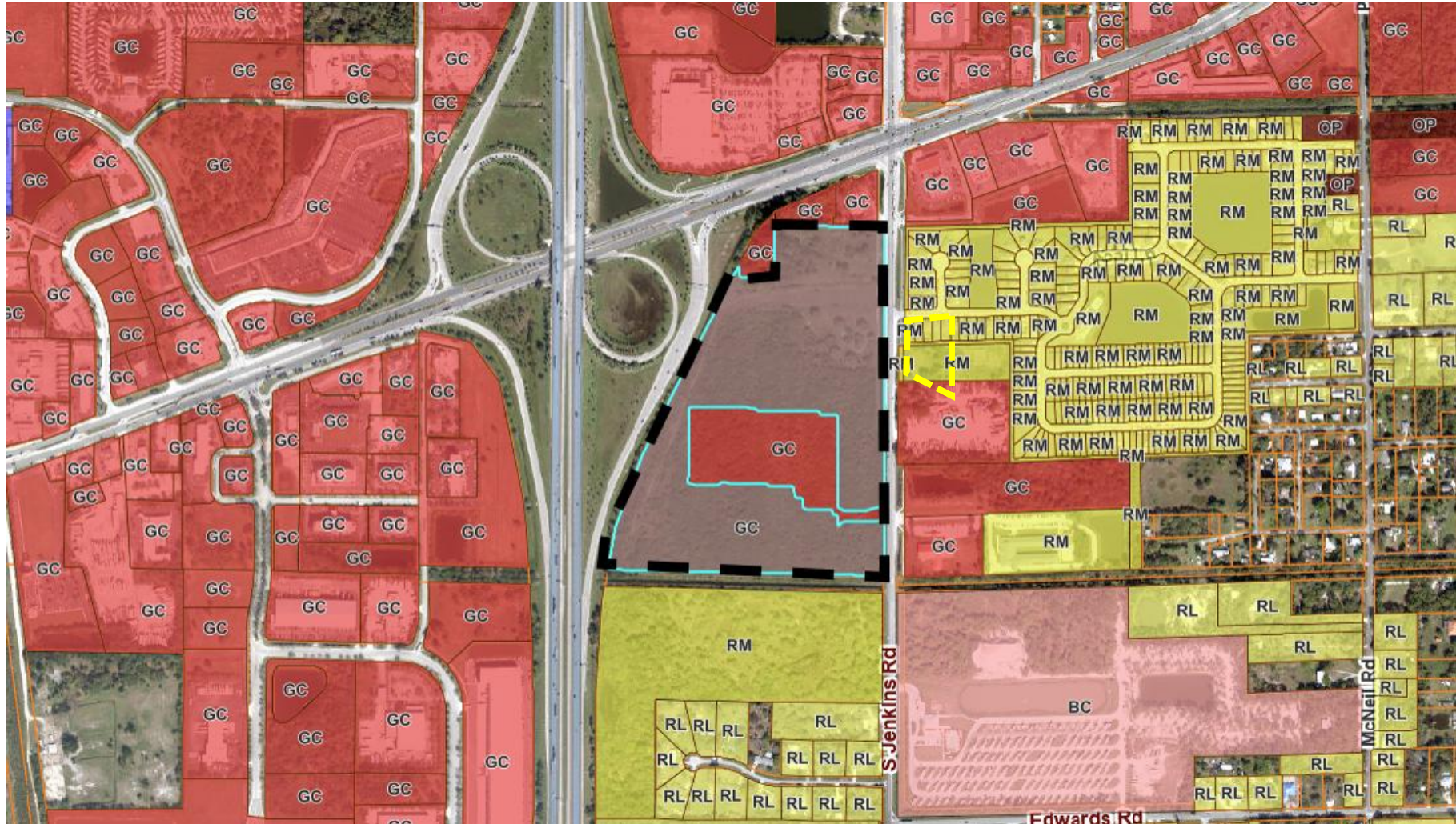
ZONING



Pulte-Cornerstone – Master PD



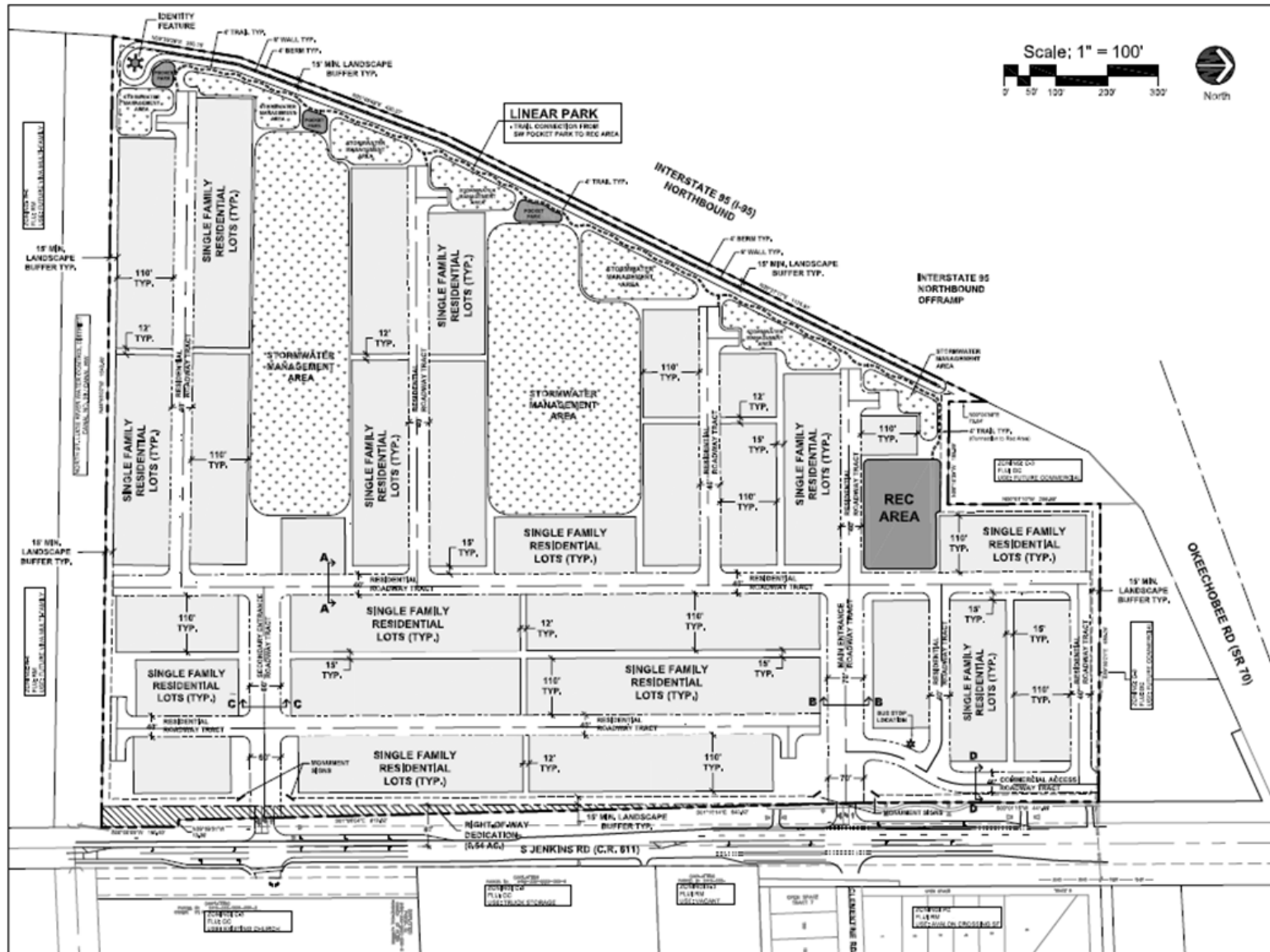
FLU



Pulte-Cornerstone – Master PD



MASTER SITE PLAN



SITE DATA

Site Data

Site Address:	2721 S Jenkins Rd, Fort Pierce, FL 34981
Total Site Area:	49.92 Ac. / 2,174,386 SF
Additional R/W Dedication	0.54 Ac. / 23,377 sf
Remaining Site Area	49.38 Ac. / 2,151,009 sf
Minimum Open Space (20%): (49.38 X 20%)	9.87 Ac. / 430,202 SF
Existing Zoning:	C-3 (General Commercial)
Proposed Zoning:	PD (Planned Development)
Existing FLU:	GC (General Commercial)
Proposed FLU:	RM (Medium Density Residential)
Proposed Use:	Single Family Residential
Proposed Lots / Dwelling Units:	250 Lots / Units
Parcel ID #:	232441300000009 232443100010002

Density

Maximum Density: (RM) 5 DU / Ac. (49.92 Ac. x 5 DU / Ac.)	250 Units
Proposed Density:	250 Units
Proposed Gross Site Density:	5 DU / Ac.

Lot Dimensional Standards

	Lot Type A	Lot Type B
Lot Area	4,400 sf Min.	3,300 sf Min.
Depth	110'	110'
Width	40' Min.	30' Min.
Lot Coverage	60% Max.	55% Max.
Building Setbacks		
Front	20' Min.	20' Min.
Side	3' Min.	3' Min.
Side Corner	15' Min.	15' Min.
Rear	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.

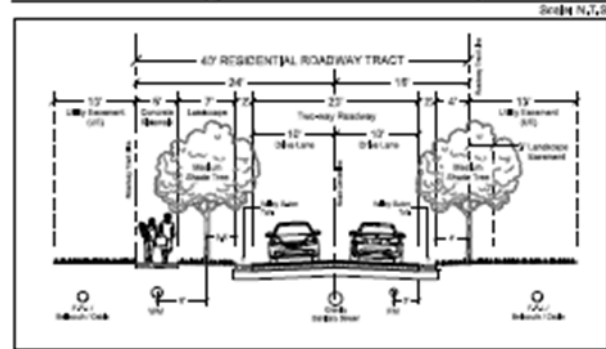
Note: Roof overhangs, air conditioning equipment, irrigation pumps and pool equipment may encroach into the 3ft side setback. Roof overhangs may encroach into drainage easements.



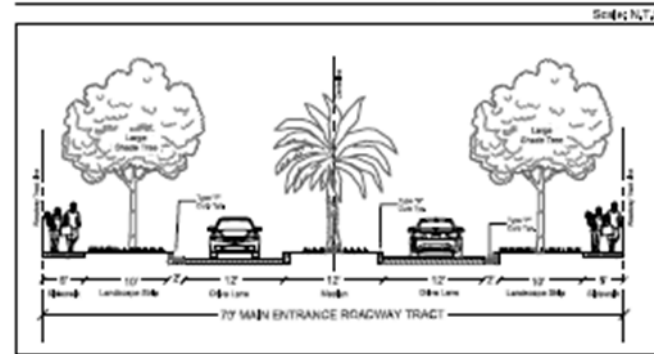
LANDSCAPING – Street Trees

The applicant has provided two (2) typical sections of 70 ft. and 60 ft. Right-Of-Ways for the two (2) entrance boulevards with street trees, a typical section of 40 ft. Right-Of-Way for residential streets with street trees, and a typical section of 40 ft. Right-Of-Way for the Commercial Access Roadway Tract in the northeast corner of the property.

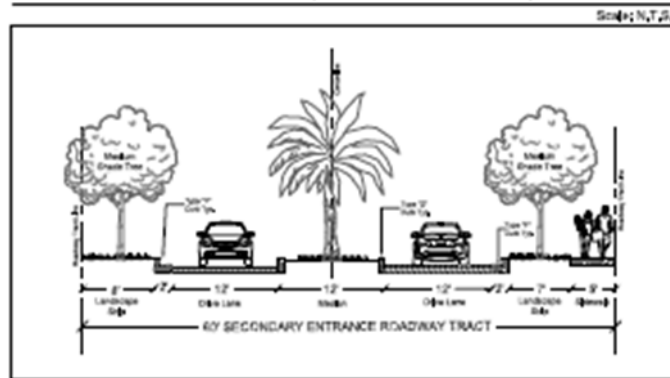
Section A-A: 40' Typical Residential Roadway Tract



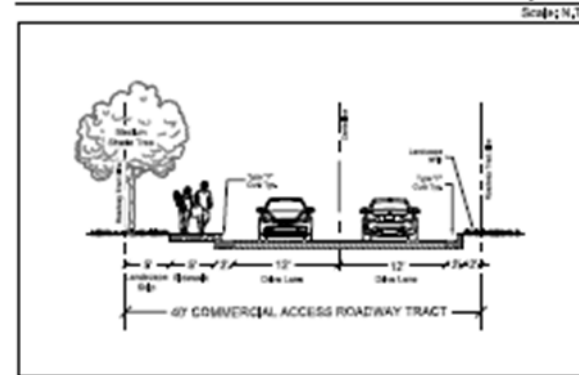
Section B-B: 70' Main Entrance Roadway Tract



Section C-C: 60' Secondary Entrance Roadway Tract



Section D-D: 40' Commercial Access Roadway Tract



PD BENEFITS

- The linear park leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens through which a meandering 1/3 mile long walking path winds, with resting stops overlooking the naturalized and lake vistas.
- At the southwest corner of the property, and the terminus of the linear park, lies a pocket park where a sculptural art installation is proposed. This art installation will be visible to the travelling public on I-95 and is intended to create a beautiful and unique sense of arrival in the City of Fort Pierce.
- The site is designed with a grid network of streets, which have been designed to minimize lots directly adjacent to I-95.



TRAFFIC ANALYSIS

- Weekday Daily
 - o 2,336 Total
 - o 1,168 Entry
 - o 1,168 Exit

- Weekday Peak Hours of Adjacent Street in the AM
 - o 171 Total
 - o 43 Entry
 - o 128 Exit

- Weekday Peak Hour of Adjacent Street in the PM
 - o 234 Total
 - o 147 Entry
 - o 87 Exit



SIGNALIZATION ANALYSIS

A Signal Warrant Analysis was prepared at the request of St. Lucie County Public Works/Engineering by Traffic & Mobility Consultants. This analysis was submitted to St. Lucie County on August 5th for consideration of a traffic signal.



TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed ZONING ATLAS MAP AMENDMENT (Master Planned Development) with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.



CONDITIONS OF APPROVAL

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31, 06.13.2025.
2. The minimum Open Space shall be 20% of the Final PD site area.
3. The maximum Density shall be 5 dwelling units per acre of the Final PD site area.
4. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.



CONDITIONS OF APPROVAL

5. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing to ensure that all Gopher Tortoises are accounted for and undisturbed.
6. If required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site within ninety (90) days of land clearing.
7. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.



CONDITIONS OF APPROVAL

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.



CONDITIONS OF APPROVAL

10. 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.

11. If the applicant intends to phase the project, please include a development phasing schedule indicating:

The approximate date when construction of the project can be expected to begin.



CONDITIONS OF APPROVAL

The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.



CONDITIONS OF APPROVAL

12. The Final PD site plan shall contain the following information, at minimum:

- a. A Landscape and irrigation plan per section 123-4 of the City Ordinance.
- b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
- c. The location, size and height of present and proposed buildings and structures.
- d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
- e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
- f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
- g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
- h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.



CONDITIONS OF APPROVAL

13. 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.

14. Contact the Florida Department of Transportation (FDOT) to ensure appropriate noise attenuation measures are implemented to eliminate the potential for traffic noise intrusion into the residential development. Enhancements to minimize interior noise, such as but not limited to double-glazed glass windows, sound absorptive insulation, and door treatments that meet HUD specifications for all units shall be incorporated into the residential units prior to granting a certificate of occupancy.



ZONING ATLAS MAP AMENDMENT

Staff recommends that the Planning Board recommend APPROVAL of the proposed ZONING ATLAS MAP AMENDMENT (MASTER PLANNED DEVELOPMENT), with the fourteen (14) Conditions of Approval.

- 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 of the proposed (Master Planned Development) with the associated development plan with changes and/or alternative conditions.
- Recommend DENIAL of the proposed (Master Planned Development) with the associated development plan.





CITY OF FORT PIERCE

ZONING ATLAS MAP AMENDMENT

AUGUST 11th, 2025

Pulte-Cornerstone – REZONING (Master Planned Development)
2721 South Jenkins Road
(2324-413-0000-000-9 & 2324-431-0001-000-2)

Cornerstone

Planned Development

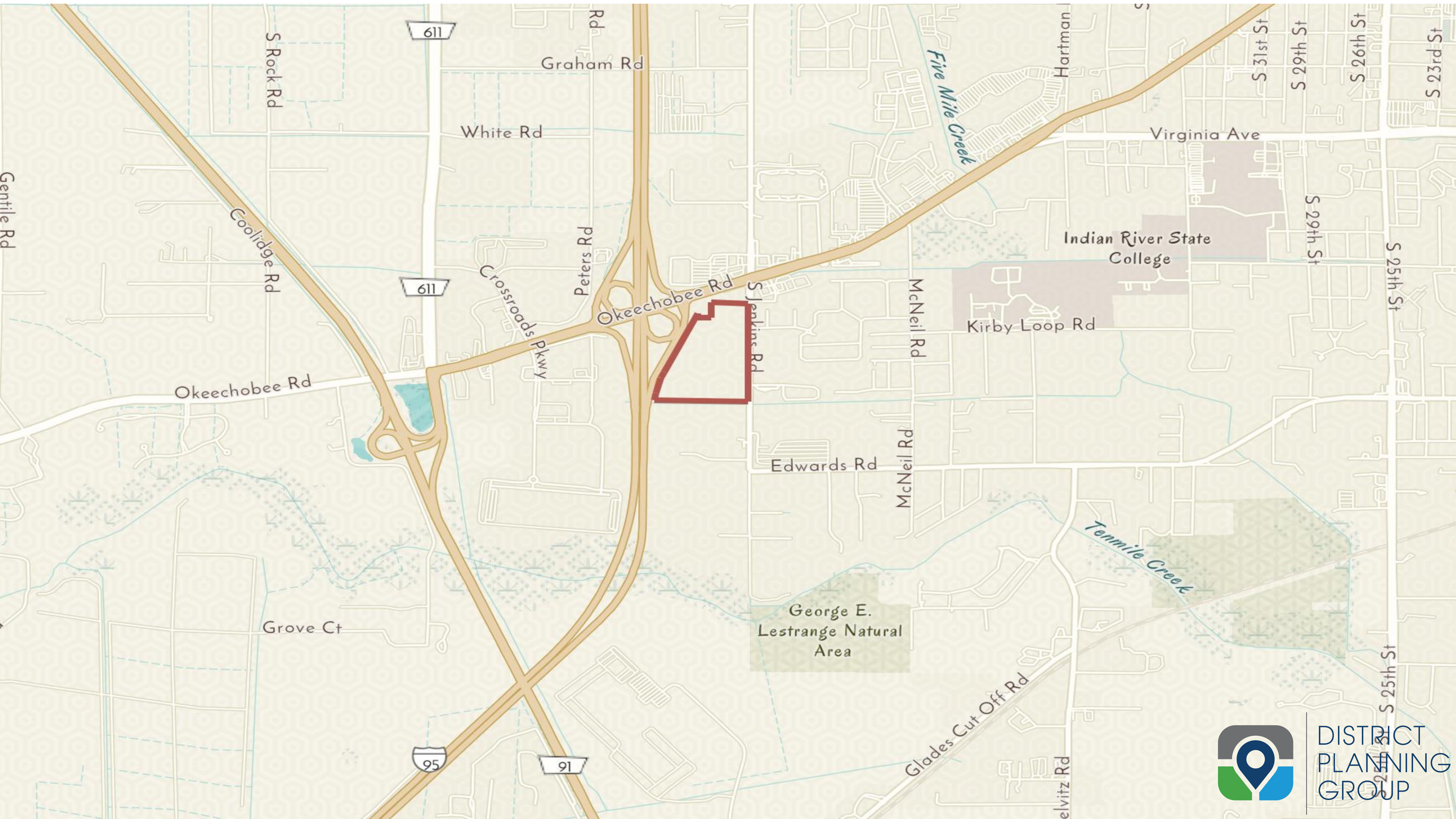
Master Planned Development

- City of Fort Pierce Planning Board
- August 11, 2025

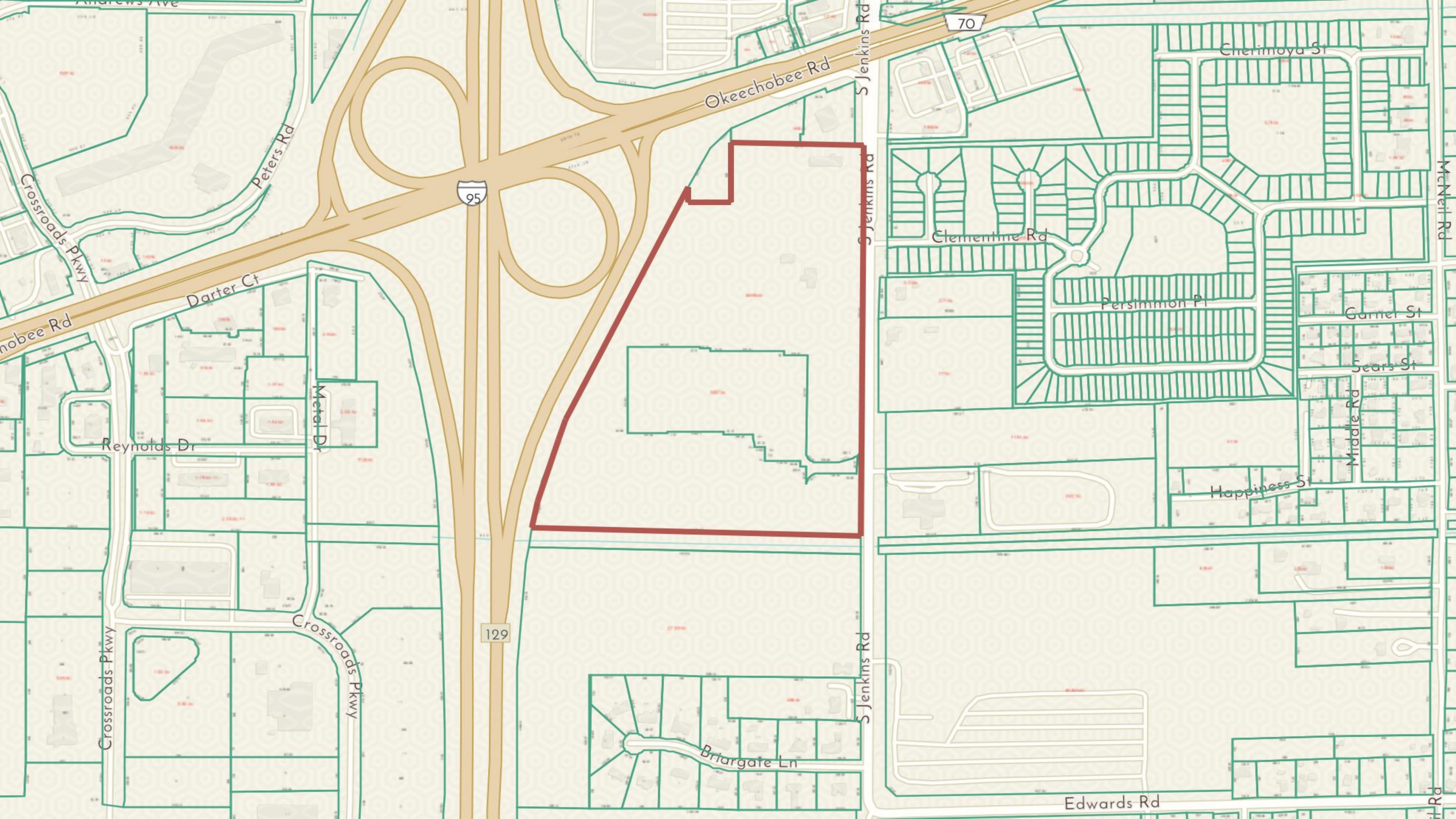
Applicant: Pulte Home Company
Agent: Leslie Olson, AICP



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95

70

129

Okeechobee Rd

S Jenkins Rd

S Jenkins Rd

S Jenkins Rd

McNeil Rd

Edwards Rd

Cherimoya St

Clemantine Rd

Persimmon Pl

Garret St

Sears St

Middle Rd

Happiness St

Briargate Ln

Edwards Rd

Crossroads Pkwy

Darter Ct

Peters Rd

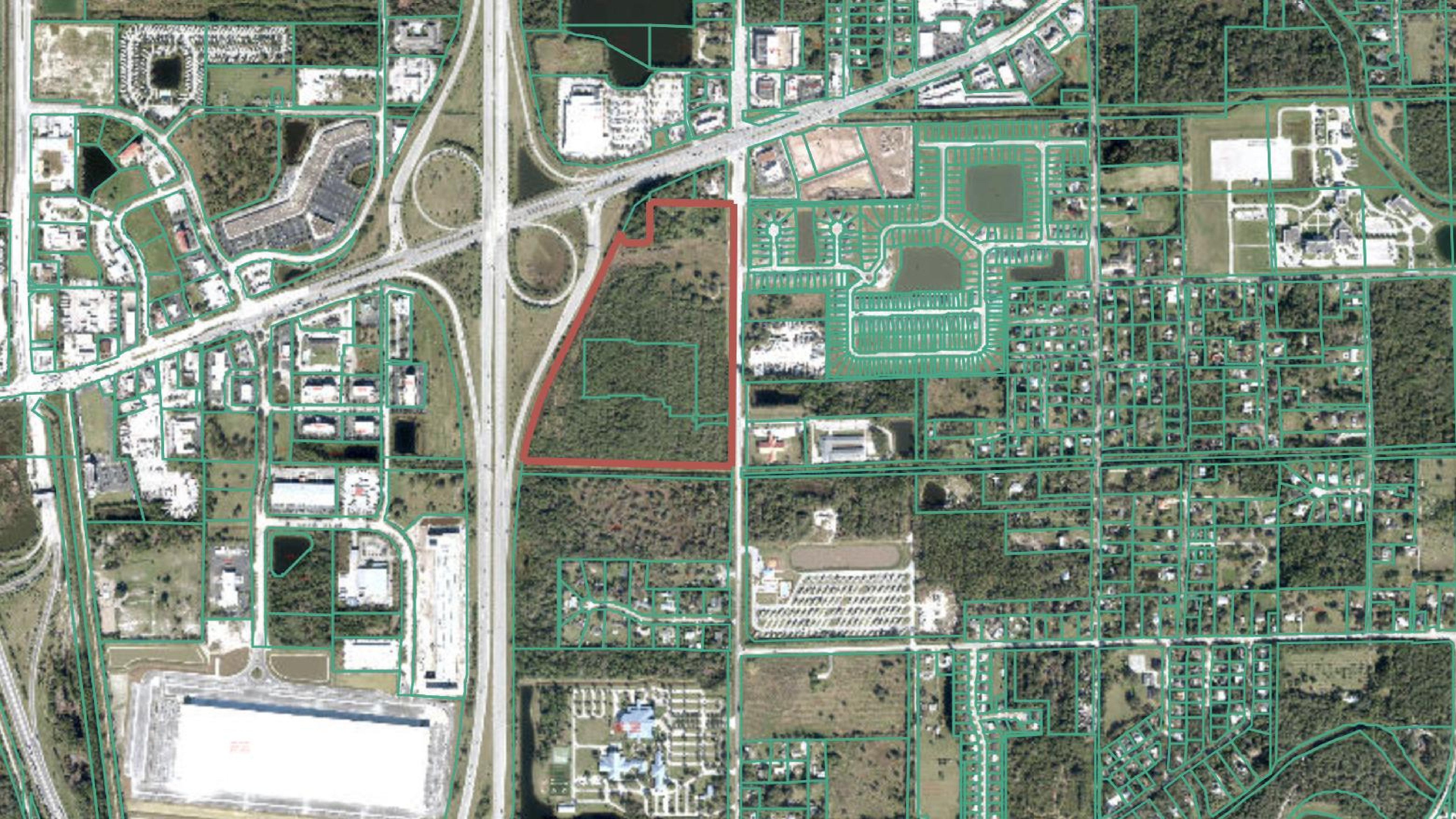
Reynolds Dr

Metal Dr

Crossroads Pkwy

Crossroads Pkwy

Okeechobee Rd



Project Process Update

- The project requires both a FLUMA and a zoning change to a Planned Development
- The Planning Board recommended **approval** of the FLUMA **unanimously** in December 2024.
- We are now presenting the Planned Development, **consistent** with the recommended FLUMA approval
- The Planned Development process is **two steps**, Master and Final and this is the Master Planned Development.
- The **Final** Planned Development is anticipated to come before the Planning Board in September.
- There is a Planned Development agreement, which will be **approved** as part of the process and is required by the City Code in order to set forth specific standards.
- City Staff is recommending **approval** of the Master PD and the PD Agreement

Why this Project?

- Leverages a high visibility site to establish a welcome feature while providing needed housing close to interstate and Turnpike access, and the King's Highway Jobs Corridor
- At 5 units per acre, the proposed residential use is projected to generate roughly **88%** less traffic than the previous Future Land Use
- Designed to encourage active use of the entire community with tree lined streets, shaded nature trail and lake vistas



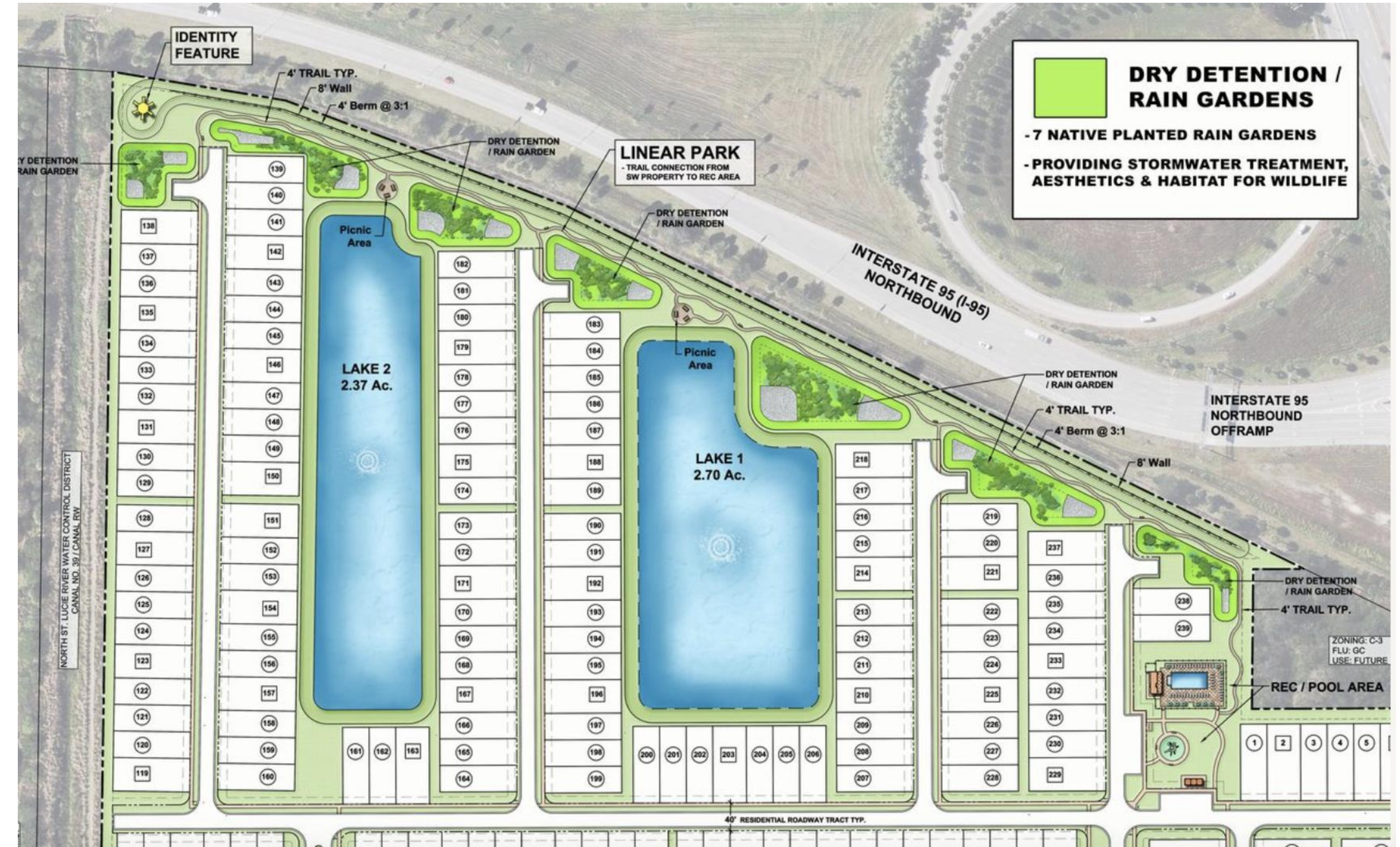
High Quality Site Design

Highlights:

- Linear park provides a green buffer from I-95 while enhancing visual appeal and livability
- Stormwater features are integrated into the landscape as functional, attractive community assets.



Amenities & Community Features



Highlights:

- Public art piece viewable from I-95 anchors the community park and welcomes travelers to Fort Pierce
- Landscaped walking trails and bioswales double as aesthetic and environmental amenities
- Rain gardens provide stormwater benefits and enhance the neighborhood's beauty
- Pool and picnic area support recreation and social gathering opportunities

Rain Garden Example



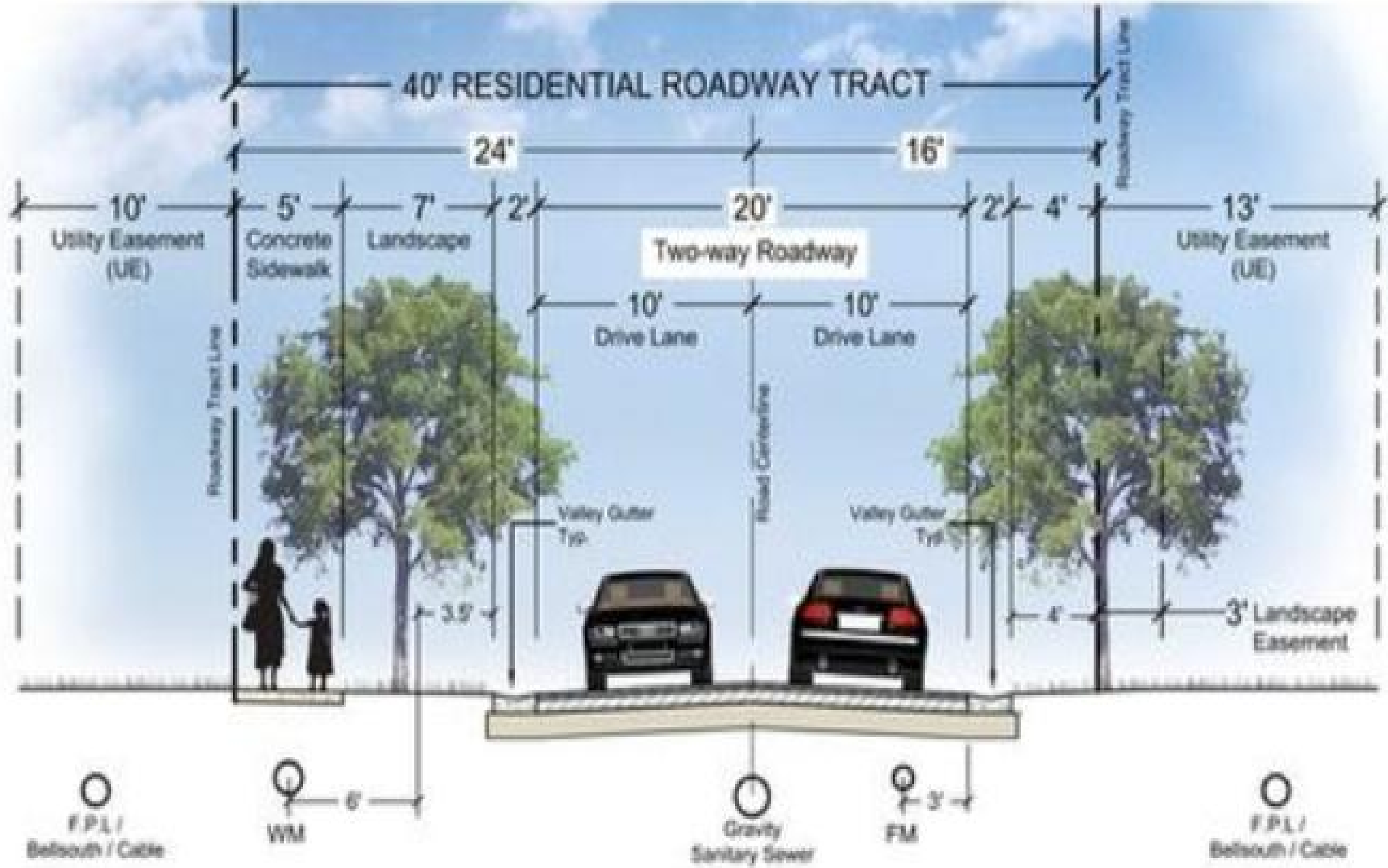
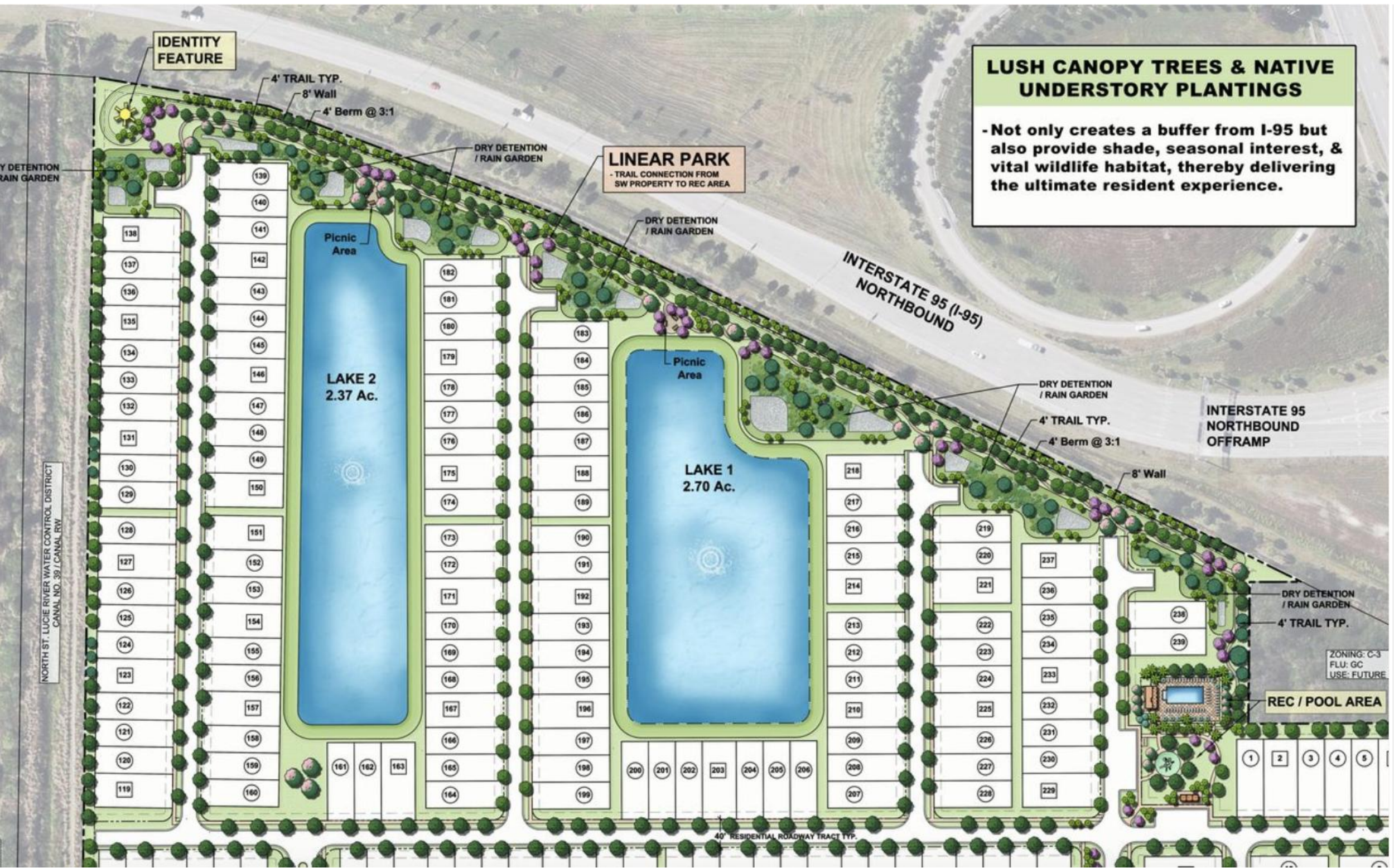
Highlights:

- Dry Detention swales become community amenities when developed as rain gardens
- Improves water quality
- Creates habitat for birds and wildlife
- Beautifies landscape vistas with layers of trees and grasses



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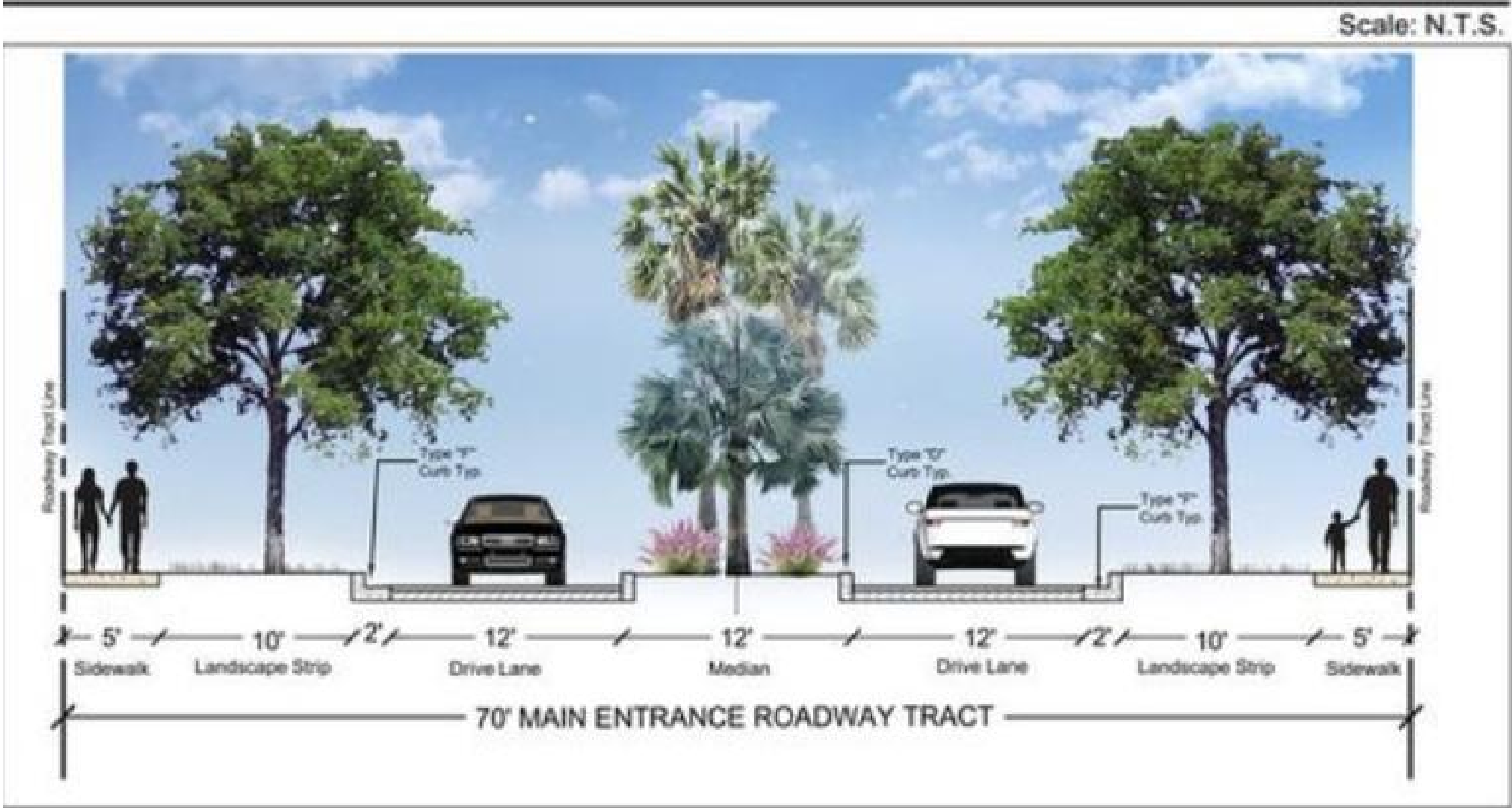
Shaded, Walkable, & Green



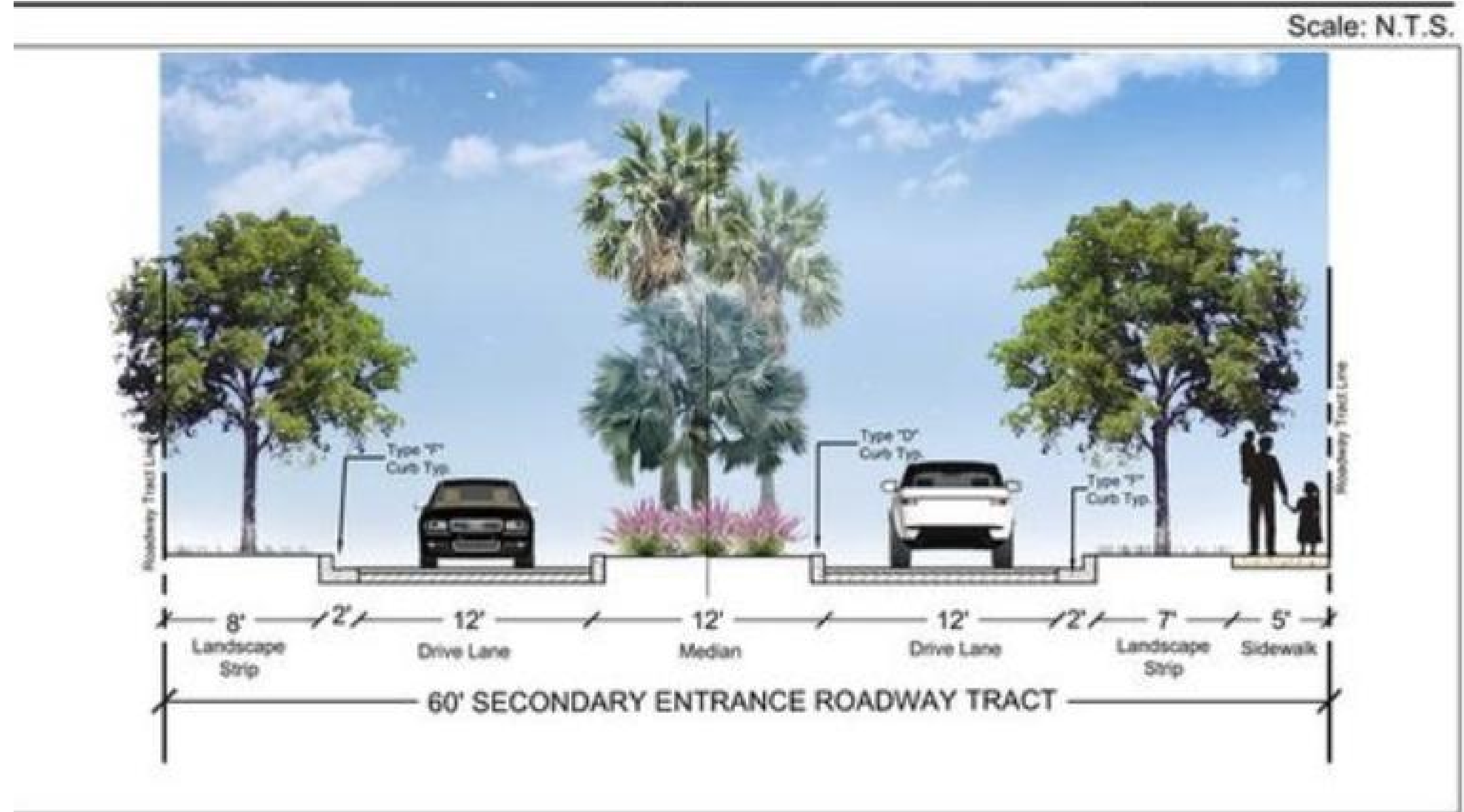
Highlights:

- Tree-lined internal roadways enhance comfort, shade, and beauty — with a minimum of 1 tree per 50 feet
- Safe, accessible walking paths promote active lifestyles and community connection
- Narrow internal grid pattern streets lined with trees create traffic calming and limit vehicle speeds, naturally

North Entrance Design



South Entrance Design



Bus Stop & Commercial Access Road Design



Section D-D: 40' Commercial Access Roadway Tract

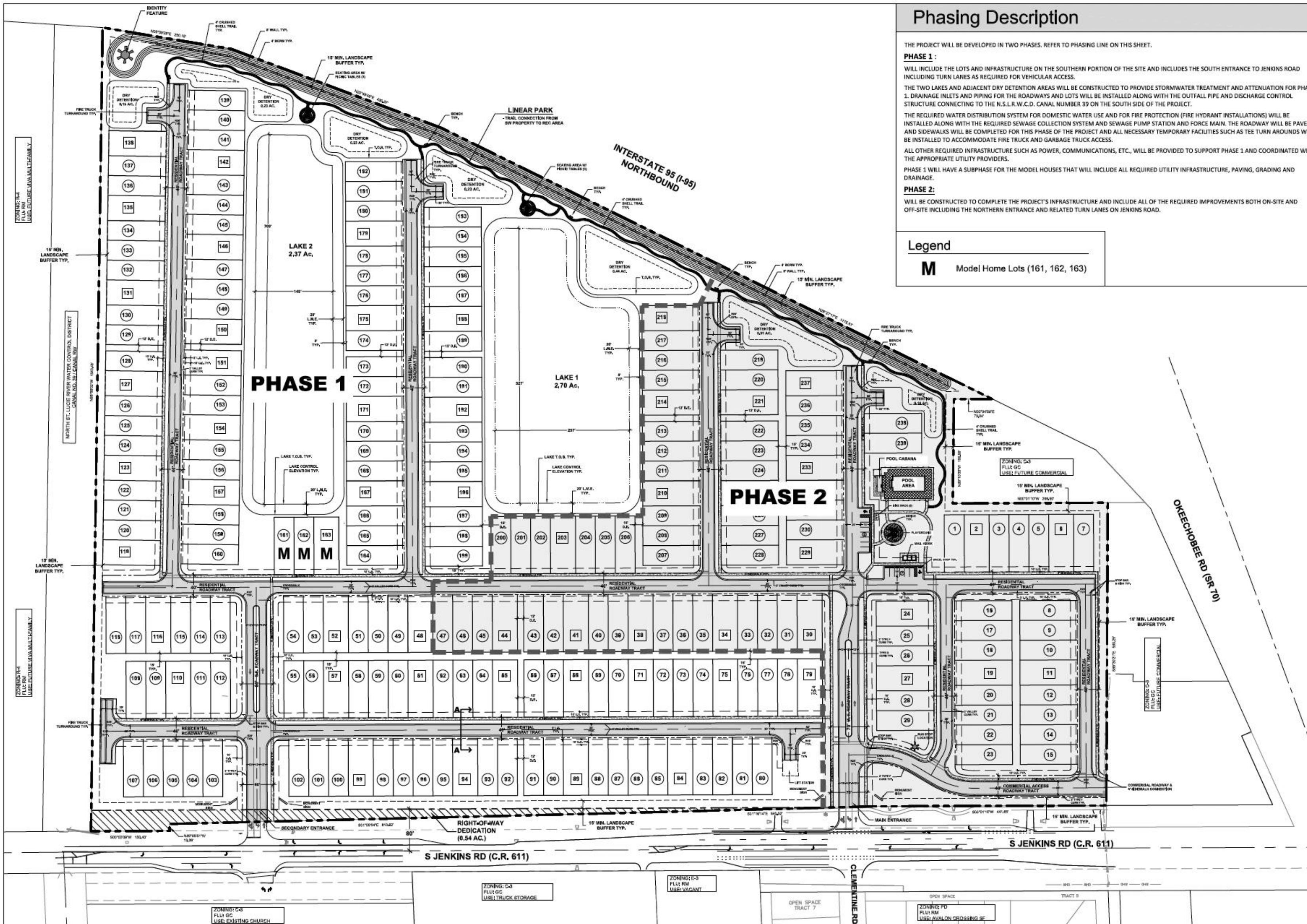
Scale: N.T.S.



Highlights:

- Providing access to northern commercial property to support their success and access needs
- Sidewalk-connected, shaded school bus stop area provides gathering area for children and easy looped school bus access

Phasing Plan



Phasing Description

THE PROJECT WILL BE DEVELOPED IN TWO PHASES. REFER TO PHASING LINE ON THIS SHEET.

PHASE 1:
WILL INCLUDE THE LOTS AND INFRASTRUCTURE ON THE SOUTHERN PORTION OF THE SITE AND INCLUDES THE SOUTH ENTRANCE TO JENKINS ROAD INCLUDING TURN LANES AS REQUIRED FOR VEHICULAR ACCESS.
THE TWO LAKES AND ADJACENT DRY DETENTION AREAS WILL BE CONSTRUCTED TO PROVIDE STORMWATER TREATMENT AND ATTENUATION FOR PHASE 1. DRAINAGE INLETS AND PIPING FOR THE ROADWAYS AND LOTS WILL BE INSTALLED ALONG WITH THE OUTFALL PIPE AND DISCHARGE CONTROL STRUCTURE CONNECTING TO THE N.S.L.R.W.C.D. CANAL NUMBER 39 ON THE SOUTH SIDE OF THE PROJECT.
THE REQUIRED WATER DISTRIBUTION SYSTEM FOR DOMESTIC WATER USE AND FOR FIRE PROTECTION (FIRE HYDRANT INSTALLATIONS) WILL BE INSTALLED ALONG WITH THE REQUIRED SEWAGE COLLECTION SYSTEM AND SEWAGE PUMP STATION AND FORCE MAIN. THE ROADWAY WILL BE PAVED AND SIDEWALKS WILL BE COMPLETED FOR THIS PHASE OF THE PROJECT AND ALL NECESSARY TEMPORARY FACILITIES SUCH AS TEE TURN AROUND WILL BE INSTALLED TO ACCOMMODATE FIRE TRUCK AND GARBAGE TRUCK ACCESS.
ALL OTHER REQUIRED INFRASTRUCTURE SUCH AS POWER, COMMUNICATIONS, ETC., WILL BE PROVIDED TO SUPPORT PHASE 1 AND COORDINATED WITH THE APPROPRIATE UTILITY PROVIDERS.
PHASE 1 WILL HAVE A SUBPHASE FOR THE MODEL HOUSES THAT WILL INCLUDE ALL REQUIRED UTILITY INFRASTRUCTURE, PAVING, GRADING AND DRAINAGE.

PHASE 2:
WILL BE CONSTRUCTED TO COMPLETE THE PROJECT'S INFRASTRUCTURE AND INCLUDE ALL OF THE REQUIRED IMPROVEMENTS BOTH ON-SITE AND OFF-SITE INCLUDING THE NORTHERN ENTRANCE AND RELATED TURN LANES ON JENKINS ROAD.

Legend

M Model Home Lots (161, 162, 163)

A DESIGN STUDIO
LANDSCAPE ARCHITECTURE

3500 SW Corporate Parkway, Suite 203
Palm City, Florida 34990

T 772.678.7200
www.hjdesignstudio.com
LA 0000905

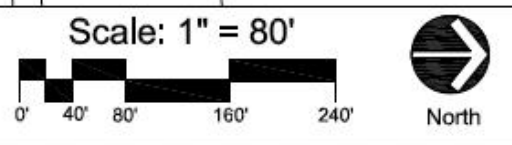
Pulte Cornerstone
 City of Fort Pierce
 PD Phasing Plan

Florida

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Job No. 2024-31
 Drawn By TT
 Checked By MH
 Approved By MH
 Submittal Dates 06-13-2025

Revision Dates



PH-1



Traffic & Concurrency

Highlights:

- Far fewer trips created than previous Commercial Future Land Use allows creating an ultimate reduction in potential trips on Jenkins
- Will provide for a proportionate share towards signalization of south entrance aligning with Independence Classical Academy
- Will provide for north- and south-bound turning lanes at both entrances



Summary & Next Steps

- Delivers high-quality, lower-density housing with a mix of home types to meet diverse community needs
- Helps alleviate the region's housing shortage through thoughtful residential development
- Creates a resilient, amenity-rich neighborhood with convenient access to schools, jobs, and essential services
- Features safe, shaded sidewalks that support walkability and safe school bus wait areas





CITY OF FORT PIERCE

PLANNING BOARD

AUGUST 11th, 2025

Live Oak Detox Center – Conditional Use (No New Construction)

(2403-707-0009-000-6)

912 Avenue I

APPLICANT/OWNER

Haley Neeley

PARCEL ID #(S):

2403-707-0009-000-6

SITE AREA:

+/- 0.56 acres

SUMMARY

Request for review of an application for a Conditional Use (No New Construction) to increase the occupancy of an existing Detox Facility from fourteen (14) to sixteen (16) clients located in the R-4, Medium Density Residential Zone, and located at 912 Avenue I.

Live Oak Detox Facility – Conditional Use (No New Construction)



BACKGROUND

The property currently consists of a one-story, 8-bedroom, 5-bathroom Detox Facility built in 1987. Residential uses primarily surround the home; all single-family homes and three (3) vacant parcels. Immediately to the north, west, and south are single-family and multi-family residences. The southwest and east consist of vacant parcels.

Live Oak Detox is a licensed, short-term residential detoxification facility offering medically monitored withdrawal services in a structured, secure environment. The facility provides medical detoxification and individualized and group-based therapeutic support during the initial stabilization period of recovery from substance use. The facility is licensed under the Florida Department of Children and Families (DCF), accredited by The Joint Commission, and intends to be compliant with all State and City regulations.

Live Oak Detox Facility – Conditional Use (No New Construction)



HISTORY

On February 16, 2016: City Commission unanimously approved a Conditional Use to operate a Detox Facility with 14 clients at the subject address of 912 Avenue I, with the following conditions:

1. Provide required parking to the site or pursue payment in lieu of program.
2. Re-stripe existing parking stalls.
3. Install landscaping such as trees and shrubs as required per the code.
4. Comply with all violations reviewed by the Special Magistrate.
5. Construct a fence around the property.



CONDITIONAL USE

Sec. 125-237. - Procedure for the review and approval of conditional uses.

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

(1)The city commission shall hold a public hearing in accordance with the provisions of section 125-37 prior to acting on the application for conditional use.

(2)In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.



SITE LOCATION

**SITE AREA= 0.56
+/- Acres**



Live Oak Detox Facility – Conditional Use (No New Construction)



FLU MAP



Live Oak Detox Facility – Conditional Use (No New Construction)



ZONING MAP

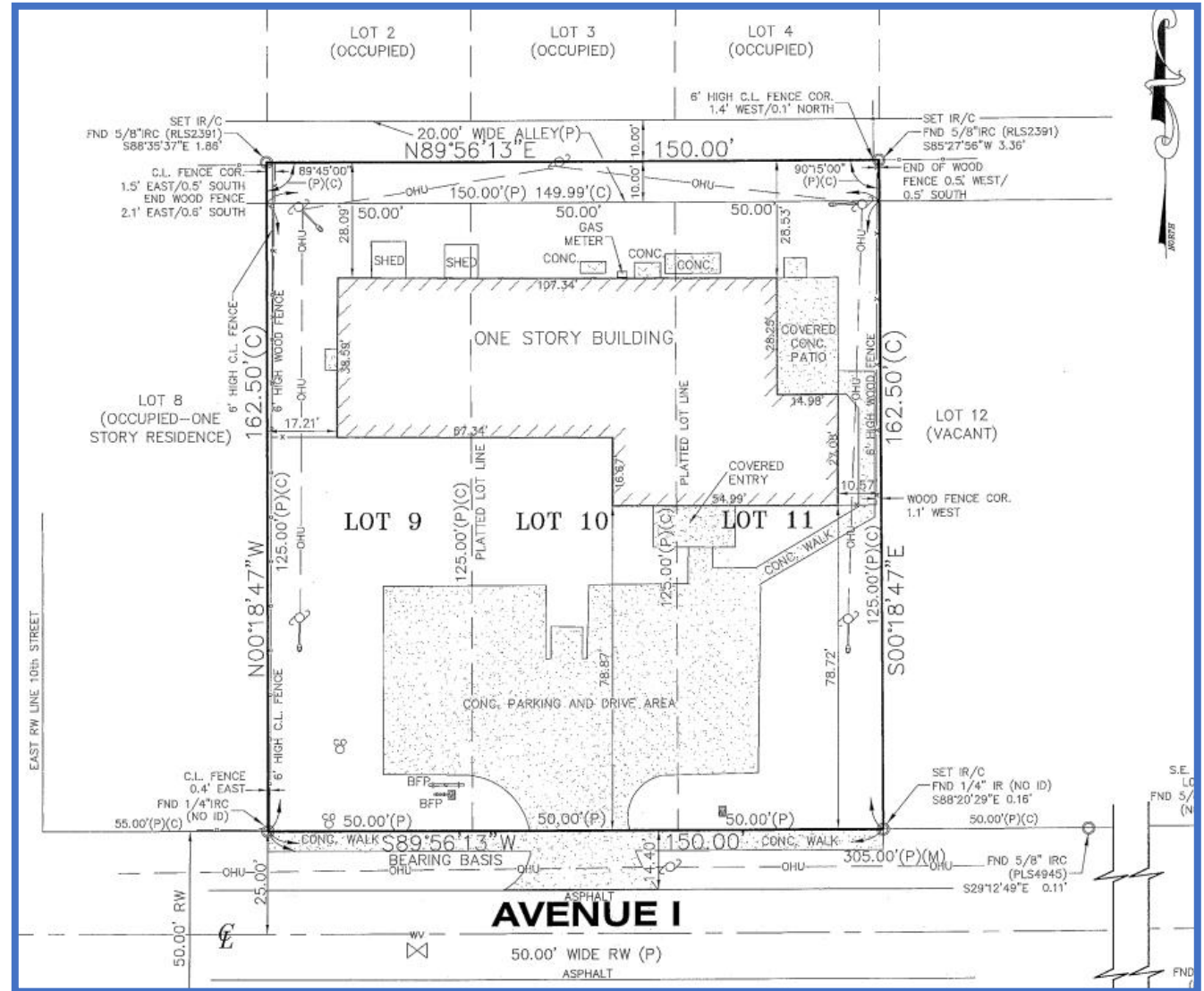


Live Oak Detox Facility – Conditional Use (No New Construction)



SITE PLAN

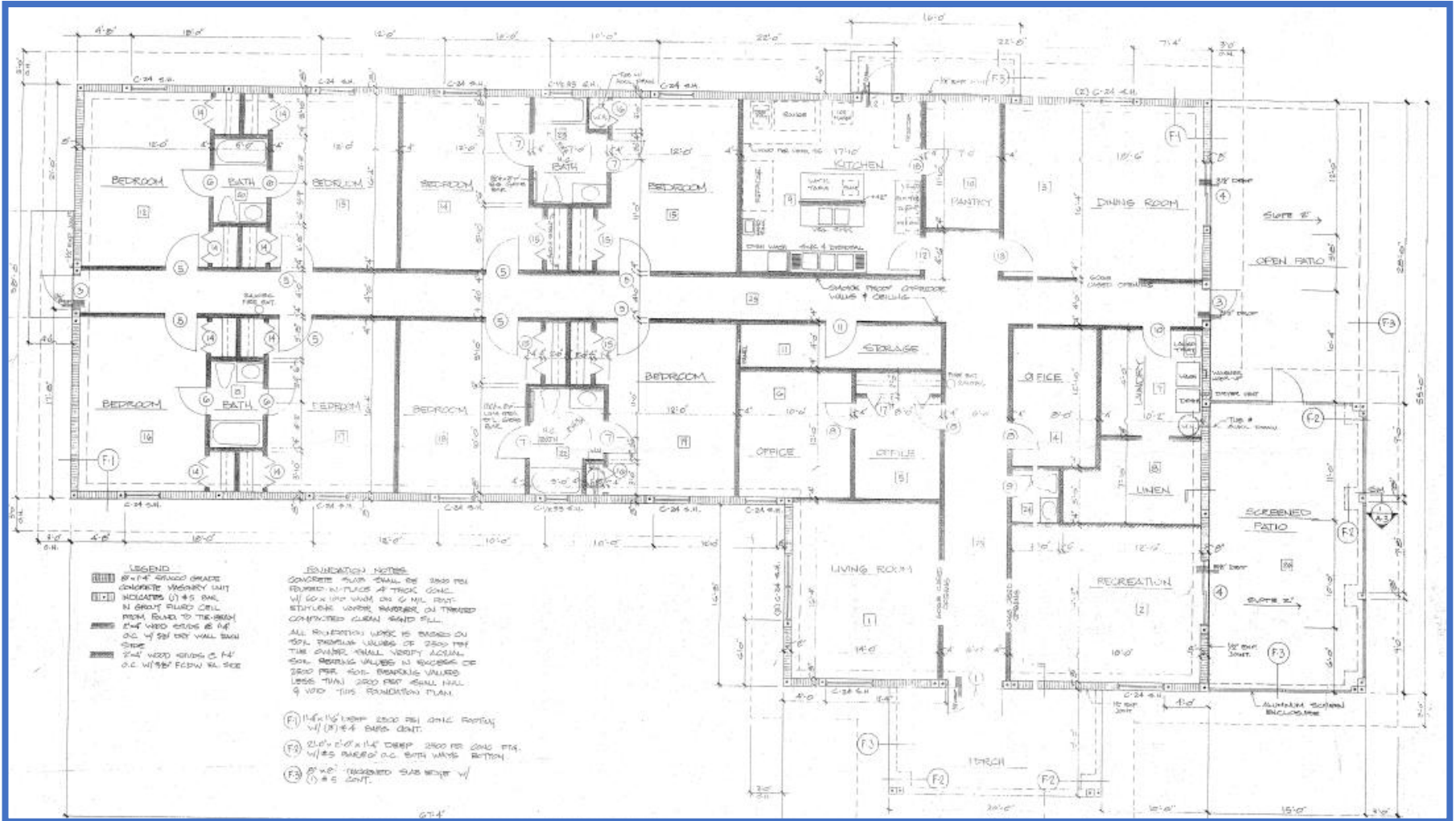
- 8 parking spaces + 1 handicap space
- Max of 16 residents
- 18 years & older
- Male & Female
- 6 Full-Time Employees (includes physician and/or nurse practitioner)
- 24/7 Rotating Shifts
- All transportation provided by staff
- 24/7 medical monitoring, individual and group therapy, relapse prevention planning, 12-step facilitation, holistic services, vocational, life skills support, case management, and meals



Live Oak Detox Facility – Conditional Use (No New Construction)



FLOOR PLAN



Live Oak Detox Facility – Conditional Use (No New Construction)



FRONT ELEVATION



Live Oak Detox Facility – Conditional Use (No New Construction)



RECOMMENDATION

Staff recommends that the Planning Board move the proposed Conditional Use (No New Construction) to the City Commission for approval.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
- or
2. Recommend Disapproval.





CITY OF FORT PIERCE

PLANNING BOARD

AUGUST 11th, 2025

Live Oak Detox Center – Conditional Use (No New Construction)

(2403-707-0009-000-6)

912 Avenue I