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CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **OCTOBER 13, 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: Clayton Johnson; Nichelle Clemons; Christopher Widing; Justine Carter; Alexander Edwards; Ryan Collins; Anton Kreisl, Chair

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

Attendees: Nicole Fogarty, St. Lucie County School Board Ex Officio Member
Stephanie Heidt, Treasure Coast Regional Planning Council

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the September 8, 2025 meeting.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to approve the minutes from the September 8, 2025 meeting.

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

Passed

6. NEW BUSINESS

a. Comprehensive Plan EAR Outreach Presentation

Stephanie Heidt, Treasure Coast Regional Planning Council

Ms. Heidt, Deputy Executive Director of the Treasure Coast Regional Planning Council, presented an update on the Evaluation and Appraisal Review of the City's Comprehensive Plan. She explained a comprehensive plan is a blueprint for guiding future development and growth while considering the community's needs and the environment. Ms. Heidt said the reason for a comprehensive plan is that hope is not a plan, and it is important for people to maintain a quality of life. She gave an overview of the elements included in the comprehensive plan and noted that all the elements work together. Ms. Heidt outlined the review process and highlighted that evaluating the plan is important because conditions do change and the plan is required to be updated every seven years. She stated local issues that need to be addressed, including highlighting a rational boundary, proper development of proper uses in the proper places, ensuring zoning and land use are consistent and right, cleaning up the city, and supporting small businesses. Ms. Heidt provided the public outreach schedule, which will conclude with a meeting with the youth council. She said a separate survey will be conducted with different questions to get the young people's input. She spoke about the importance of legislative consistency and noted the 2025 legislative change to Senate Bill 180, which prohibits the city from enacting more "restrictive or burdensome" comprehensive plan amendments, land development regulations or procedures related to development approvals from August 1, 2024, through October 1, 2027. Ms. Heidt said the senate bills are forever changing and evolving. She said the next step is updating the data and analysis, and the map series. She concluded that the transmittal hearing to the City Commission will be on January 29, 2026.

b. Housing Needs Assessment Presentation

Stephanie Heidt, Treasure Coast Regional Planning Council

Stephanie Heidt, Deputy Executive Director of the Treasure Coast Regional Planning Council, presented the Housing Needs Assessment and Implementation Plan for St. Lucie County from 2023-2024. She stated the survey noted a difficulty in affording housing costs in St. Lucie County due to mortgage interest rates, insurance, property taxes, development cost and supply and demand. Ms. Heidt noted that 42% of households in St. Lucie County have more than 30% of their income going to housing costs. She showed the increase in the median sale price and the increase in monthly rental costs for St. Lucie County from 2012 to 2022. Ms. Heidt noted the wages are not increasing at the same rate as housing costs are rising. She highlighted that in St. Lucie County 58% of the workforce are in industries with an average wage of less than \$24 an hour. Ms. Heidt said that almost all essential workers, except registered nurses, are spending over 30% of their income on housing costs. Ms. Heidt explained how expensive housing impacts the community, and the community's health, due to not eating healthy foods. She showed different types of affordable housing, and she said it is a myth that affordable housing decreases property values. Ms. Heidt said the aesthetics required actually increase property values and higher density can provide cost savings. She said there is improved educational advancement for children because they are not displaced, and vibrant communities and neighborhoods provide cohesion. Ms. Heidt also stated that another myth is that affordable housing increases crime. She said homeownership adds stability in the neighborhood, and it is easier to retain workers in jobs. Ms. Heidt reviewed the

state and county housing programs and services, and she explained what the local government can and can't do. She said the city could advocate at higher levels to get more programs, continue investments in housing solutions and partner with private investors to invest in more mixed-income housing. Ms. Heidt concluded with the 2024 housing plan and the proposed housing plan strategies for Fort Pierce.

Ms. Heidt answered questions from the Board about additional dwelling units (ADU) being implemented into the comprehensive plan, and the deficit in lower-income housing units. Chair Kreisl asked Ms. Heidt to come back to the Planning Board with very specific recommendations regarding the city's zoning code. He said the city is lacking incentive programs, a streamlined process and a definition for ADUs.

c. **PZANN2025-00004**
Annexation
Goose Development
Parcel ID: 2434-501-0004-000-5

Ms. Driver stated the annexation was initially presented at the September 8, 2025, Planning Board meeting. During the meeting, the applicant was advised to consider proposing a future land use and zoning compatible with the current St. Lucie County future land use and zoning. Ms. Driver stated the request is for a voluntary annexation of one (1) parcel of land, approximately 2.03 acres at or near the intersection of E. Market Avenue and S. US Highway 1 with a current taxable value of \$34,991. She showed the existing and proposed future land use and zoning and said the proposed future land use is, GC, General Commercial and the proposed zoning is C-3, General Commercial. She said the future land use comparison chart shows an increase in residential units to 30 units per acre.

Chair Kreisl noted the application was tabled at the September 8, 2025, Planning Board meeting because the Planning Board had concerns about the future land use and the change in zoning to Planned Development not going through in the future. The Board also did not like the idea of residential units on US Highway 1.

Mr. Johnson asked the difference between a commercial or residential common zoning designation at the entrance of a community.

Sebastian Reina, applicant representative from the Keith Team, gave a presentation to the Board. He said they will be applying for a rezoning to Planned Development (PD) in the future, which will be mostly residential. The entrance on the annexed parcel will have some residential space and will be more compatible with parcels on US Highway 1. Mr. Reina said annexing the parcel will be closer to removing an enclave and is consistent with surrounding uses.

Ms. Carter stated she had concerns about the entrance being residential.

Motion was made by Ryan Collins, and seconded by Nichelle Clemons to forward the proposed annexation of Parcel ID: 2434-501-0005-000-4 for approval to the City Commission with the proposed city Future Land Use designation of General Commercial (GC) and zoning classification of General Commercial (C-3).

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

Passed

d. **PZANN2025-00005**
Annexation - Skylark Drive
Parcel ID: 2427-702-0115-000-1

Mr. Gilmore stated the application is for an annexation of one (1) parcel into the city, with a city Future Land Use of RM, Medium-Density Residential, and a city zoning of R-4, Medium-Density Residential at or near 906 Skylark Drive. He said the applicant is requesting the annexation of the approximate 0.23 acres to develop a residential duplex. He stated the subject property has a St. Lucie County Future Land Use Designation of RH, Residential High, and a St. Lucie County Zoning designation of RM-11, Residential, Multiple-Family – 11/dwelling units. Mr. Gilmore stated the current taxable value of the property is approximately \$45,540 and the annexation will help infill the existing enclave. He said the future land use comparison for maximum build out potential shows a decrease in one (1) residential unit.

No one spoke for or against the annexation.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval of the annexation of Parcel ID: 2427-702-0115-000-1 to the City Commission.

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

Passed

e. **PD2024-00002**
Final Planned Development (Updated Proposal)
Sunrise Lakes PD - Final Site Plan
Parcel ID: 2433-123-0001-000-1

Mr. Suneson stated the revised application is proposing a rezoning to a Final Planned Development (PD) of forty-eight (48) single-family residences on 11.54 acres (4.16 units per acre), at 3804 Sunrise Boulevard. The property is zoned R-1 (less than 4 units/acre) with a future land use of RL (6.5 units/acre). The site was recently annexed into the City of Ft. Pierce.

He said the site is bordered by single-family RS-3 zoning on the south and west. To the north is a cemetery and to the east is a Florida Department of Transportation building, both with industrial zoning. Mr. Suneson said the existing future land use is low density and will not change.

Mr. Suneson stated at the September 6, Planning Board meeting, the Board recommended disapproval of the Sunrise Lakes Final PD, by a vote of 6-1, by reason of lack of a school bus turn-a-round and stop within the development and the number of dwellings (50). The revised proposal includes a school bus turn-a-round and stop within the development, a sidewalk along the frontage of the property on Sunrise Boulevard to the intersection of Bell Ave, and a reduction in dwelling units to 48.

Blaine Bergstressor, applicant representative from KMA Engineering, showed the updated site plan with revisions. He said they are also adding parking spaces for parents at the bus stop location. Mr. Bergstressor read the purpose of a Planned Development from the city code. He said the project will have a variety of natural features and scenic areas, including ponds, a bioswale, and a walking path with a variety of trees. He noted 57 trees will be preserved, and 228 palms are being relocated elsewhere on the project. Mr. Bergstressor said all the lots are being pushed to the north to create a 36-foot buffer from the parcel to the south. He showed

the improved amenities, including a dog park, tot lot, pool and clubhouse. He showed the new bus stop, and he explained the bus would come off of Sunrise Boulevard and make a loop into the development and exit on to Sunrise Boulevard. Mr. Bergstressor said they are protecting adjacent and existing development with a 20-foot drainage easement, a 16-foot increased landscape buffer and a 15-foot rear yard setback. He noted there will be 51 feet between the closest house in the project and the southern property line. He showed the typical buffer and renderings of the landscape buffer, which includes 3 foot tall hedges, 12 foot tall understory trees and a variety of layered trees. Mr. Bergstressor said the added benefits to the community are 1,031 linear feet of additional sidewalk to Bell Avenue and 1,290 linear feet of 4-inch force main. He highlighted that other residences in the community can use the sidewalk and the school bus shelter can be utilized by children that don't live in the development.

Joe Scianti, owner and principal of Integrity 1st Construction Group, stated he is not a national builder and he does not build cheap homes. He stated he is giving the best a builder can give by providing a bus stop shelter, sidewalk, pool, and increased landscape buffer. He said he is going above and beyond. Mr. Scianti said the homes will have metal roofs, impact windows, and porcelain tile. Mr. Scianti said he has made all the concessions that were asked for, and he wants to provide a good project for the neighborhood. He noted the school board likes the bus stop location.

Ms. Fogarty, from the St. Lucie County School Board, said the turnaround radius for the bus needs to be 80 to 100 feet. She said she would need to see the appropriate turning radius, and she suggested that this be a condition of approval.

Mr. Suneson noted that two citizen letters regarding the project were received by the Planning department and given to the Planning Board members.

Ronna Perry, citizen, said she opposes the rezoning due to the number of dwelling units, threatened endangered species, inadequate infrastructure, drainage issues, traffic concerns, overcrowded schools and the project does not meet the character of the surrounding community.

Ms. Carter stated that the improvements are great, but density is a concern. She asked if the project would set a precedent for future land use.

Mr. Collins stated the density is high, but there are a lot of good improvements, and it is a good product.

Mr. Suneson noted that the future land use of the property allows for a density of up to 6.5 units per acre. The 4.16 units per acre proposed is relatively lower than what it could be.

Chair Kreisl said the concept of a Planned Development is the cost/benefit to the community. He noted the Board has been more demanding and makes sure the community is getting value. He said the applicant listened to what the Board said, and the community is getting a much better project than what was originally proposed.

Mr. Widing said the number of lots didn't really reduce. He said the bus stop location is safer, but he feels the three (3) parent parking spaces are a little snug. Mr. Widing said the sidewalk is a plus and it is a nice community.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval of the Final Planned Development for Sunrise Lakes Parcel ID: 2433-123-0001-000-1 to the City Commission subject to the following 13 conditions:

1. All infrastructure, including the private lift station, force main along Sunrise Boulevard, school district sheltered bus stop, stormwater system, and sidewalk connecting the project to Bell Ave along Sunrise Boulevard, shall be completed prior to the issuance of first certificate of occupancy for a residential dwelling.
2. A plat of the property shall be required prior to application for a building permit for a residential building.
3. The minimum Open Space shall be maintained at a minimum of 23% of the Final PD site area.
4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlined within the approved Sunrise Lakes Development Agreement and Final PD site plan.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
6. The existing drainage ditch on the south property line shall be regraded and a 20' drainage easement shall be recorded over the ditch prior to completion of site work. The easement shall include maintenance responsibilities for the homeowner's association and access for the City of Ft. Pierce and South Florida Water Management District.
7. A masonry wall, minimum height of 6ft, shall be installed along the eastern property line as part of the landscape buffer to the industrial use, prior to the first certificate of occupancy for a residential dwelling.
8. The Final PD Site Plan hereby approved shall be governed by 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 shall include the binding of successors in title to any commitments concerning completion of the project and its maintenance and operation.
9. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.
10. A landscape maintenance agreement shall be required prior to issuance of the final certificate of occupation.
11. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.
12. All applicable state or federal permits shall be obtained before commencement of the development.
13. The bus stop turning radius shall be approved by the St. Lucie County School Board.

AYE: Ryan Collins, Clayton Johnson, Nichelle Clemons, Alexander Edwards, Chair Anton Kreisl

NAY: Christopher Widing, Justine Carter

Passed

f. **PD2024-00007**
Master Planned Development (Updated Proposal)
Pulte-Cornerstone PD
2721 S. Jenkins Road

Mr. Gilmore stated on August 11, 2025, the Planning Board recommended approval of the proposed Master Planned Development with fourteen (14) conditions. He said the applicant has since resubmitted and recommended amendments to the conditions and a new phasing plan with a new bus stop location. Mr. Gilmore said the application is for two (2) parcels of land to change the zoning classification from General Commercial (C-3) to Planned

Development (PD) with an associated Master Development Plan. Mr. Gilmore said the site area is approximately 49.92 acres. The application proposes a 250-unit, fee-simple, single-family residential master planned development community. Mr. Gilmore said there will be a range of home sizes and designs, and amenities such as a linear park connecting the recreational area to a pocket park. He noted there will also be an additional buffer for the neighborhood from I-95 and at the southwest corner of the property a sculptural art installation is proposed. Mr. Gilmore said the project will be developed in two (2) phases. He discussed the Planning Board concerns from the August 11, 2025, meeting, and he showed the proposed master site plan phasing changes with the new bus stop location. Mr. Gilmore reviewed the PD benefits, traffic analysis, and landscaping.

Leslie Olson, principal of the District Planning Group, gave an update on the project process. She said the Planning Board recommended approval of the Master Planned Development with conditions at the August 11, 2025, Planning Board meeting. One of the conditions required design changes to the site plan to reflect the school bus stop's location within Phase 1 of the new neighborhood. Ms. Olson explained that because the commercial property's access to the north is located so close to the intersection, the commercial property is not viable without access through their site. She said they need a full access intersection, and Pulte/Cornerstone would be providing that. Ms. Olson showed the new bus stop location and bus route in Phase I, which she said is also a requirement for the commercial property to the north. Ms. Olson said the school board said they wanted the bus stop moved caddy corner across the street where the amenity center would be, and the parents could park. She said the problem with the new location is it is located in Phase II.

Ms. Olson highlighted that the residential use is projected to generate roughly 88% less traffic than the previous future land use. She reviewed the site design, amenities and community features and noted the walking trails will not be going behind people's backyards.

Ms. Olson showed the new phasing plan, which incorporates the new school bus stop and parking area along with the commercial drive in Phase I.

Ms. Olson stated both she and Mr. Dobbins wanted to talk to the Board about amending the conditions of approval. She said they had communicated with staff but needed to discuss further with the Board. Ms. Olson stated they have concerns regarding conditions, 11, 12, 13 and 14. Mr. Lee Dobbins, attorney from Dean Mead Law Firm, spoke about alternate language for conditions 12 and 14.

Chair Kreisl asked Ms. Fogarty if the bus stop plan, turn radius, and length of travel distance were acceptable. Ms. Fogarty said yes, and she said she sent a comment to Mr. Gilmore that the school board would like the bus stop moved to the amenity center and the bus would utilize the shortest distance to turn in and turn out using the noted side street on the phasing plan.

Chair Kreisl asked staff if there were any initial concerns regarding the requested revised conditions. Mr. Suneson said they would discuss the conditions of approval after public comment.

Nicholas Gieseler, attorney for FP City Shops, representing Ken Simigran, principal of FP City Shops, and the northern commercial property, stated they are in support of the project. He said they have some questions about when in Phase I they will have access. Mr. Gieseler said they have an issue with the proposed revision to condition 14. He said Pulte/Cornerstone are proposing the revised access agreement would not be necessary until plat approval. He said it doesn't make sense to wait. He said he doesn't understand how a site plan can be approved until the access easement is moved, as the easement is currently going right through someone's kitchen. Mr. Gieseler concluded he would like the condition to be read as it was

proposed by staff.

Mr. Suneson said the applicant has raised concerns with several conditions of approval that have been previously reviewed by the applicant's legal counsel, planning staff and the city's attorney. Staff's opinion is that conditions of approval should be worked out prior to review by the Board and be relatively unchanged as the project proceeds to the City Commission, except those conditions initiated by the Planning Board. Staff is open to discussion of the conditions if the Board would like to entertain it. Mr. Suneson promised the Board that future projects would not have this type of discussion because conditions of approval would be worked out, if any, prior to reaching the Planning Board, because that is the way things should be done.

Ms. Carter asked why the Board was not waiting for these conditions to be settled between the developers and the city.

Chair Kreisl asked staff if their preference would be the negotiations be settled at the staff level and not at the public hearing.

Mr. Suneson said yes, as a matter of doing day-to-day business, but in this particular instance, to keep the project moving forward during the review process, he feels a simple compromise could be achieved.

Ms. Clemons stated she is uncomfortable with the revised conditions because anything being reviewed today has not been reviewed by the city's legal department.

Mr. Collins asked what the Board was being asked to do and who they were being asked by. Mr. Collins asked if the Board was supposed to be part of the negotiations on the conditions of approval. Mr. Suneson said not normally. Mr. Dobbins said that is true, and he prefers that it be worked out so that they don't have to come back to the Planning Board for a third time.

Chair Kreisl said he shares Ms. Clemons' concerns, and he would only be willing to proceed with reviewing the conditions if a 15th condition was added that states any changes to the conditions today would need to be reviewed by the city's legal department. He said it would be a better idea to know that the conditions would be negotiated and agreed to prior to going to the Final PD, and if not, the process is to come back to the Planning Board.

Mr. Widing said there are too many moving parts, and he is uncomfortable going forward.

Chair Kreisl asked staff what the Board's options were. Mr. Suneson said either allow the deliberations or punt. Mr. Suneson stated that a lot of the items the applicant has brought up are rather minor.

Mr. Suneson said that condition #13 has been raised by the Planning Board as well as the City Commission and FDOT regarding the sound attenuation with proximity to I-95. He said he wants the applicant to have a relatively straightforward and direct understanding of how staff would like the condition to proceed. He said the condition is quite vague, so staff is offering an alternative, not for the Board's consideration, but for the applicant. Mr. Suneson said the following modification is that prior to plat approval, the applicant will conduct a highway noise study per the FDOT guidelines to determine what if any noise attenuation measures should be implemented to eliminate the noise in the subdivision. M. Suneson said staff also agrees with the northern property owner that condition #14 continues to be a condition of the final development plan approval.

Mr. Dobbins said the easement has to be fixed. He said it is not uncommon to have easements released after site plan approval. Pulte has to move the easement because it is going through a bunch of lots. Mr. Dobbins said with the easement that is there now, it states that the

developer has to build the access road within 365 days after starting site work. He said they would like the easement release tied to plat approval. Mr. Dobbins said he cannot speak to condition #13 because he is not a sound engineer, and he has concerns about the sound study being time-consuming.

Chair Kreisl said he wants a set of conditions that are no longer in dispute, so the Board can move forward. He said the Board has no choice but to table this item for the next meeting.

Ms. Olson said she wants to know that they can move forward with the Final PD as they work out the conditions with staff.

Chair Kreisl said it is a possibility, but some details with the Master Planned Development need to be worked out first.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to table the item for the November 10, 2025 Planning Board meeting.

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

Passed

- g. **PZSITE2025-00006**
Site Plan
Bev Smith Kia
5560 S. US Highway 1

Ms. Driver gave an overview of the application. She stated Bev Smith Kia is seeking approval to develop a new car showroom and dealership building. The property is in the C-3, General Commercial zoning district and has a future land use designation of RL, Low Density Residential. Ms. Driver said the building will be 40,791 square feet with 487 parking spaces, which includes 284 for car inventory. Ms. Driver showed the elevations and the landscape plan. She noted the trees required meet the requirements and the shrubs provided exceed the requirements.

Chair Kreisl asked if the architectural components align with the architectural guidelines for a car dealership. He stated the architecture on the west elevation, which is visible from US Highway 1, is flat.

Aaron Stanton, applicant representative from MBV Engineering, said the architecture is complying with Kia Standards and the city's architecture standards. He noted the building is 25 feet in height, not 45 feet. He said the building sits back from the frontage of US Highway 1 and there will be lots of hedging adjacent to US Highway 1.

Motion was made by Ryan Collins, and seconded by Christopher Widing to forward a recommendation of approval of the Bev Smith Kia Site Plan located at 5560 S. US Highway 1, with the following five (5) conditions.

1. Prior to the issuance of any site clearing and demolition permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity.
2. Prior to issuance of the final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to

present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance. 3. NSLRWCD permit will be required for outfall into Canal No. 17 4. Striping and wheel stops will be required if the Car Inventory Spaces are later converted to public parking 5. An updated Environmental Assessment Report is needed prior to DPCR submittal

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

Passed

h. PZSITE2025-00017

Major Site Plan Amendment
Precast Specialties LLC
3898 Selvitz Road

Mr. Suneson gave an overview of the application. He stated the applicant is requesting consideration of a phased major site plan amendment. Phase 1 would include the construction of a batch plant. Phase 2 would include the expansion of an office /workshop with associated site improvements. Mr. Suneson said the site was originally annexed into the city limits in 2004 with an IH, Heavy Industrial zoning. A rezoning from IH, Industrial Heavy (St. Lucie County Classification) to 1-3. Heavy Industrial was granted in November 2016. He explained that the approved project set out to develop a 76,100 square foot precast concrete production facility in multiple phases, located on the 75-acre parcel, at 3798 Selvitz Road. He noted the concrete operation has been in business since 2017-2018. Mr. Suneson showed the timetable of development with a completion at the end of the year in 2030. He noted the expansion of the roadway will be in Phase 2 and the landscape plan shows a tremendous amount of vegetation buffering along the property line.

Ms. Clemons asked why there was no building on the timetable of development. Mr. Suneson said the office/workshop will be completed in Phase 2 and added to the timetable.

Mark Landsman, applicant representative from Haley Ward, stated the batch plant will reduce truck traffic since they will be manufacturing concrete on site. He noted the enhanced landscape will be added in Phase 1. In Phase 2, the water main is being extended, which will provide potable water to the location and will also be a public benefit to those able to connect to city sewer. Mr. Landsman said the neighbors will not be affected because they are governed by the Department of Environmental Protection. He noted the wash-down area in Phase 1 will meet the air quality conditions for the site. Mr. Landsman highlighted that white noise and restricted hours of operation have been initiated as conditions.

Dean Locke, owner of Precast, said the batch plant is more like a piece of equipment rather than a building. He explained they will be manufacturing structural products for construction, utility contractors and underground utility products.

Brad Currie, from Haley Ward, said the batch plan is in the extreme northwest industrial corner of the property and there will be a landscape buffer along the south property line. He noted that bringing concrete manufacturing on site instead of 10–12 trucks a day is a significant

improvement for the community.

Ms. Clemons said dust was a big concern several years ago, and she wants Precast to maintain a clean environment and bring new jobs to the area.

Mr. Collins said it is a great site plan, and they went above and beyond.

Ms. Carter asked if they would be producing more air pollution with concrete manufacturing on site.

Chair Kreisl said this is an opportunity for Precast to go through the expansion and site plan approval process, which compels the applicant to add features to their site while going through the process of development. He highlighted the applicant can improve the site and the surrounding community.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward a recommendation of approval to the City Commission for the Precast Concrete Major Site Plan Amendment located at 3898 Selvitz Road with the following nine (9) conditions:

1. The timetable of development shall be such:

• PHASE 1	START BY DATE	COMPLETE BY DATE
Batch Plant	January 2026	December 2027
Aggregate Bins/Wash Out	January 2026	December 2027
Treatment Pond	January 2026	December 2027
Dispatch Office/3 Parking Spaces	January 2026	December 2027
Landscaping/Wall	January 2026	December 2027
• PHASE 2	START BY DATE	COMPLETE BY DATE
Parking Lots and Lighting	January 2028	December 2030
Drainage Infrastructure	January 2028	December 2030
Water Main Extension/Hydrant	January 2028	December 2030
Grinder Station/Force Main	January 2028	December 2030
Removal of Temporary Trailers	January 2028	December 2030

2. A full calculation and proposed tree mitigation shall be approved by the city arborist prior to commencement of Phase 1.
3. The property owner shall be responsible for maintenance of the trees through a landscape maintenance agreement. This responsibility includes the replacement of unhealthy and dead trees. The property owner shall submit to an on-site inspection of the planted/preserved vegetation 12 months after the issuance of the Phase 1 first certificate of occupancy. If it is determined that the planted vegetation is dead, diseased or otherwise not in compliance with provisions of this Code or the original approved tree mitigation plan, the property owner shall be provided notice and directed to correct any such deficiencies and replace all noncompliant materials within 60 days.
4. No use shall exceed the applicable City of Fort Pierce standards for noise.
5. The hours of operation of the facility shall be limited to: Monday – Friday between 6:30 a.m. to 8 p.m., Saturday – 7 a.m. to 8 p.m., Sunday – No operation. Quiet hours – 11p.m. to 7 a.m.
6. The applicant shall implement the Heavy-Duty White Sound® Smart Reversing System alarm, or similar, to reduce, as far as practicable, the noise impact of reversing trucks and other equipment prior to completion of the Batch Plant within Phase 1.
7. Prior to commencement of Phase 1, the applicant shall coordinate the approval of an Erosion and Sediment Control Plan with the City Engineer. The Plan shall relate to the sequence of construction of the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and

landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation. All erosion and sediment control measures necessary to meet the objectives of the city code of ordinances shall be maintained and in place throughout all phases of construction and after completion of development of the site.

8. All applicable State and Federal permits shall be obtained before commencement of the development.
9. Add the addition of the office/workshop to Phase 2 timetable of development.

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

Passed

7. **COMMENTS FROM THE PUBLIC**

James Clasby, St. Lucie County Commissioner, thanked the Planning Board members for their service to the community and what they do for the city.

8. **BOARD COMMENTS**

Mr. Johnson asked about creating overlay districts to determine what the city wants in White City, downtown, the beaches and Hibiscus Park. Mr. Suneson said density can be addressed in the comprehensive plan update. He suggested that board members reach out to Ms Heidt with their concerns. Mr. Suneson said overlay districts may not be the way to go. He suggested a zoning change to E1 or E2, which has 1 or 2 dwelling units per acre. Mr. Suneson encouraged the Board to look at the zoning district details to know what is viable.

Mr. Johnson asked how it works when the city takes over a road because of annexations. Mr. Suneson said there are questions that need to be asked by the Engineering and Public Works department to make sure the road is within the city and is up to city standards. Mr. Johnson said the city should be looking at the cost of servicing roadways before annexing property. Chair Kreisl said Ms. Heidt's presentation on the comprehensive plan update mentioned the cost of adding roads and services when annexing property.

Chair Kreisl said he was curious if overlay districts are created by staff or the community. He noted they may not be appropriate anymore because of the new state statutes. Mr. Suneson said Senate Bill 180 has legitimate concerns. He said cities cannot do anything more restrictive or burdensome than the code that was in place on August 1, 2024. He said overlay districts are more restrictive and have special requirements, which is an opportunity to get more from an applicant, like larger landscape buffers.

9. **ADJOURNMENT**

Housing Needs

Assessment and Implementation Plan for St. Lucie County, Florida

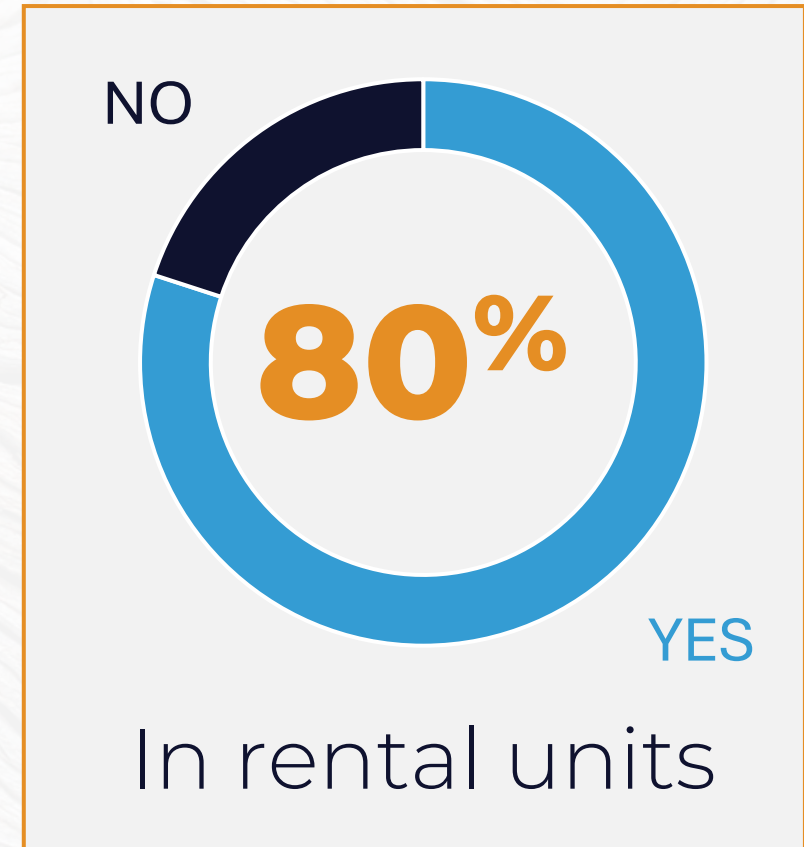
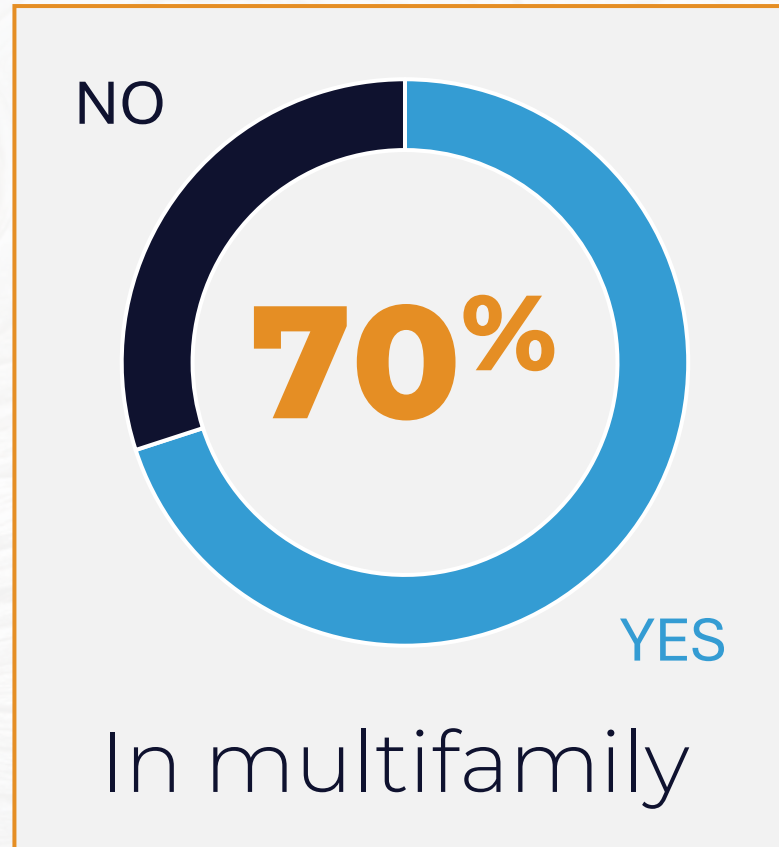
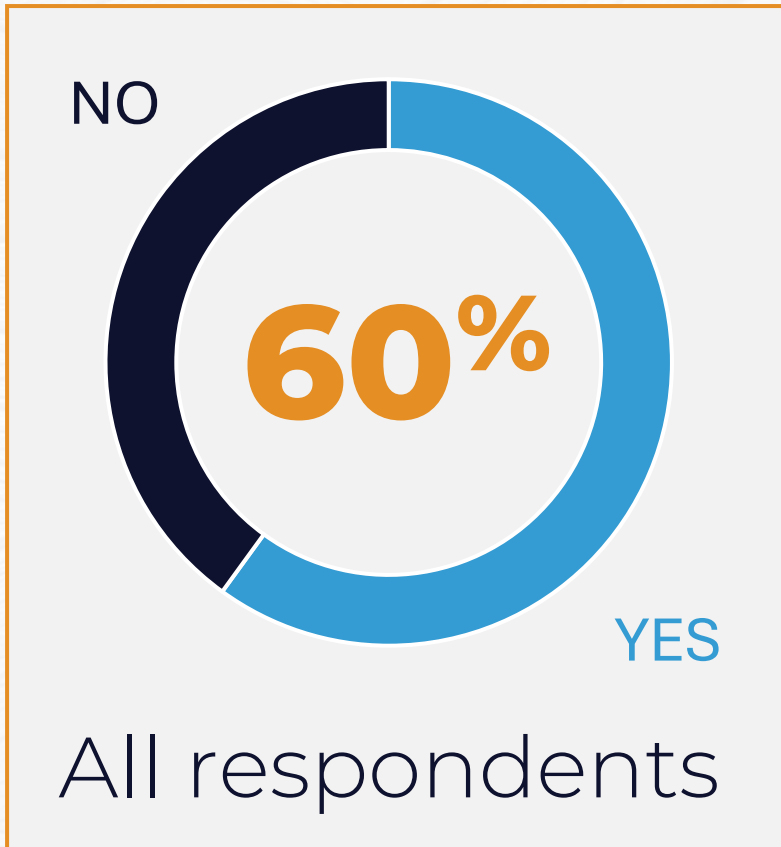
ST. LUCIE
COUNTY
FLORIDA



This presentation was developed by TPMA, the project consultants, and provided for educational and outreach purposes.

SURVEY

Difficulty affording housing costs?

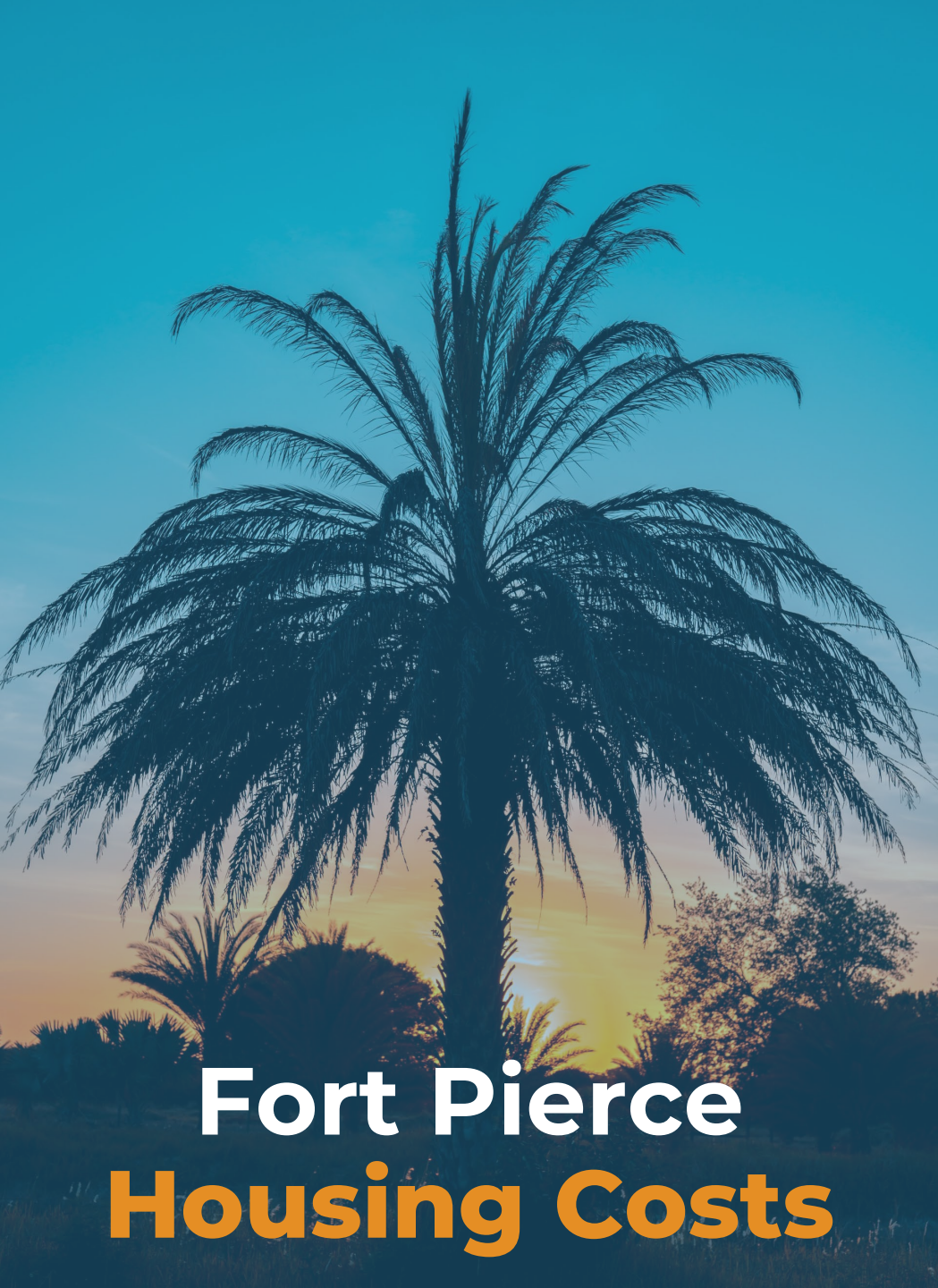


Why is Housing Getting More Expensive?

Purchase Price/Rental Rate

- ✓ Mortgage Interest Rates
- ✓ Insurance & Property Taxes
- ✓ Development Costs
- ✓ Supply & Demand





Fort Pierce Housing Costs

\$286

Increase in Effective Rent; 2020-2022

\$93,000

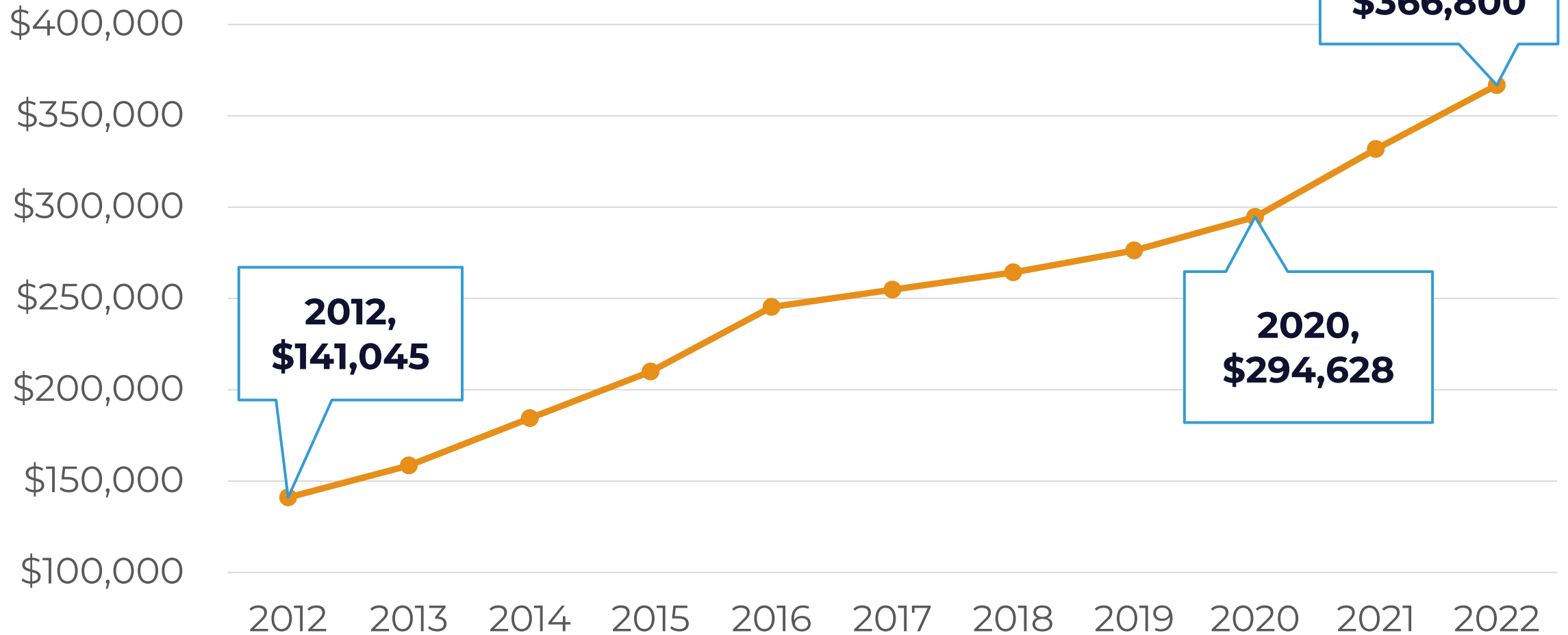
Increase in Median Sale Price; 2020-2022

42%

Percent of Households Cost Burdened

Median Sale Price

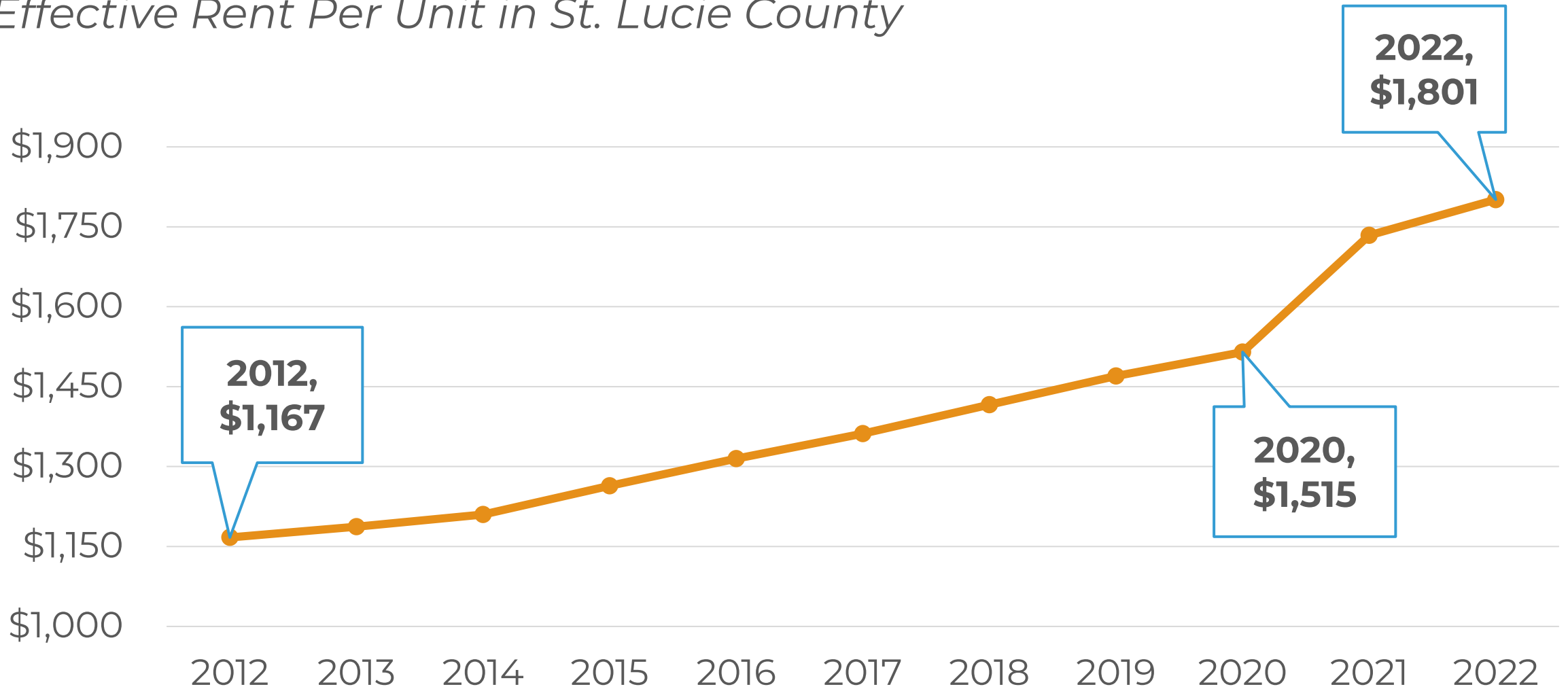
2022 Real \$ in St. Lucie County



Source: Shimberg Center for Housing Studies at the University of Florida

Monthly Rental Costs

Effective Rent Per Unit in St. Lucie County



What is complicating the issue?

Wages are not increasing at the same rate as housing costs are rising.

In St. Lucie County

-4,789

Deficit in Housing Units for Households at <60% of AMI (2019)

17 of 20

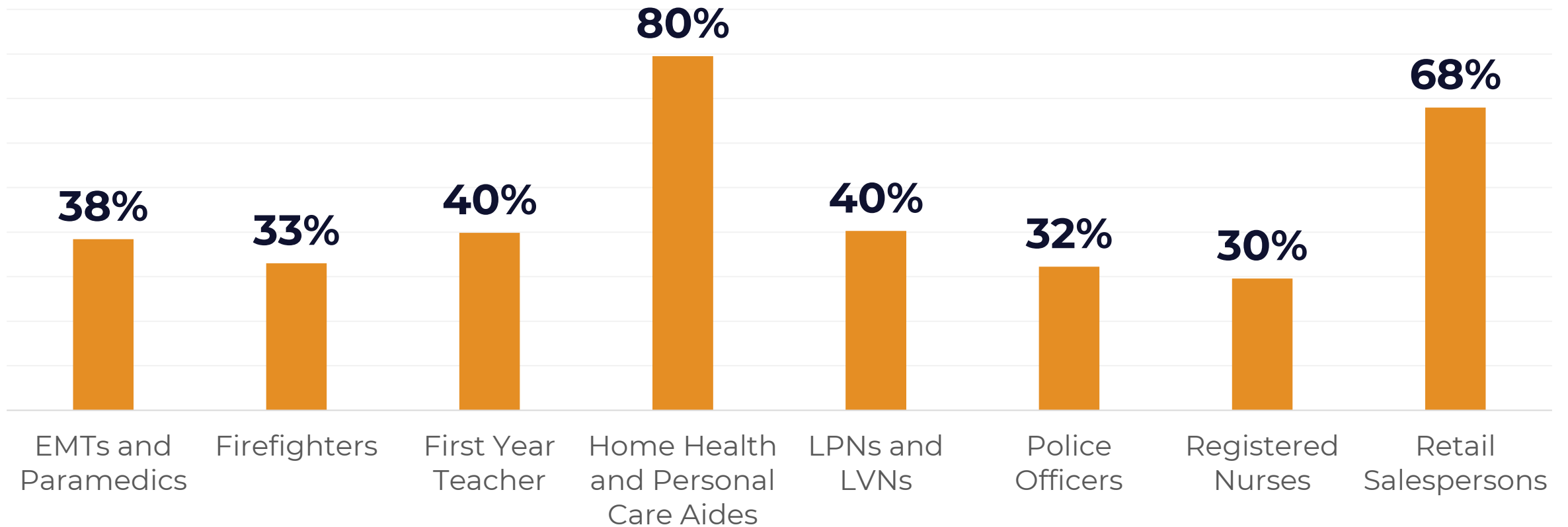
Top Occupations earn less than \$59,300 (100% AMI for 1-person household)

58%

Of workforce in industries with an average wage of less than \$24/hr.

Essential Workers Affordability

Percent of Monthly Income for Median 1 Bedroom Contract Rent
St. Lucie County



Sources: Lightcast, Florida State Teacher Salary Standards, CoStar Rental Data

Expensive Housing Impacts the Community

- ✓ Cost of living
- ✓ Health
- ✓ Ability to fill jobs
- ✓ Business expansion/attraction
- ✓ Risk of increased homelessness





Housing Mix.

805
What could different types of affordable housing look like?

SMALL HOMES





DUPLEXES AND TOWNHOMES





ACCESSORY DWELLINGS AND APARTMENTS



MYTH: Affordable housing decreases property values.

Increased Property Values

- Can lead to slight increase in property values
- Adds to aesthetics: 85% meet/exceed federal quality standards

Economic Benefit

- Less cost-burden = more opportunity to contribute to economy and build wealth
- Higher density can provide cost savings, better access

Vibrant Communities

- Can foster sense of community and neighborhood cohesion
- Physical and mental health benefits
- Improved educational advancement

1 Effects of Low-Income Housing on Property Values

2 What Does Affordable Housing Do to Nearby Property Values?

MYTH: Affordable housing increases crime.

Less crime, more cohesion

- Homeownership can add stability, lower crime rates, and build neighborhood cohesion₃

Population Stability

- Maintain a stable population by making it easier to retain residents and workers
- Homeownership can add stability

Breaking Stereotypes

- People needing affordable housing live and work here
- Households earning lower income have variety of backgrounds

Programs and Services

- ✓ HOME Investment Partnership Program (from HUD)
- ✓ State Housing Initiatives Partnership (SHIP)
- ✓ Family Self-Sufficiency Program (from HUD)
- ✓ Community Development Block Grant (CDBG)
- ✓ St. Lucie County and Habitat for Humanity Partnership
- ✓ Housing Rehabilitation Assistance

What local government *can* do:

- 1 Advocate at the local, county, state, and federal levels to meet local resident needs for more affordable housing.
- 2 Continue investments in housing solutions.
- 3 Partner with (or incentivize) the private sector to invest in more mixed-income housing to meet demand while understanding the need for return on investment
- 4 Seek out philanthropic support to help make economic stability and homeownership achievable.
- 5 Adjust zoning and policy to facilitate private developments.

What local government *can't* do:



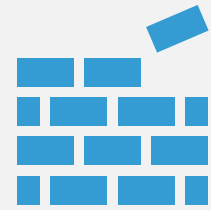
Regulate
Population
Growth



Determine
insurance
rates



Control
assessed
home value



Construct
housing
units

Private Sector Support



- ✓ Employee Support
- ✓ Wages
- ✓ Public/Private Partnerships
- ✓ Advocacy
- ✓ Invest in or Build Housing

The Plan and Projected Impacts

- ✓ Increase housing supply
- ✓ Diversify housing mix
- ✓ Increase affordability



Proposed Strategies (Fort Pierce)

- 1 Expand redevelopment, transit-oriented, and mixed-use districts.
- 2 Create and maintain affordable housing preservation inventory and districts.
- 3 Require and/or incentivize creating affordable homes in new developments
- 4 Explore possibilities for accessory dwelling units (ADUs).
- 5 Explore options for community land trust models and publicly-owned land.
- 6 Expand dedicated housing staff and resources.

Thank You

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CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: SKYLARK DRIVE VOLUNTARY ANNEXATION – PROJECT #: PZANN2025-00005
REVIEWER: VENNIS GILMORE, HISTORIC PRESERVATION OFFICER/SENIOR PLANNER
DATE: OCTOBER 6, 2025

STAFF REPORT

Owner/Applicant: Bernard Jones, Round Hill Development Group, Inc.

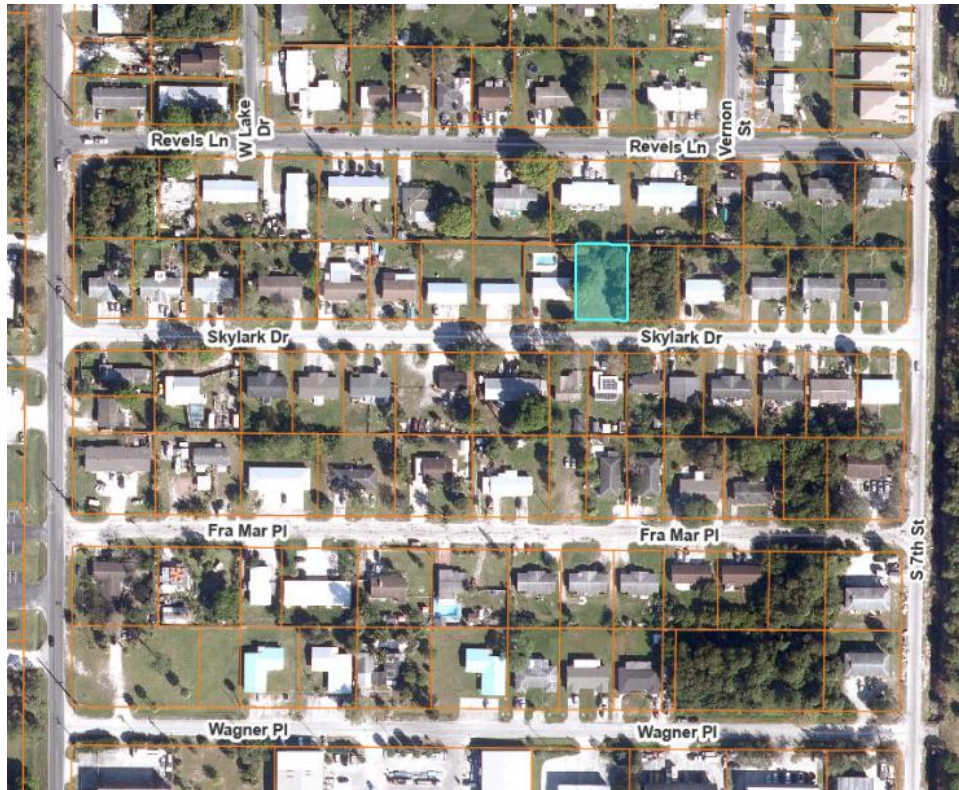
Requested Action: Review of an application for the annexation of one (1) parcel into the City, with a City Future Land Use of RM, Medium Density Residential, and a City Zoning of R-4, Medium-Density Residential Zone.

Location: At or near 906 Skylark Drive

Parcel IDs: 2427-702-0115-000-1

Current SLC Zoning: RM-11, Residential, Multiple-Family – 11/du
Proposed Zoning: R-4, Medium-Density Residential Zone
Current SLC Future Land Use: RH, Residential High
Proposed Future Land Use: RM, Medium-Density Residential

Location Map:



Future Land Use County Map:



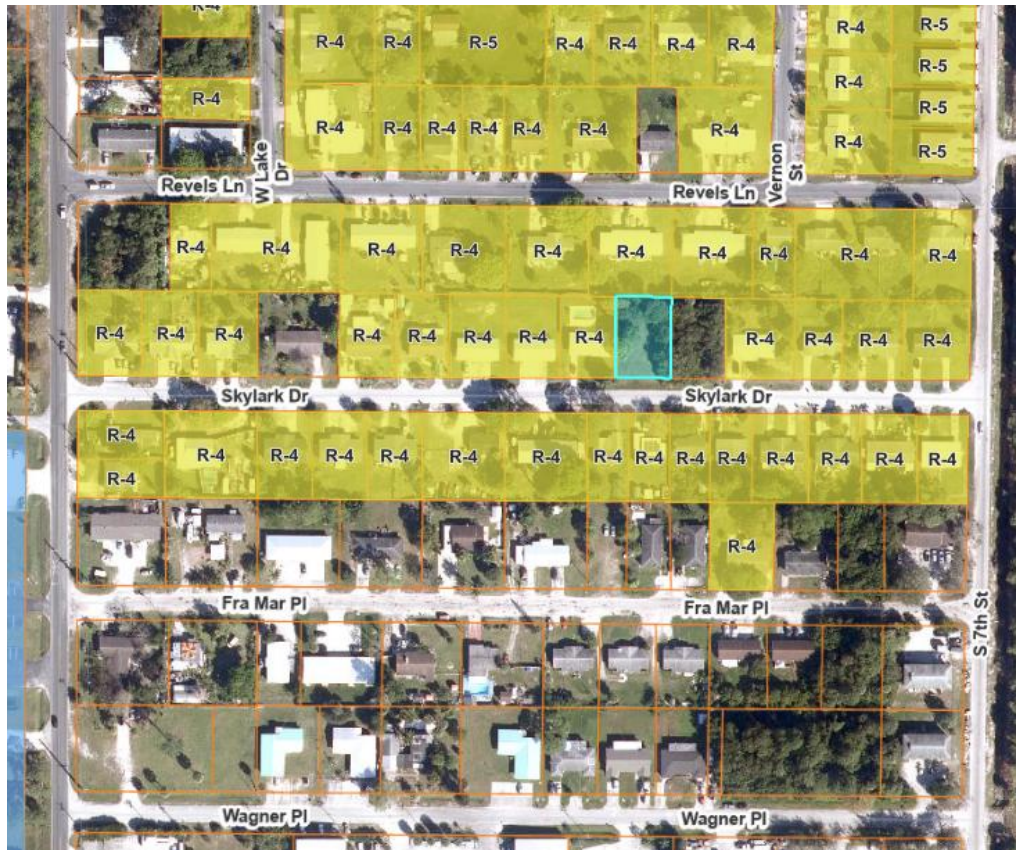
Future Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
R-4 (FP)	RM-11 (SLC)	R-4 (FP)	R-4 (FP)

Surrounding Future Land Use:

North	East	South	West
RM (FP)	RH (SLC)	RM (FP)	RM (FP)

Site Area:

+/- 0.23 Acres

Utilities:

Located within the FPUA Service Area

Staff Analysis

Request for review of an application for the annexation of (1) parcel into the City, with a City Future Land Use Designation of RM, Medium-Density Residential, and a City Zoning of R-4, Medium-Density Residential Zone.

The subject property has a St. Lucie County Future Land Use Designation of RH, Residential High, and a St. Lucie County Zoning designation of RM-11, Residential, Multiple-Family – 11/du. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcels is RM, Medium-Density Residential, with a Zoning Classification of R-4, Medium-Density Residential Zone.

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the properties are located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately \$45,540. Should the Application for Annexation be approved, and future development of the 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.

Existing Conditions

Currently, the land is vacant.

Stormwater Retention & Landscaping

Stormwater retention, drainage, and landscaping requirements are to be met when permits are submitted for building on the parcel.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The properties are within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery."

The subject property will be designated as a City Future Land Use of Medium-Density Residential. The Medium-Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

The subject property will be classified with a City Zoning of R-4, Medium-Density Residential Zone. This classification is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation.

Staff Recommendation:

Staff recommends that the Planning Board recommend approval of the proposed Annexation to the City Commission.

October 13, 2025 Planning and Zoning Meeting

Revised notes Opposing Zoning Change 3804 Sunrise Blvd/ Sunrise Lakes PD

September 7, 2025

To: City Of Fort Pierce Planning and Zoning Board

Re: 3804 Sunrise Blvd Development Proposal

Dear Members of the Board,

I am writing to express my objection to the 3804 Sunrise Blvd. Zoning change request from R1/RL to PD .The proposed PD is a typical “Cookie Cutter” neighborhood. White City is quaint historic community know for its generous lot sizes, lush vegetation and beautiful Oak trees., the proposal does not fit in with the character and rural lifestyle of our community.

As previously state the updated proposed PD does not fit in with the unique character of this historic community. Preservation of the protected Oak trees in our neighborhoods remains a priority. To keep our area unique and separate it from Cookie Cutter neighborhoods seen throughout Port St. Lucie, the trees should be preserved and homes situated around the protected trees whenever possible.

As seen on the applicants web page (sunriselakesluxury.com) this is a beautiful parcel of land with many large oak trees. Our trees make our neighborhood and City valuable, unique , and desirable when compared to the landscape typical of Port St. Lucie. The plan appears to retain only those Oak trees on the edges of the property. I urge you to recommend saving as many of the “Protected Oak Trees” on the interior of the property as possible.

The new proposal eliminates 2 units, assumably to accommodate the bus loop, however the PD still has the lot sizes far below the R-1 existing minimum lot size, and those in existing neighborhoods. Typically single family residential homeowners prefer to have large lots allowing for private swimming pools and play areas for children. Amenities such as playgrounds and swimming pools are more common in Townhome or Apartment communities.

The residential homes in proximity to the site are mostly Estate Sized lots. Growth in our area should match the existing larger lots and unique single family homes. **A density of 1/2 to 1/4 acres lot sizes would be acceptable in my personal opinion.**

Comparisons to nearby developments :

Wilderness Drive - 26 homes on about 18 ac

Estates of Longwood - 48 homes on about 27 ac

The proposed PD will produce an Increased density of at least 2.4 times the number of allowed dwellings for the current zoning of R1 to the proposed PD if not more when all of the setbacks and other infrastructure required is calculated into the project.

R1 Proposed PD

Minimum lot size 12,000 SQ FT

Min lot width. 75 FT

Min lot depth 110 FT

Lot size 4,920 SQ FT

Lot width. 60 FT

Lot depth. 70 FT

Density (FL). **6.5 is not achievable
With lot size requirements:**

Density is listed as both 4.33 and 4.41 Project Description
by KMA Engineering & Surveying, LLC in the application documents.

Parcel SF 493,970.4 / Lot min. 12,000 = 41.16

Without any setbacks, right of ways, roads

Actual number of allowed homes would probably be

Half of the proposed PD for 50 homes

Conflicting information provided on the actual size of the property and current zoning/ future land use :

Property Apprisers record card provided the the documents shows the Parcel is 11.34 acres or 493,970.4 SF

The Applicants documents show the parcel is 11.54 acres or 502682 SF

The applicants calculated SF results in 8,711.6 more SF than the property appraiser records.

The current zoning information below appears to be corrected in the new presentation.

Property Zoning is R-1/ Future land use is RL

Applicants site plan shows the zoning incorrectly as RS-3, and previously listed the property incorrectly as RM when it is actually RL.

Traffic still remains a major concern for our area. The new proposal of a bus loop is a noted improvement.

Traffic Concerns are a major problem in our community. Roads in this area are over burdened with traffic, resulting in numerous accidents in our residential neighborhoods, making it very dangerous for motorists and pedestrians. Physical condition of the roads are poor, most have potholes or patches for temporary repairs. We are also lacking sidewalks in most of our community.

Stormwater and road conditions are still a major problem in the White City area.

Flooding, Water Quality of our River, and Sub-standard Roads. The White City area as a whole has poor drainage and flooding issues. Many of the canals and drainage ditches are either failing or inadequate. Outfall from the massive amount of new developments in the area eventually ends up in our river which in turn causes, poor water quality and flooding.

As a community we rely on our City Staff to protect the interest of the existing stakeholders in our neighborhoods. I urge you to disapproved the proposed zoning change for 3804 Sunrise Blvd due to loss of protected tress, lack of common characteristics with the Unique White City area, sub-standard roadways, drainage and flooding issues. Thank you for your continued service and support of our community.

Best regards,
Debra Johns
909 W Weatherbee Rd.
Fort Pierce, FL 34982

From: judy.sunrisecityrealty.com
To: [Alicia Rosenthal](#)
Subject: Sunrise Lakes
Date: Sunday, October 12, 2025 10:42:56 PM

City of Fort Pierce

Warning: Sender judy@sunrisecityrealty.com is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

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October 12, 2025

Planning Dept. of St. Lucie County

Dear Planning Board Members,

My name is Judy Biglin and I am a resident of White City. I have lived at 3950 Sunrise Blvd. for 28 years. I attended and spoke at the Commissioners meeting on July 21st regarding the proposed Sunrise Lakes PUD. I was so grateful when they did not approve the zoning change at that time. I have just returned from a long trip and have been told that the developer has made a few minor changes to his plan. I think he cut 2 homes from his original plan. Not nearly enough in my mind. I still cannot understand how anyone familiar with the Historic White City area would think that this is a good idea. With 48 homes and more than likely 2 vehicles per household minimum, I cannot imagine how 96 more vehicles on this small country road will be viable. There have already been

numerous wrecks and deaths on this road. My mailbox has been taken out more times than I can remember. Last year I was driving home and a 6 foot alligator was walking down Sunrise in the ditch right in front of the proposed development. This area still has a lot of wildlife. We have Bobcat, alligators, coyotes, wild hogs, foxes, racoons, possums, etc. White City is a unique, historic area and that should not be compromised by a developer who I'm sure had time to do his due diligence and knew the zoning and what is allowed and be given preference over us, White City residents who have been working and paying taxes her for years. I have spoken with a lot of my neighbors and no one is happy about this.

Additionally, I want to share with you that I am a member of the St. Lucie County Historical Commission and I feel passionate about all our historic buildings and areas, not just White City, my home. Please take the time to drive down Sunrise Blvd. starting at Midway Road, the hear of White City. I think you will quickly realize why this zoning change is not a good fit with the neighborhood.

Thank you for your consideration. I hope you will come to the right decision for our Historic area.

Sincerely,

Judy Biglin

3950 Sunrise Blvd.

772-216-6661

Sunrise Lakes



History

- Met with Planning Staff in December 2023 to discuss potential townhome located in unincorporated in St. Lucie County.
- Staff suggested single family more appropriate for area
- Annexation applied for in February 2024.
- Site Plan approval submitted April 2024
- PD process in City updated after first submittal. Applicant resubmits new applications
- Planning Board approves 5-0 in May 2025
- City Commission tables July 2025
- Applicant meets with staff, updates plans
- Planning Board disapproves in September 2025

WHITE CITY CEMETERY
ZONING: I
PARCEL No. 2433-121-0001-000-5



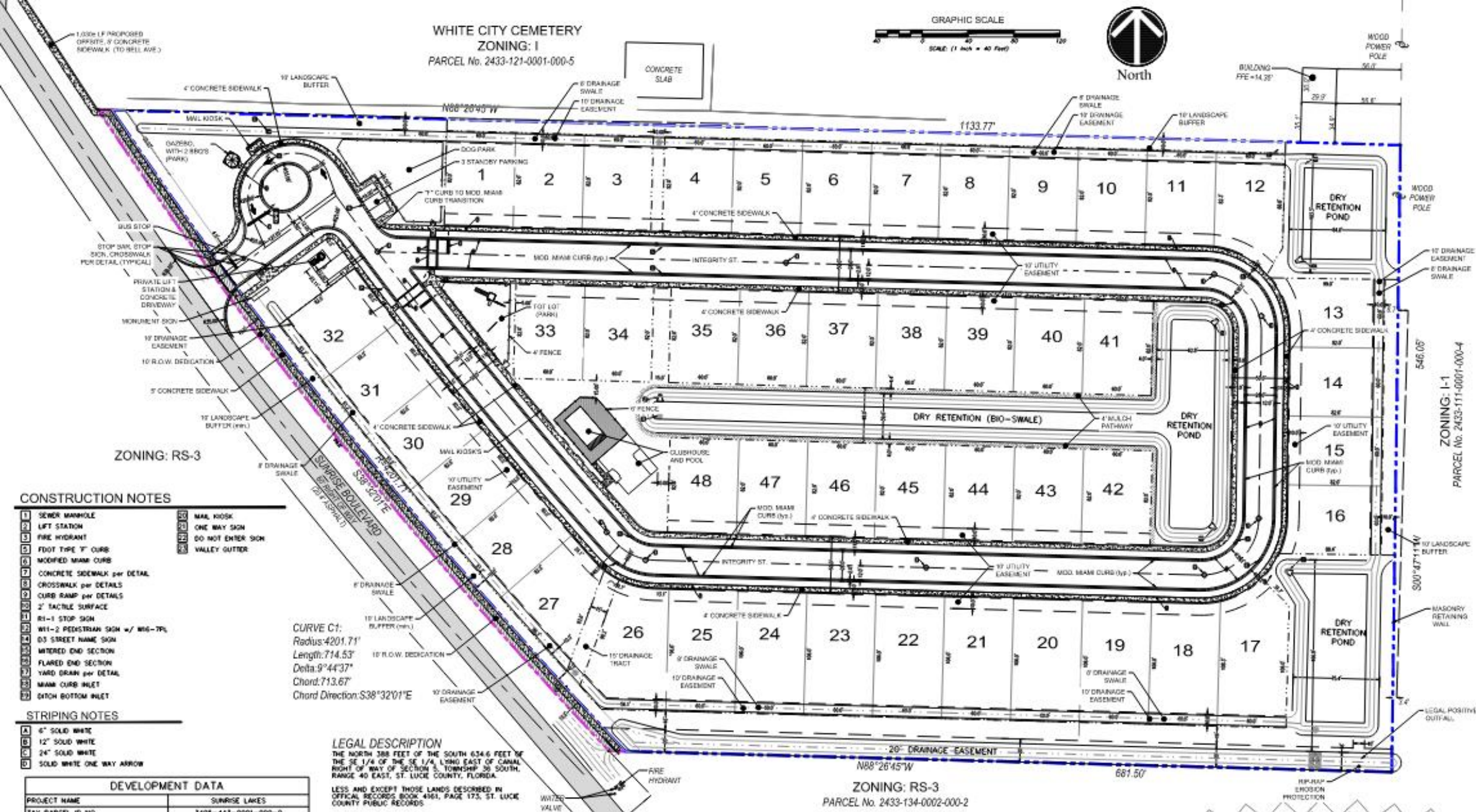
SUNRISE LAKES

INTEGRITY 1ST CONSTRUCTION GROUP



BLAINE DENNIS TROGER, P.E.
FLORIDA LICENSE NO. 8499

10/9/2025



CONSTRUCTION NOTES

- | | |
|-----------------------------------|----------------------|
| 1 SEWER MANHOLE | 10 MAIL KIOSK |
| 2 LIFT STATION | 11 ONE WAY SIGN |
| 3 FIRE HYDRANT | 12 DO NOT ENTER SIGN |
| 4 FOOT TYPE 'T' CURB | 13 VALLEY GUTTER |
| 5 MODIFIED MIAMI CURB | |
| 6 CONCRETE SIDEWALK per DETAIL | |
| 7 CROSSWALK per DETAILS | |
| 8 CURB RAMP per DETAILS | |
| 9 2" TACTILE SURFACE | |
| 10 R1-1 STOP SIGN | |
| 11 W1-2 PEDESTRIAN SIGN w/ W06-7P | |
| 12 O3 STREET NAME SIGN | |
| 13 WATERED END SECTION | |
| 14 FLARED END SECTION | |
| 15 YARD DRAIN per DETAIL | |
| 16 MIAMI CURB INLET | |
| 17 SLOTH BOTTOM INLET | |

STRIPING NOTES

- | |
|-----------------------------|
| A 6" SOLID WHITE |
| B 12" SOLID WHITE |
| C 24" SOLID WHITE |
| D SOLID WHITE ONE WAY ARROW |

CURVE C1:
Radius: 4201.71'
Length: 714.53'
Delta: 9°44'37"
Chord: 713.67'
Chord Direction: S38°32'01"E

LEGAL DESCRIPTION
THE NORTH 128 FEET OF THE SOUTH 634.6 FEET OF THE SE 1/4 OF THE SE 1/4, LONG EAST OF CANAL, RIGHT OF WAY OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4961, PAGE 175, ST. LUCIE COUNTY PUBLIC RECORDS.

DEVELOPMENT DATA	
PROJECT NAME	SUNRISE LAKES
TAX PARCEL ID NO.	3405-443-0001-000-0
EXISTING FUTURE LAND USE	RESIDENTIAL LOW DENSITY (RL)
PROPOSED FUTURE LAND USE	RESIDENTIAL LOW DENSITY (RL)
EXISTING ZONING	R-1
PROPOSED ZONING	PLANNED DEVELOPMENT ZONE (PD)
PROJECT USE	SINGLE-FAMILY RESIDENTIAL
MAXIMUM ALLOWABLE DENSITY	RL = 6.5 DU/AC

LAND USE BREAKDOWN			
TOTAL AREA OF SUBJECT PARCEL	502,882 SF	11.54 AC	100.00%
AREA OF ONSITE WETLAND	0 SF	0.00 AC	0.00%
AREA OF WETLAND BUFFER	0 SF	0.00 AC	0.00%
TOTAL DEVELOPMENT AREA	502,882 SF	11.54 AC	100.00%

ZONING	
MIN. LOT SIZE	4,920 SF
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	80'
MIN. ROAD FRONTAGE	25'
MAX. LOT COVERAGE	40%

CIVIL ENGINEER
KMA ENGINEERING & SURVEYING, LLC
3008 INDUSTRIAL AVE. 2
FORT PIERCE, FL 34949
PHONE: (772) 569-5505

OWNER/DEVELOPER
DT VENTURES I, LLC
PO BOX 100

LINEWORK & SYMBOL LEGEND	
	DENOTES PROPERTY BOUNDARY
	DENOTES RIGHT-OF-WAY
	DENOTES COVERAGE
	DENOTES EASEMENT
	DENOTES RUNOFF OVERLAND FLOW
	DENOTES PROPOSED ELEVATIONS
	DENOTES EXISTING GRADES

Purpose of a Planned Development

- Sec 125-212 Planned Development Zone states *“The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development.”*

Variety of Natural Features and Scenic Areas

- The project proposes three (3) dry ponds. The middle pond will be planted as a bioswale to provide natural feel compared to a typical dry pond with bahia sod. A walking path will be constructed around the pond.



— CAP ROCK BOULDERS

— LARGE EGG ROCK

Variety of Natural Features and Scenic Areas

- The two other ponds will be planted with existing sabal palms relocated along the banks

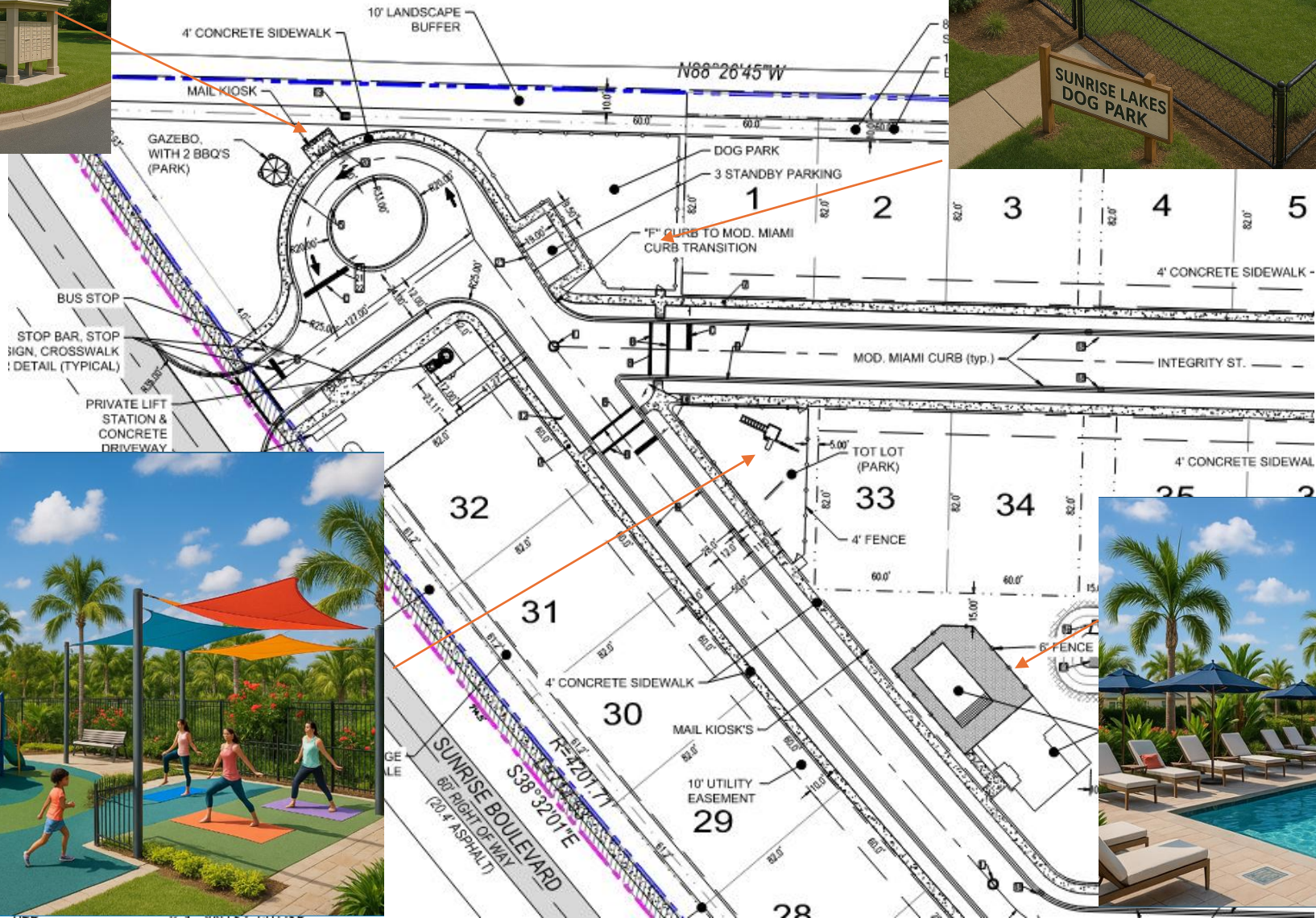
SABAL PALMS
CYPRESS TREES
SPARTINA GRASSES



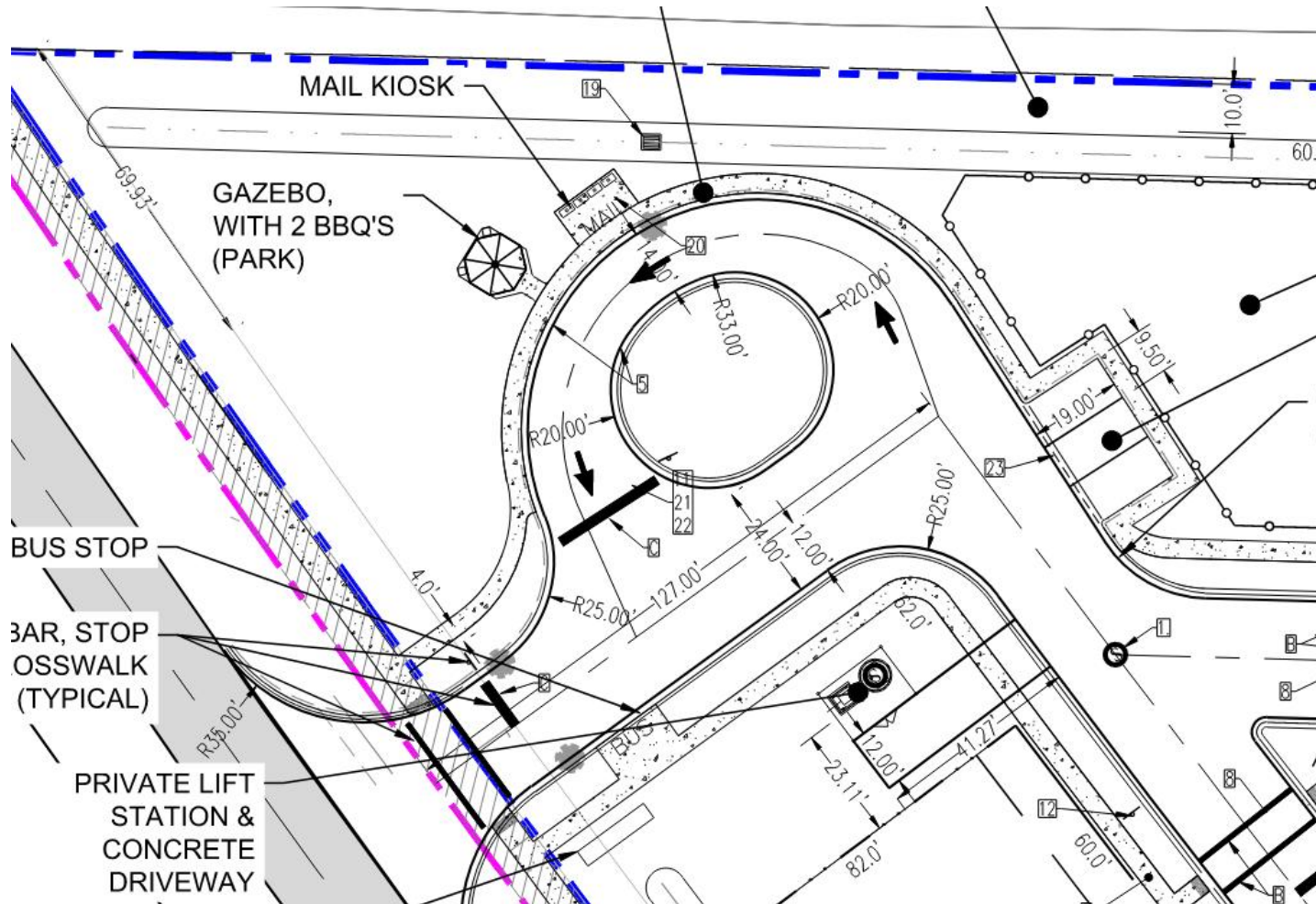
Efficient and Economical Land Use

- Driveway pushed north to move traffic away from driveways to the south
- All lots pushed north to create 36' buffer from parcel to south

Improved Amenities

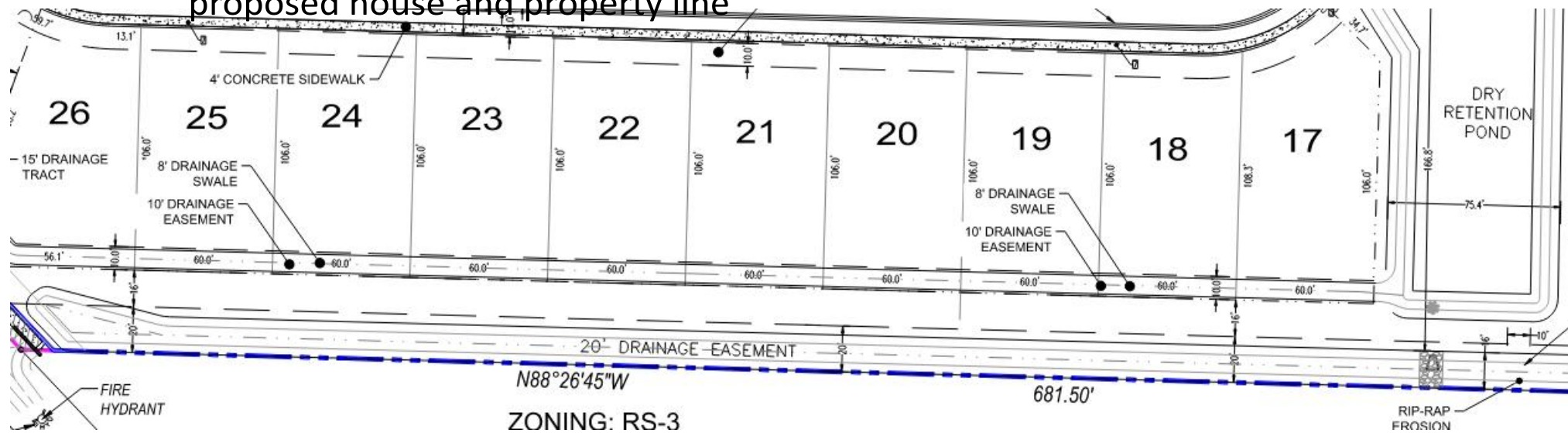


Improved Amenities-Bus Stop

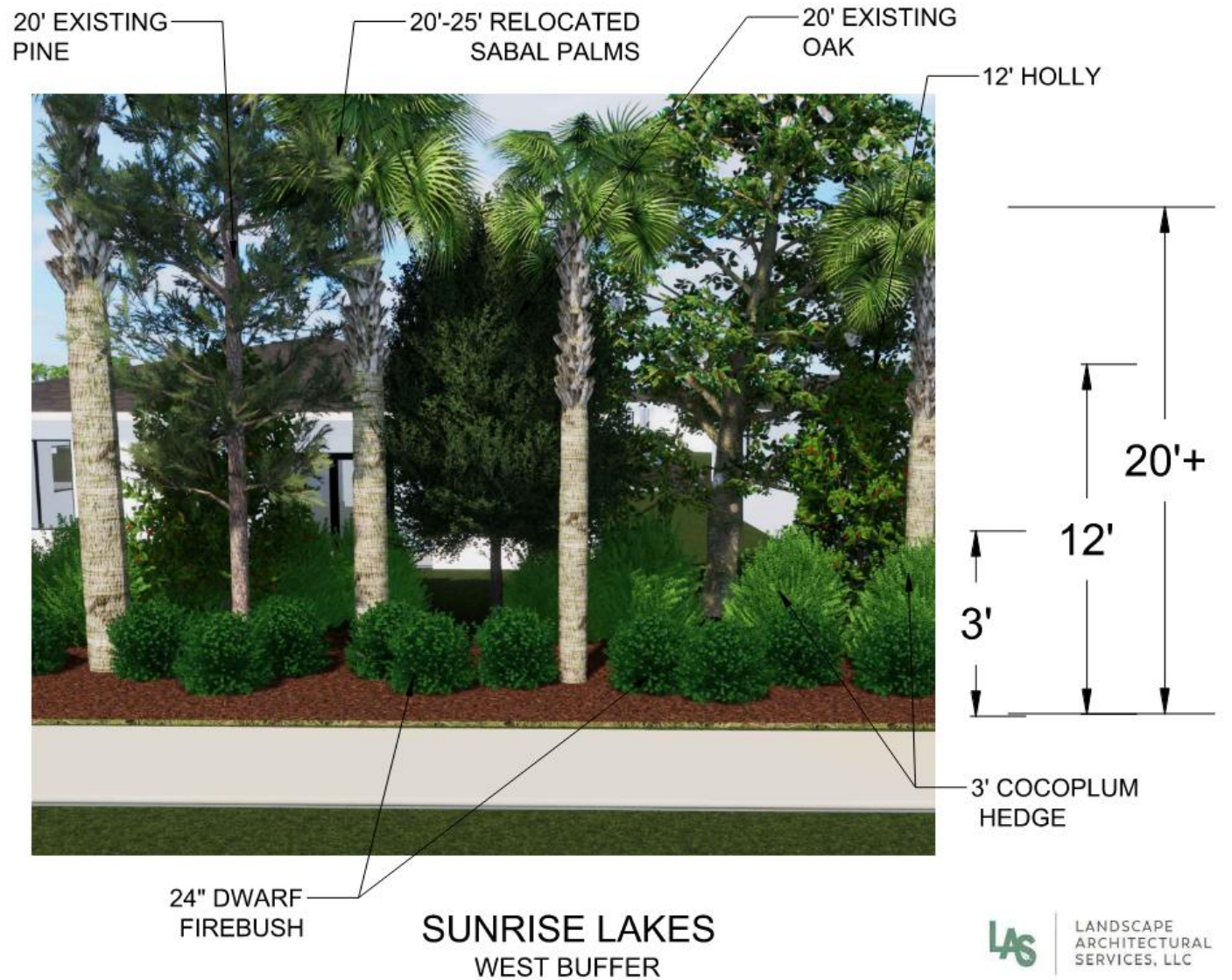


Protection of Adjacent and Existing Development

- West- Sunrise Boulevard
- East-FDOT Service Yard
- North- Cemetery
- South-RS-3 zoned single family residence
 - 20' drainage easement, 16' increased landscape buffer, 15' rear yard setback= 51' between proposed house and property line



Typical Buffer





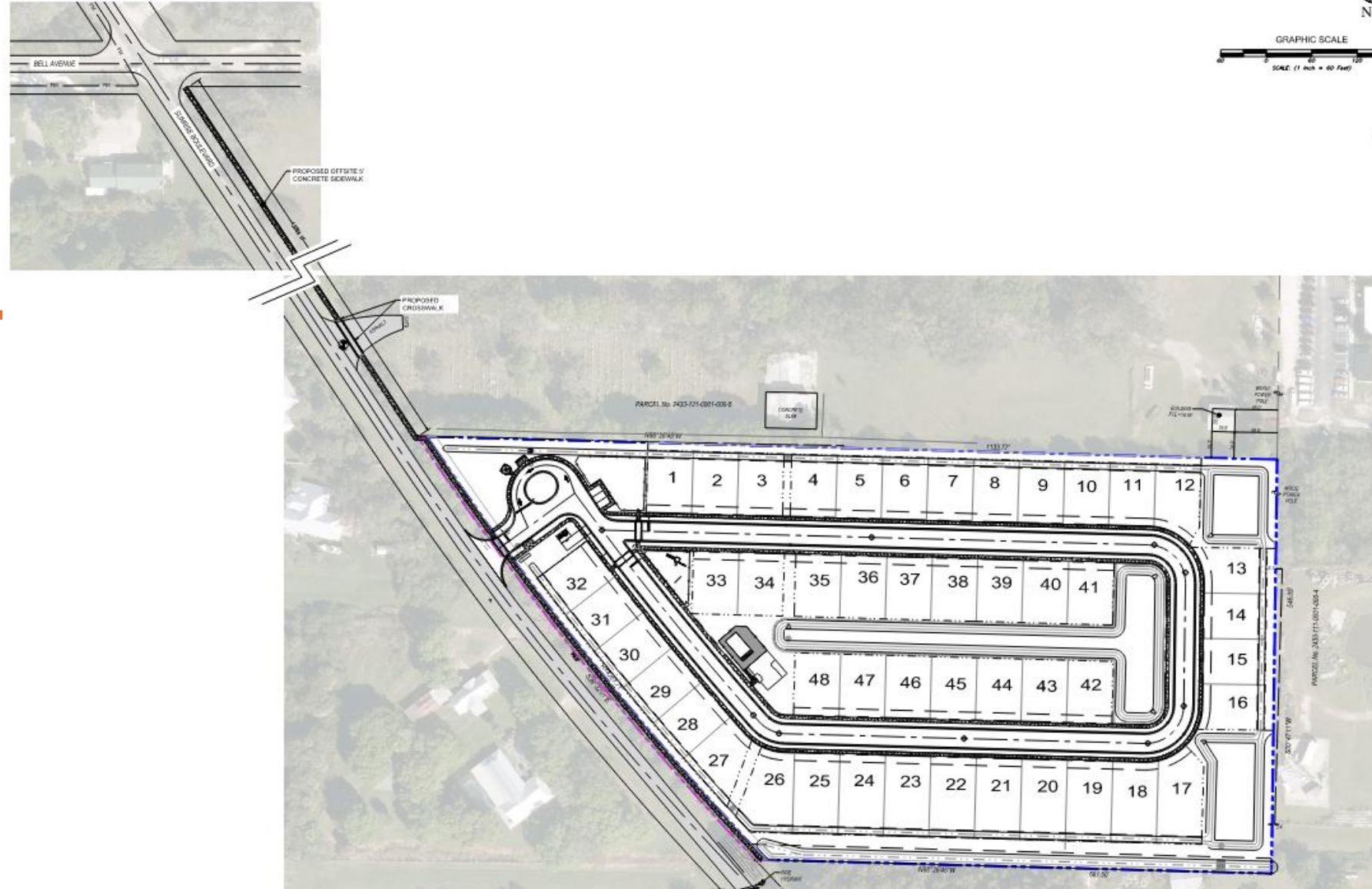






Added Benefits

- 1,031 LF of additional sidewalk to Bell Ave
- 1,290 LF of 4" Force Main



Architectural





FamilyID=Office_ArchiveTorn



Architectural



CITY OF FORT PIERCE

ZONING ATLAS MAP AMENDMENT

OCTOBER 13th, 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.

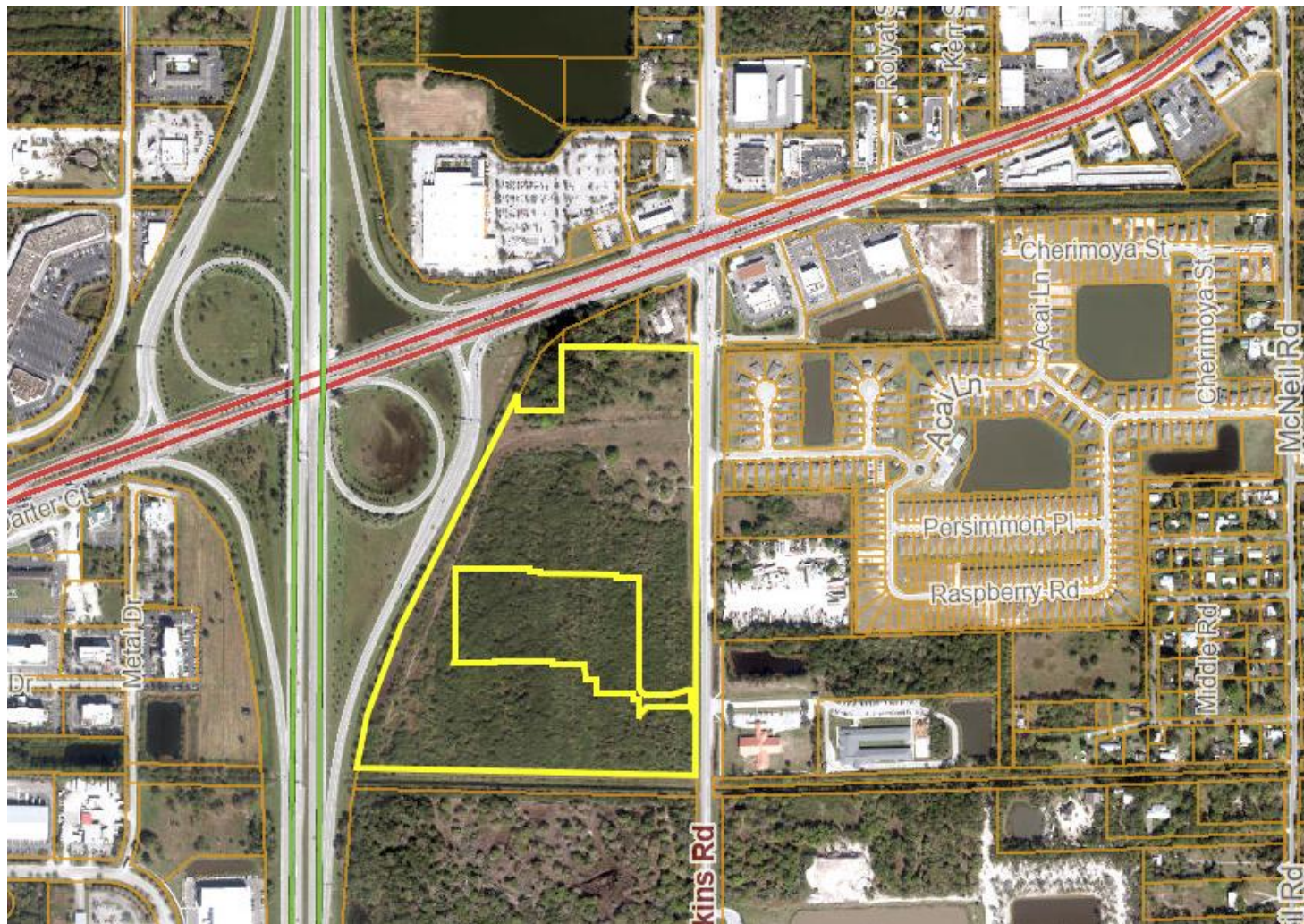


HISTORY

- 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.**
- On August 11, 2025, the Planning Board recommended approval of the proposed Master Planned Development with fourteen (14) conditions.**



SITE LOCATION – CITY LIMITS

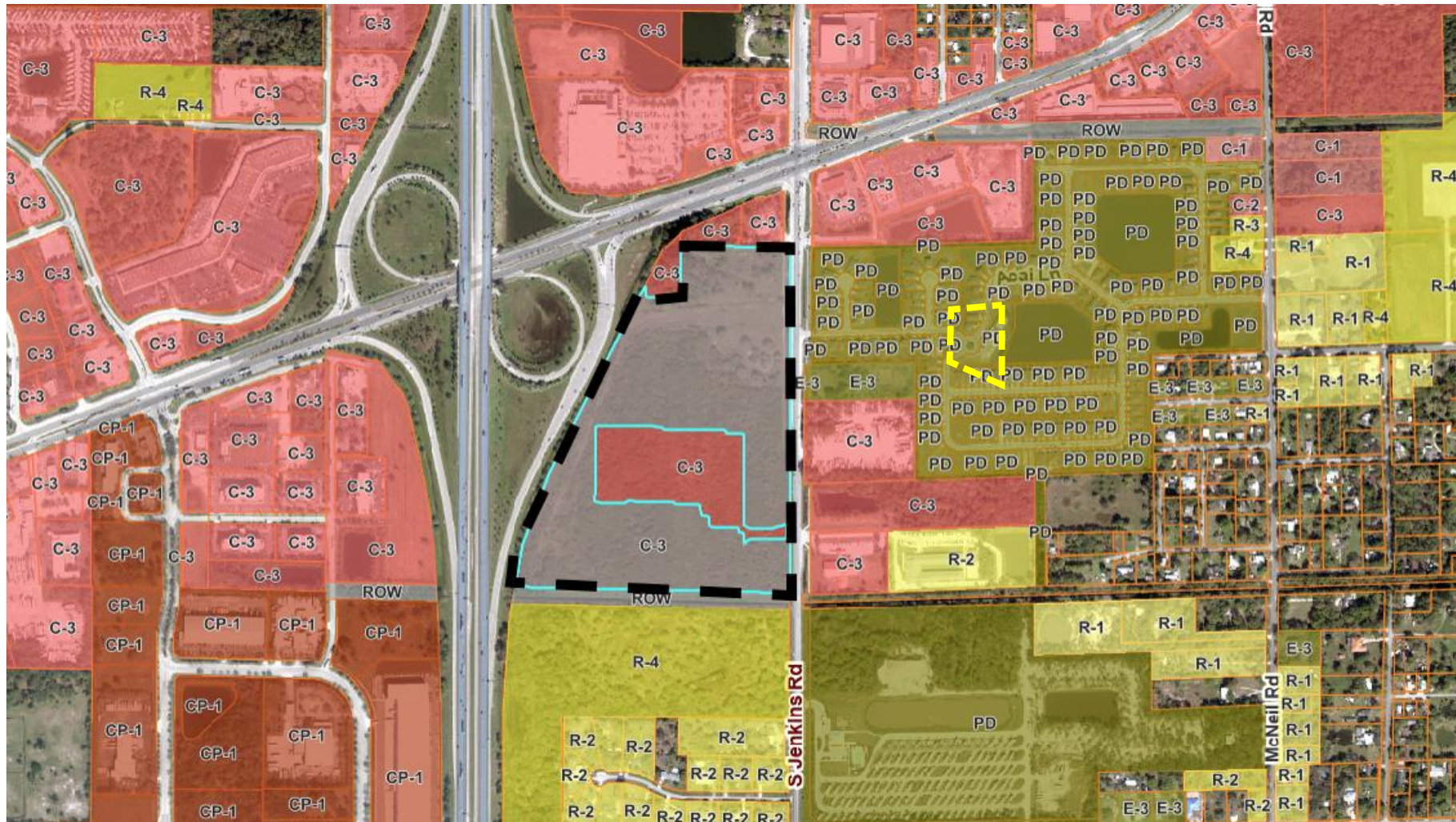


SITE AREA= 49.92 +/- Acres

Pulte-Cornerstone – Master PD



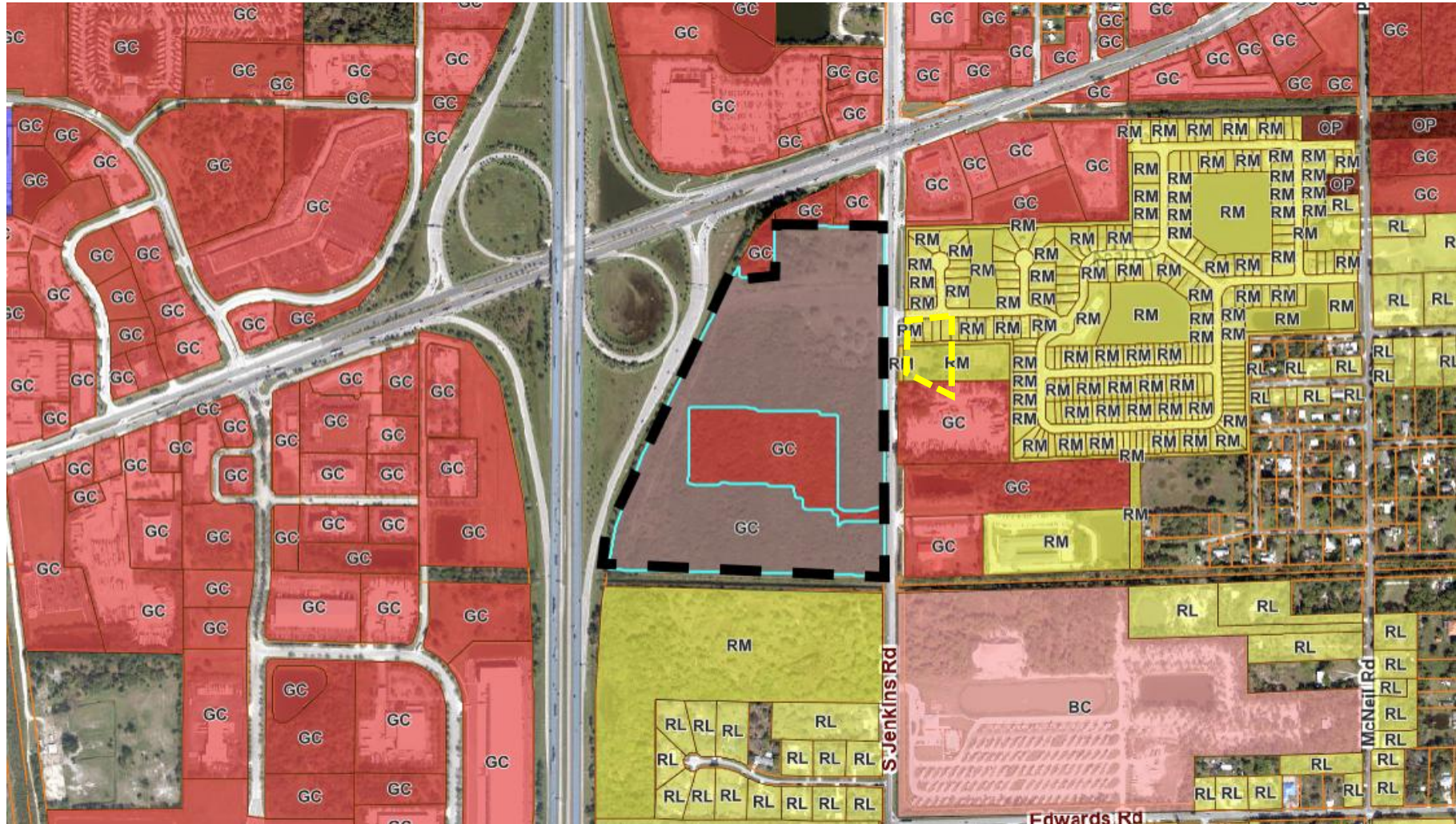
ZONING



Pulte-Cornerstone – Master PD



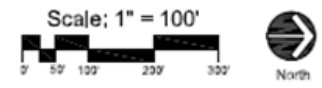
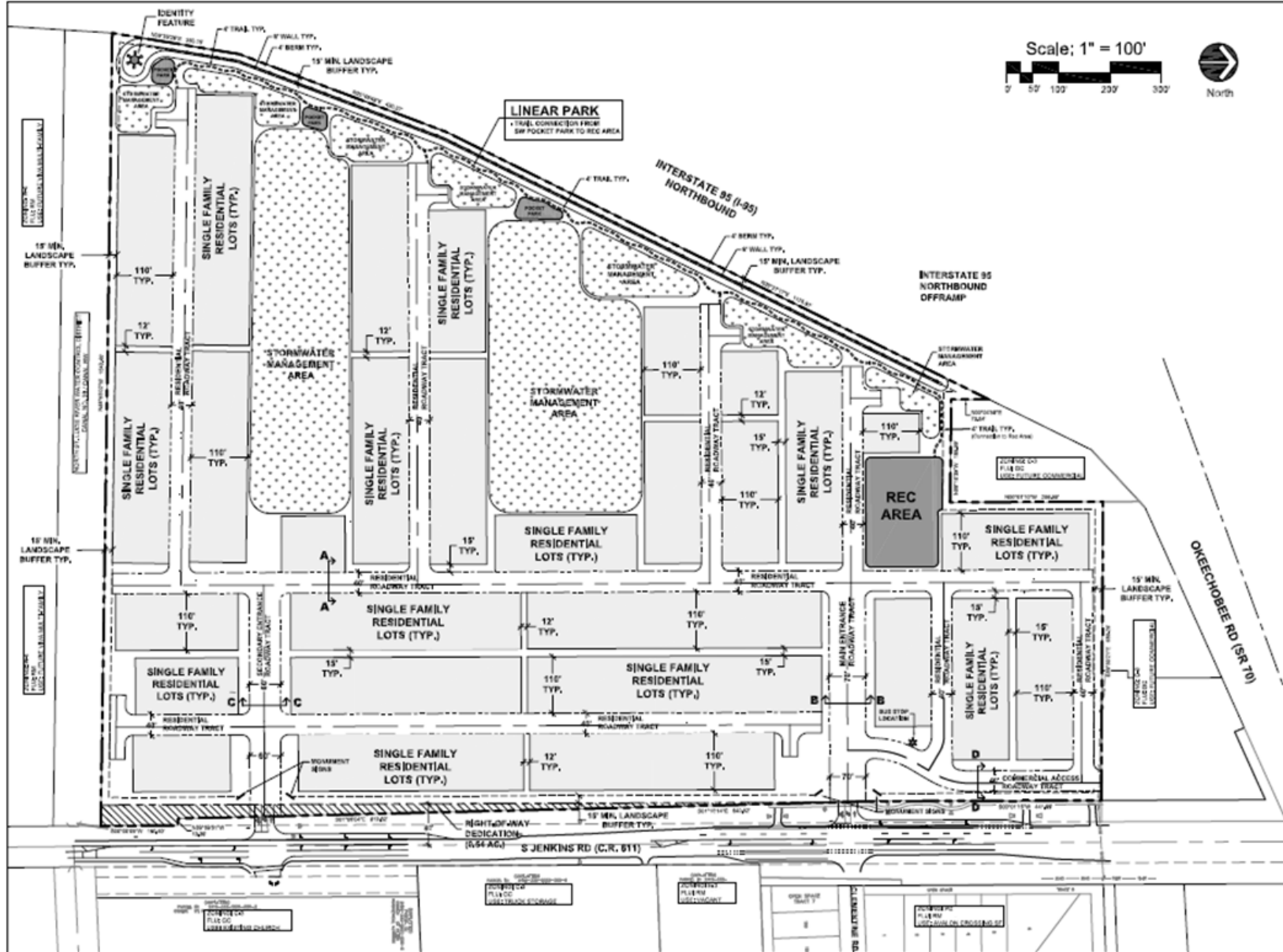
FLU



Pulte-Cornerstone – Master PD



MASTER SITE PLAN



MASTER SITE PLAN (NEW ILLUSTRATIVE SITE PLAN)



Legend

- Lot Type "A" (48' x 110')
- 55 Total Lots
- Lot Type "B" (38' x 110')
- 184 Total Lots



ZONING: R-4
USE: FUTURE (VIA MULTIFAMILY)

NORTHEAST LUCE RIVER WATER CONTROL DISTRICT
CANAL NO. 51 (CANAL 100)

ZONING: R-4
USE: FUTURE (VIA MULTIFAMILY)

ZONING: C-3
FLU: GC
USE: EXISTING CHURCH

ZONING: E-3
FLU: RM
USE: VACANT

ZONING: PD
FLU: RM
USE: AVALON CROSSING SE

ZONING: C-3
FLU: GC
USE: FUTURE COMMERCIAL

ZONING: C-3
FLU: GC
USE: FUTURE COMMERCIAL

ZONING: C-3
FLU: GC
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ZONING: C-3
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USE: FUTURE COMMERCIAL

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.

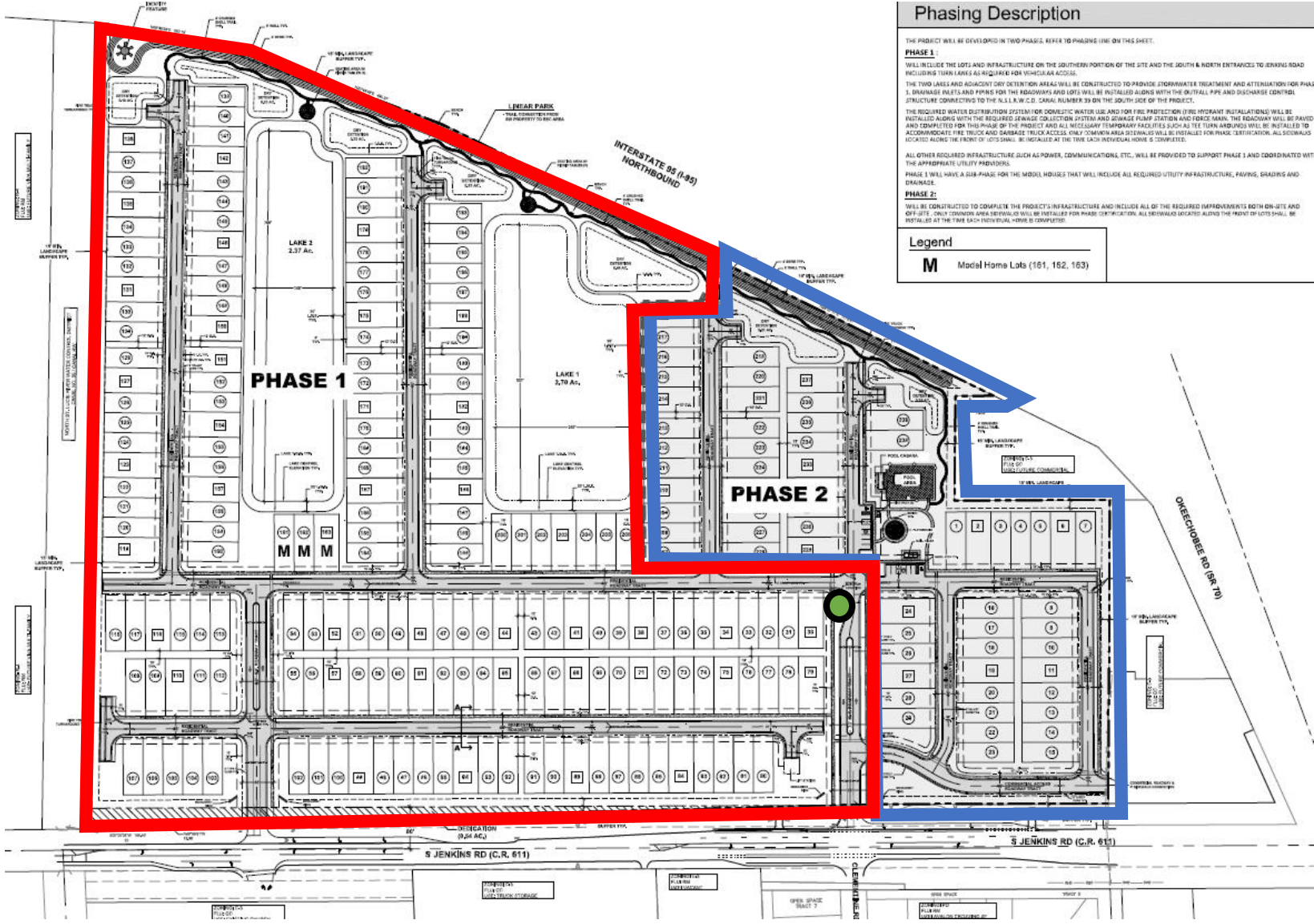


PLANNING BOARD CONCERNS – 8.11.25 MEETING

- The Board was concerned about the School District's approval of the School Bus Stop location**
- It was confirmed that the School District approves of a more eastern location and encourages that bus stop locations for all developments not to ride through residential developments.**
- The Board requested that the Original Bus Stop location and cross-access be included in the proposed Phase 1 of the Planned Development.**
- The applicant has submitted a new Phasing Plan with a new Bus Stop location.**



PROPOSED MASTER SITE PLAN PHASING



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 THE SOUTH & NORTH ENTRANCES TO JENKINS ROAD INCLUDING THREE LAKES 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 PIPES FOR THE ROADWAYS AND LOTS WILL BE INSTALLED ALONG WITH THE OFFFALL PIPE AND DISCHARGE CONTROL STRUCTURE CONNECTING TO THE S.S.L.A.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 COMPLETED FOR THIS PHASE OF THE PROJECT AND ALL NECESSARY TEMPORARY FACILITIES SUCH AS TREE TRUNK PROTECTORS WILL BE INSTALLED TO ACCOMMODATE FIRE TRUCKS AND GARAGE TRUCK ACCESS. ONLY COMMON AREA SIDEWALKS WILL BE INSTALLED FOR PHASE CERTIFICATION. ALL SIDEWALKS LOCATED ALONG THE FRONT OF LOTS SHALL BE INSTALLED AT THE TIME EACH INDIVIDUAL HOME IS COMPLETED.

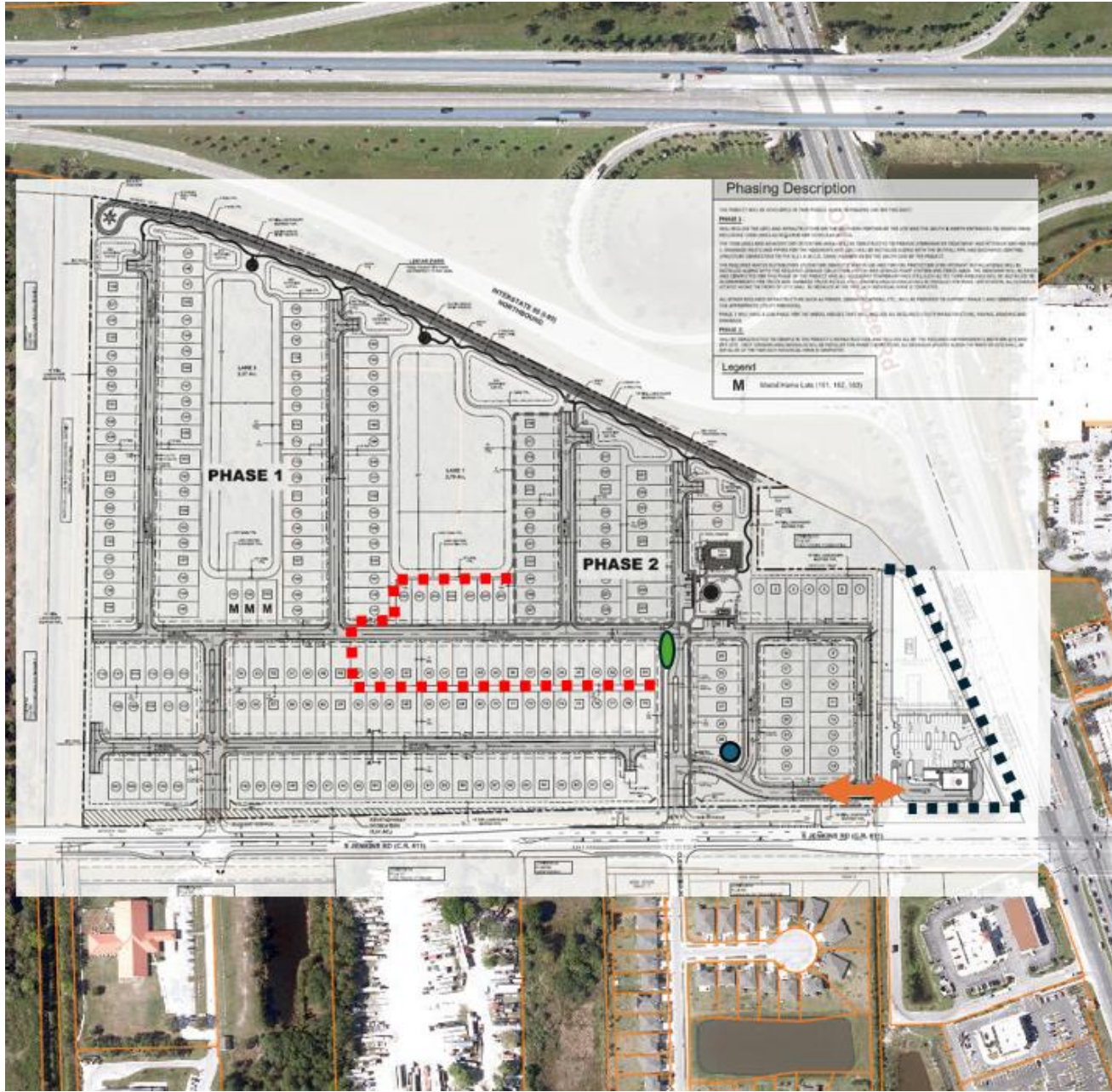
ALL OTHER REQUIRED INFRASTRUCTURE SUCH AS POWER, COMMUNICATIONS, ETC., WILL BE PROVIDED TO SUPPORT PHASE 1 AND COORDINATED WITH THE APPROPRIATE UTILITY PROVIDERS.
 PHASE 1 WILL HAVE A SUB-PHASE FOR THE MODEL HOUSES THAT WILL INCLUDE ALL REQUIRED UTILITY INFRASTRUCTURE, PAVING, GRADING AND DRAINAGE.

PHASE 2:
 WILL BE CONSTRUCTED TO COMPLETE THE PROJECT'S INFRASTRUCTURE AND INCLUDE ALL OF THE REQUIRED IMPROVEMENTS BOTH ON-SITE AND OFF-SITE. ONLY TEMPORARY AREA SIDEWALKS WILL BE INSTALLED FOR PHASE CERTIFICATION. ALL SIDEWALKS LOCATED ALONG THE FRONT OF LOTS SHALL BE INSTALLED AT THE TIME EACH INDIVIDUAL HOME IS COMPLETED.

Legend
 M Model Home Lots (161, 162, 163)

- Phase 1 
- Phase 2 
- Bus Stop 





Original Phase 2 Line



Adjacent Site Plan



Cross Access



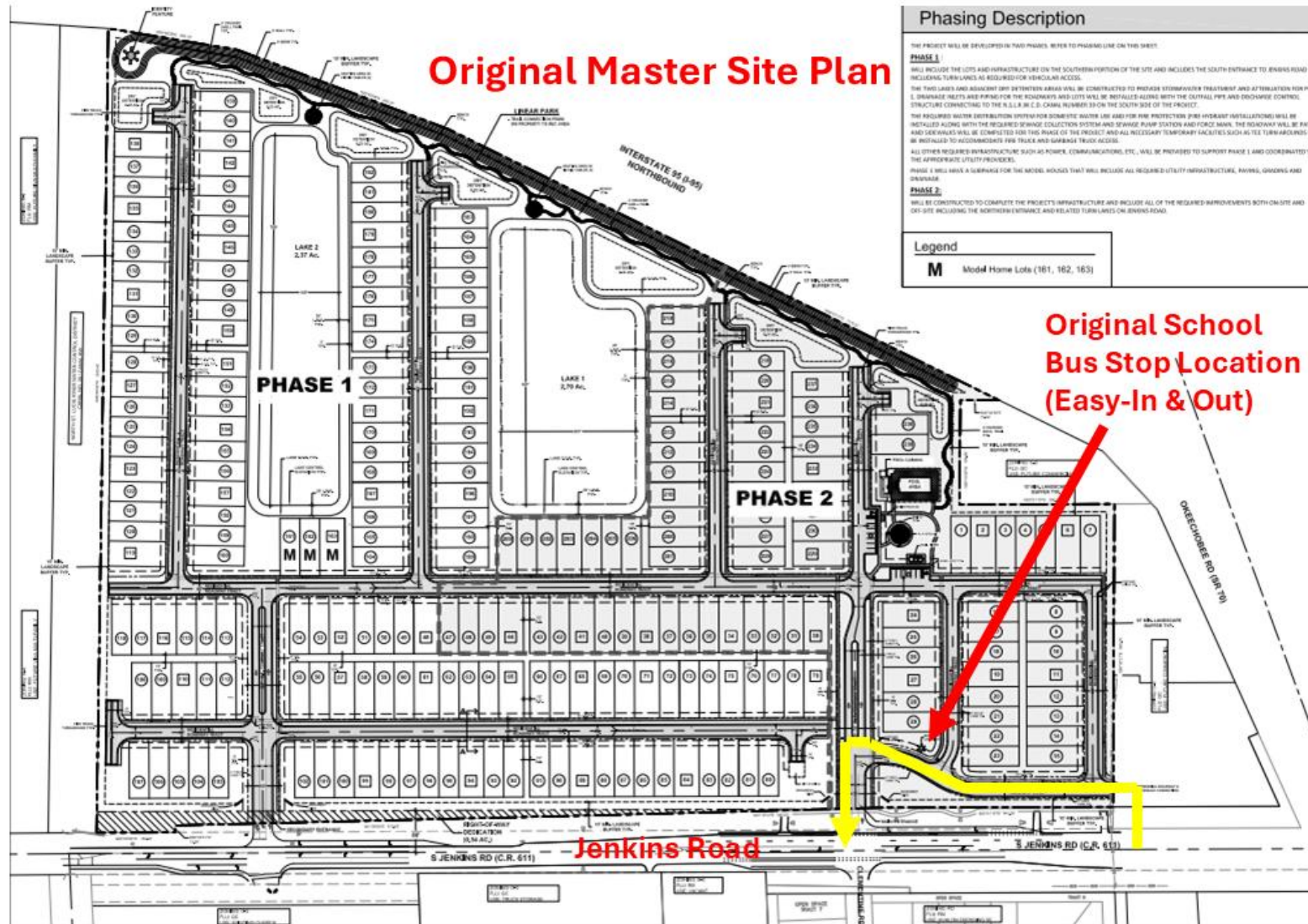
Original Bus Stop Location



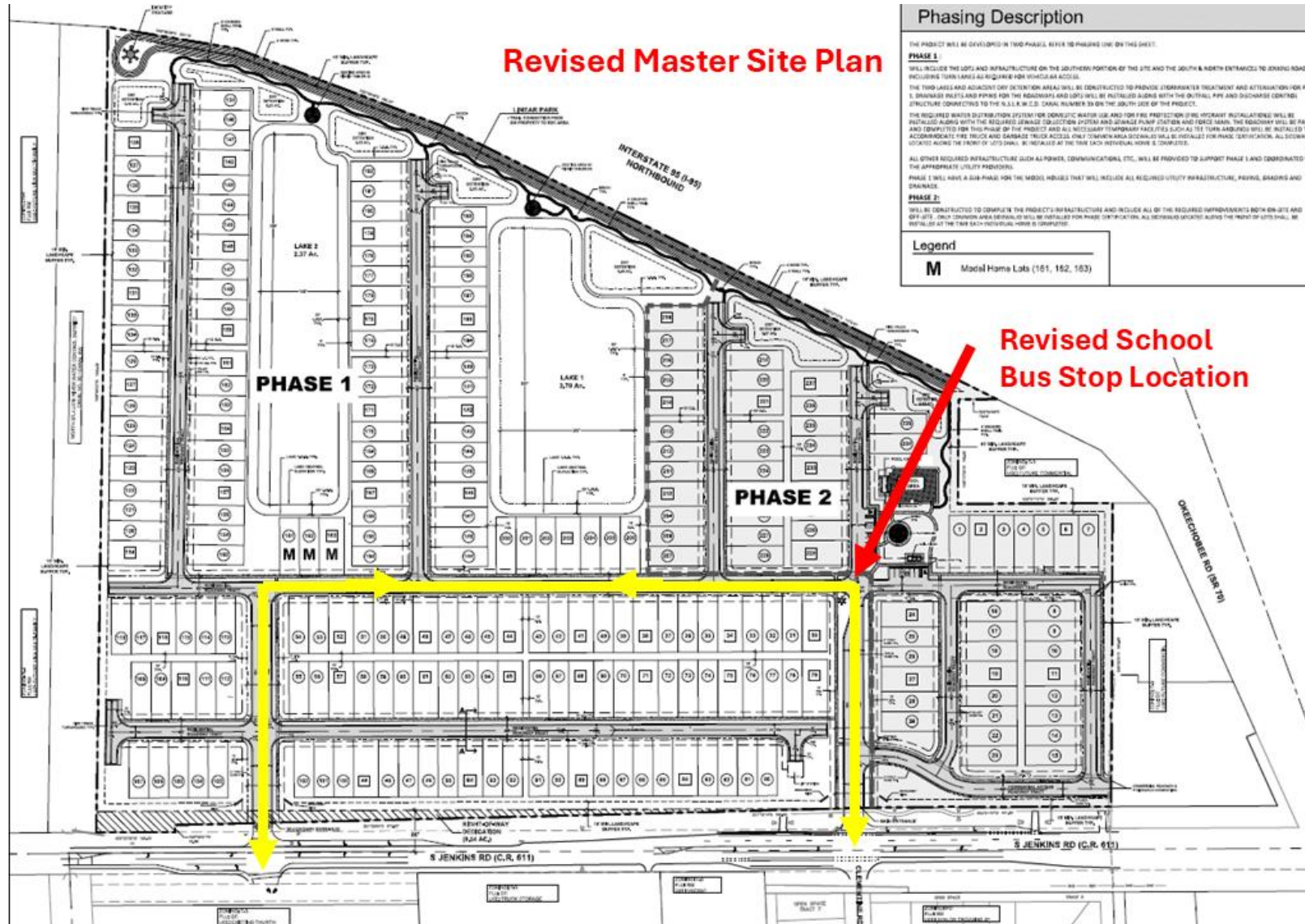
New Bus Stop Location



ORIGINAL BUS ROUTE OPTION



NEW BUS ROUTE OPTION



Phasing Description

THE PROJECT WILL BE DEVELOPED IN TWO PHASES, AS PER PHASING USE ON THIS SHEET.

PHASE 1
WILL INCLUDE THE LOTS AND INFRASTRUCTURE ON THE SOUTHERN PORTION OF THE SITE AND THE SOUTH & NORTH ENTRANCES TO JENKINS ROAD INCLUDING TURN LANES AS REQUIRED FOR VEHICLE ACCESS.
THE TWO LAKES AND ADJACENT DRY DETENTION AREAS WILL BE CONSTRUCTED TO PROVIDE STORMWATER TREATMENT AND ATTENUATION FOR PHASE 1. SWANSEE PIPES AND PIPES FOR THE ADDITIONAL LOTS WILL BE INSTALLED ALONG WITH THE CENTRAL PIPE AND DISCHARGE EXISTING STRUCTURE CONNECTING TO THE S.L.L.R. W.C.D. CANAL NUMBER 33 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 PROVIDED ALONG WITH THE REQUIRED SEWAGE COLLECTION SYSTEM AND SEWAGE PUMP SYSTEM AND FORCE MAIN. THE RESERVORY WILL BE PHASED AND COMPLETED FOR THIS PHASE OF THE PROJECT AND ALL NECESSARY TEMPORARY FACILITIES SUCH AS THE TURN AROUNDS WILL BE INSTALLED TO ACCOMMODATE FIRE TRUCKS AND GARAGE TRUCK ACCESS. ONLY COMMON AREA SEWERAGE WILL BE INSTALLED FOR PHASE 1 CERTIFICATION. ALL DOWNDRAWS LOCATED ALONG THE FRONT OF LOTS SHALL BE INSTALLED AT THE TIME EACH RESIDENTIAL HOME IS COMPLETED.

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 SUB-PHASE FOR THE MODEL HOMES THAT WILL INCLUDE ALL REQUIRED UTILITY INFRASTRUCTURE, PAVING, BRACKS 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. ONLY COMMON AREA SEWERAGE WILL BE INSTALLED FOR PHASE 2 CERTIFICATION. ALL SEWERAGE LOCATED ALONG THE FRONT OF LOTS SHALL BE INSTALLED AT THE TIME EACH INDIVIDUAL HOME IS COMPLETED.

Legend

M Model Home Lots (161, 162, 163)



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

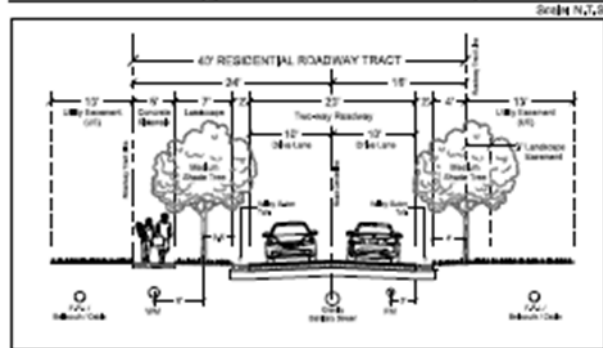
- Weekday Peak Hour of Adjacent Street in the PM
 - o 234 Total
 - o 147 Entry
 - o 87 Exit



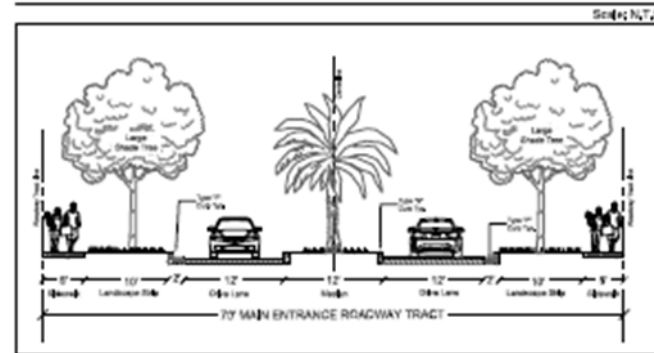
LANDSCAPING – Street Trees

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.

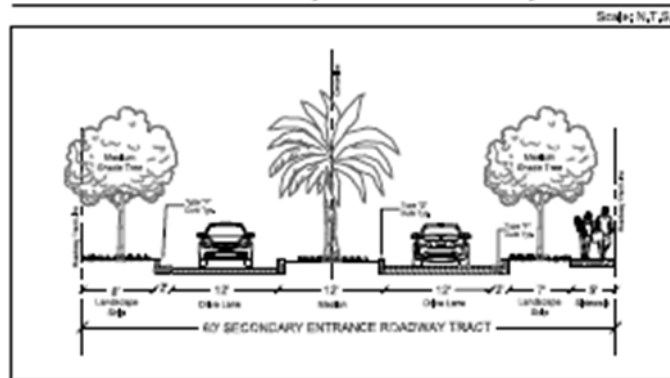
Section A-A: 40' Typical Residential Roadway Tract



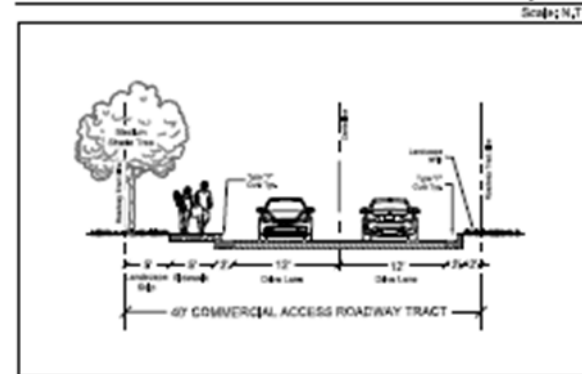
Section B-B: 70' Main Entrance Roadway Tract



Section C-C: 60' Secondary Entrance Roadway Tract



Section D-D: 40' Commercial Access Roadway Tract



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.

The St. Lucie County School District has been notified of the bus stop location change.



NEW 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.
6. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.



CONDITIONS OF APPROVAL

7. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

8. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.



CONDITIONS OF APPROVAL

9. Prior to approval of the Final PD site plan, the applicant shall submit a proposed declaration of covenants governing the use, maintenance, and continued protection of the common open space or other shared areas within the planned development. The declaration shall bind successors in title to any commitments concerning completion of the project, its maintenance, and operation.

10. Phasing of this project will require the following at the time of Final PD:

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



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

11. 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

12. A Plat shall be required prior to the application for building permits in respect of vertical construction.

13. 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.



CONDITIONS OF APPROVAL

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



ZONING ATLAS MAP AMENDMENT

Staff recommends that the Planning Board recommend APPROVAL of the proposed ZONING ATLAS MAP AMENDMENT (MASTER PLANNED DEVELOPMENT), with the new 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

OCTOBER 13th, 2025

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

ORIGINAL 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.**
- 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.**



ORIGINAL CONDITIONS OF APPROVAL

- 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.**



ORIGINAL 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 space or other shared areas. This material shall include material which binds successors in title of 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.

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.



ORIGINAL CONDITIONS OF APPROVAL

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.



ORIGINAL 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.





Live effect

Remaster

Friday, September 26, 2025 · 7:55 AM

Edit

20250926_075520.jpg

/Internal storage/DCIM/Camera

Galaxy Z Flip5

5.75 MB | 4000x3000 | 12MP

ISO 50 | 24mm | 0.0ev | F1.8 | 1/679 s

Add tag



PULTE-CORNERSTONE – MASTER PD





Friday, September 26, 2025 · 8:01 AM

Edit

20250926_080149.jpg

/Internal storage/DCIM/Camera

Galaxy Z Flip5

7.08 MB | 4000x3000 | 12MP

ISO 50 | 24mm | 0.0ev | F1.8 | 1/713 s

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PULTE-CORNERSTONE – MASTER PD



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:

A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.

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.~~

Prior to approval of the Final PD site plan, the applicant shall submit a proposed declaration of covenants governing the use, maintenance and continued protection of the common open space or other shared areas within the planned development. The declaration shall bind successors in title to any commitments concerning completion of the project and its maintenance and operation.

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

Phasing of this project will require the following at the time of Final PD:



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

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

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

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~~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.~~

The applicant will work with the neighbor owning the commercial property located adjacent to and north of the planned development to relocate the neighbor's existing access easement through the planned development to the commercial access road shown on the Master PD site plan.

