



**To : Project File**

**FROM : Tanner Retherford, P.E., Project Engineer**

**THRU : Mark Zrallack, P.E., City Engineer**

**RE : John Carrol High School – Major Site Plan Amendment – 407 S. 33<sup>rd</sup> Street – PZSITE2025-00043**

**DATE : March 31, 2026**

This is to advise you that we have completed the review of the following documents as received by this office on March 31, 2026:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Major Site Plan Amendment | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other _____                      |

Based on our reviews and appropriate site final inspection, we

- Recommend                       Do Not Recommend  
 Approval Major Site Plan Amendment                       Variance Approval                       C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See Attached for Comments



**To : Project File**

**FROM : Tanner Retherford, P.E., Project Engineer**

**THRU : Mark Zrallack, P.E., City Engineer**

**RE : John Carrol High School – Major Site Plan Amendment – 407 S. 33<sup>rd</sup> Street – PZSITE2025-00043**

**DATE : February 18, 2026**

This is to advise you that we have completed the review of the following documents as received by this office on February 18, 2026:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Major Site Plan Amendment | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other _____                      |

Based on our reviews and appropriate site final inspection, we

- |  |  |
|--|--|
| <input type="checkbox"/> Recommend                                     | <input checked="" type="checkbox"/> Do Not Recommend |
| <input checked="" type="checkbox"/> Approval Major Site Plan Amendment | <input type="checkbox"/> Variance Approval           |
|  | <input type="checkbox"/> C/O                         |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See Attached for Comments

**ENGINEERING COMMENTS:**

1. Please label all proposed buildings on the Site Plan.
2. Please dimension all detention/retention areas on the Site Plan.
3. Please revise plan to include existing and proposed utilities for the project. This should be shown on the Site Plan.
4. Delaware Avenue is a SLC maintained roadway, so your driveway apron does not have to be within City of Fort Pierce requirements. The Site Plan shows the apron to be concrete, and the preliminary Construction Plans show the driveways asphalt. Please revise to represent what you want constructed accurately



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**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** KERRY DRIVER, Senior Planner

**RE:** **Major Site Plan: Amendment Commercial**  
**Project #: PZSITE2025-00043**  
**John Carroll High School – 407 S. 33<sup>rd</sup> St.**

**BOARD DATE:** December 18, 2025 (TRC)  
**Resubmittal Date:** February 13, 2026

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**Resubmittal of a Major Site Plan: Commercial**  
**Resubmittal DATE: February 13, 2026**

The above-mentioned project is being resubmitted for your review and comments. The applicant is requesting a Major Site Plan: Amendment development for John Carroll High School located at 407 33<sup>rd</sup> Street.

Please send all comments to [kdriver@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com), [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and/or through interoffice mail to the Planning Department

Thank you.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 Ext 3473

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00043

**John Carroll HS - 401 S 33 St - 1st Resubmittal**

W/WW Engineering:            Approved as noted,

This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 403 Seaway Drive, Fort Pierce Florida 34949. For more information please contact John Biggs at 772 466 1600 ext. 3474.

Electric Engineering:            FPUA Electric & Gas Engineering has reviewed the application. **Available.**  
Please send me all electric info as soon as possible.

**New pad mount transformer lead time is up to 52 weeks.**

**Please contact Sal Scimeca for electric customer requirements and project coordination.  
Before work begins.**

Sal Scimeca  
Engineering Technician III  
Electric & Gas Engineering  
Fort Pierce Utilities Authority  
[sscimeca@fpua.com](mailto:sscimeca@fpua.com)  
772.466.1600 ext. 6957

Gas:    N/A

FPUAnet Fiber:            N/A



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: PZSITE2025-00043 John Carroll High School**

**REVIEW DATE: 12/8/2025**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Captain Jesse Almand**

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Site Plan Approved with conditions:   X  

Site Plan Requires Re-submittal:           

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The following Conditions/Revisions are necessary:

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>. Received 2/3/2026~~
- ~~2. Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the assigned project number, business name, address, primary contact name, phone number and email address for the responsible party. Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.~~
- ~~3. Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal. Received 2/3/2026~~
- ~~4. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 2/9/2026~~

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5. ~~Fire District Development/Site Plan Review application, supporting documentation, and the associated review fee, are due prior to site plan approval.~~
6. ~~A separate submittal to SLCFD for review and permitting will be required for any Fire Alarm, Fire Sprinkler, Underground Fire Main, or other life safety systems where required by the currently adopted version of the *Florida Fire Prevention Code*.~~
7. ~~Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1-16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)~~
8. ~~Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)~~
9. ~~Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)~~
10. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~
11. ~~Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.*)~~
12. ~~Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the~~

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~~distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)~~

- ~~13. Please provide a truck circulation detail.~~
- ~~14. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)~~
- ~~15. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~
- ~~16. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~
- ~~17. Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)~~
- ~~18. The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. (NFPA 1 18.2.3.5.6.2)~~
- ~~19. Fire hydrants (shall be) are provided for buildings other than detached one and two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.~~
- ~~20. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.~~
- ~~21. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences,~~

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~~landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.~~

- ~~22. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.~~
- ~~23. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).~~
- ~~24. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.~~
- ~~25. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).~~
- ~~26. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.~~

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Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>

☺ Reply ↶ Reply all ↷ Forward 🗃️ ⋮

To: Mike McCarty <mike@mccartylandplanning.com>; Dawn Mccartylandplanning <dawn@mccartylandplanning.com>

Thu 3/12/2026 1:11 PM

Cc: Kerry Driver; Kevin Freeman

📘 You replied on Thu 3/12/2026 1:16 PM

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Our only comments were related to the traffic and a condition requiring a Site Development Permit from the County. Given the response stating that the school is not being expanded and the capacity will remain the same, we are marking the comment as satisfied. A condition requiring a Site Development Permit should still be included.

Thank you,

**Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW**

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

Dawn Gilmore  
McCarty & Associates Land Planning  
309 SE Osceola St., Suite 104  
Stuart, FL 34994

**Project#: PZSITE2025-00043** – Major Site Plan: Amendment – John Carroll High School @  
**407 S 33<sup>rd</sup> Street - Parcel ID: 2408-313-0001-000-6**

**Technical Review Committee comments for December 18, 2025, TRC Meeting**

**City of Fort Pierce Planning Department**

The site plan requires resubmittal for the following reasons:

1. The site plan should identify additional parking to be added, including ADA parking stalls
2. Dumpster location and enclosure details for the proposed building are missing
3. Provide Development Review Application

**Advisory Comments:**

1. Prior to the issuance of a certificate of occupancy, the city approved Landscape Maintenance Agreement must be notarized and submitted
2. Sign permit shall be filed separate of development permit
3. A land clearing permit must be filed prior to the submission of the development permit
4. Tree removal permit with mitigation is required prior to development permit



**To : Project File**

**FROM : Tanner Retherford, P.E., Project Engineer**

**THRU : Mark Zrallack, P.E., City Engineer**

**RE : John Carrol High School – Major Site Plan Amendment – 407 S. 33<sup>rd</sup> Street – PZSITE2025-00043**

**DATE : December 2<sup>nd</sup>, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on December 1<sup>st</sup>, 2025:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Major Site Plan Amendment | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other _____                      |

Based on our reviews and appropriate site final inspection, we

- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend                                     | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval Major Site Plan Amendment | <input type="checkbox"/> Variance Approval           | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See Attached for Comments

**ENGINEERING COMMENTS:**

1. Resubmittal to include a completed Development Review Application per Section 125-313(3)(a).
2. Please revise the site plan to include all information required by section 125-313(3)(c).
3. Please revise plan to include bearings and distances of the property boundaries shown on the plan.
4. Please revise plan to include existing and proposed utilities for the project. Include all mains to be used in the ROW, and all underground or overhead electric lines. Also, please show continuation of the sanitary service leaving the proposed building and where the final connection point will be.
5. Please include a legend for all symbols used on the plan.
6. Please include all necessary City of Fort Pierce details on the plan. (Dumpster Enclosure, Handicap and Standard Parking, Concrete Bumper Detail, Concrete Driveway Detail)
7. A major site plan amendment requires a storm drainage plan to be included with the submittal package. See all requirements for the storm drainage plan in Section 125-313(3)(c)(14). Please include a storm drainage plan with the resubmittal package.
8. Please revise stie plan to include bumper rails where necessary according to Section 125-315(c)(7).
9. Please revise site plan to show all driveway aprons to be concrete per City standard detail.
10. Please revise site plan to show ADA warnings at all necessary locations.
11. Please revise site plan to show curb ramps at all ADA accessible parking spaces and pathways. Include City of Fort Pierce standard detail.
12. Please revise plans to call out all proposed curb types proposed. Include City of Fort Pierce standard detail.
13. Doesn't appear to be sufficient ADA parking spaces available in accordance with Section 125-315.

**ADVISORY COMMENTS:**

1. The project shall have an approved South Florida Water Management District (SFWMD) ERP prior to land development permit approval.
2. Tree mitigation plans and costs shall be reviewed and approved by the city arborist. All mitigation costs, if any, shall be paid prior to land development permit approval.



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**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**December 18, 2025**

Case #: PZSITE2025-00043

Planner: City of Ft. Pierce Planning Department.

Major site plan amendment

407 South 33<sup>rd</sup> St., Ft. Pierce. (John Carroll High School)

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 Ext 3473

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00043

**John Carroll HS - 401 S 33 St (Major Site Plan Amendment)**

W/WW Engineering:            Approved as noted,

This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 1701 S 37<sup>th</sup> Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

Electric Engineering:            FPUA Electric & Gas Engineering has reviewed the application.

**Please forward me all electric information like a riser diagram and panel schedule.**

**New pad mount transformer lead time is up to 52 weeks.**

**Please contact Sal Scimeca for electric customer requirements and project coordination.**

**Before work begins.**

Sal Scimeca  
Engineering Technician III  
Electric & Gas Engineering  
Fort Pierce Utilities Authority  
[sscimeca@fpu.com](mailto:sscimeca@fpu.com)  
772.466.1600 ext. 6957

Gas:    Approved. Natural gas is on site and should be utilized for a more efficient way to heat water. Additionally natural gas should be utilized to provide back up power generation. If you have any questions feel free to reach out.

**Billy Dupre - Business Development Representative - Gas Operations**

(Con't pg 2)



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Fort Pierce Utilities Authority

1701 S 37<sup>th</sup> Street

Fort Pierce FL 34947

C: 772-216-3498

O: 772-466-1600 X4705

F: 772-468-2413

FPUAnet Fiber:      Approved.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





## SITE PLAN REVIEW

**TO: Site Plan Applicant**

**SITE PLAN: PZSITE2025-00043 John Carroll High School**

**REVIEW DATE: 12/8/2025**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Captain Jesse Almand**

---

**Site Plan Approved with conditions: \_\_\_\_\_**

**Site Plan Requires Re-submittal:  \_\_\_\_\_**

---

**The following Conditions/Revisions are necessary:**

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.**
- 2. Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the assigned project number, business name, address, primary contact name, phone number and email address for the responsible party. Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.**
- 3. Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal.**
- 4. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**

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5. **Fire District Development/Site Plan Review application, supporting documentation, and the associated review fee, are due prior to site plan approval.**
6. **A separate submittal to SLCFD for review and permitting will be required for any Fire Alarm, Fire Sprinkler, Underground Fire Main, or other life safety systems where required by the currently adopted version of the *Florida Fire Prevention Code*.**
7. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)**
8. **Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**
9. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)**
10. **The Fire District reserves the right for future comments at the site plan & building construction phase.**
11. **Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.*)**
12. **Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the**

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distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)

13. Please provide a truck circulation detail.
14. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
15. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
16. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
17. Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)
18. The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)
19. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
20. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.
21. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences,

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landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

22. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
23. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).
24. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
25. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).
26. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

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September 16, 2025

**PROJECT:** John Carrol High School SP Amendment  
**REF:** PZSITE2025-00043  
**TO:** Kerry C. Driver  
**FROM:** Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. A Traffic analysis is required for review by the County's third party reviewer at the cost of the applicant. Please provide the traffic analysis email to [Kori.Benton@stlucieco.gov](mailto:Kori.Benton@stlucieco.gov) with written acknowledgement of the cost and authorization to proceed.
2. A Site Development permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please submit a site development permit application through the County's online permitting portal.
3. For discussion regarding these comments and response, please contact me at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).

Cc: Alicia Rosenthal

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **APRIL 13, 2026**, 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**

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

Absent: Krista Storey

Staff Present: Sara Hedges, City Attorney  
Kev Freeman, Planning Director  
Christopher Suneson, Assistant Planning Director  
Vennis Gilmore, Historic Preservation/Senior Planner  
Kerry Driver, Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

**4. CONSIDERATION OF ABSENCES**

Ms. Storey was excused.

**5. APPROVAL OF MINUTES**

- a. Minutes from the February 9, 2026, meeting

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to approve the minutes from the February 9, 2026, meeting.

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

Passed

## 6. NEW BUSINESS

### a. PD2025-00002

Final Planned Development  
Pulte-Cornerstone  
2721 S. Jenkins Road

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the applicant is requesting approval of a Final Planned Development of the Pulte-Cornerstone Planned Development (PD) Zoning District. Mr. Gilmore said the site area is approximately 49.92 acres with 28% open space, which is over the minimum of 20%. Mr. Gilmore stated the application proposes a 239 fee-simple, single-family residential community with a range of home sizes and designs, and amenities, along with additional buffers from I-95. He noted the linear park amenity leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens. Mr. Gilmore explained the recent history of the project, noting, the Planning Board unanimously recommended approval of the Master Planned Development with 14 conditions on November 10, 2025, and the City Commission approved the Master Planned Development on February 2, 2026, with the same conditions. He said the Future Land Use is RM, Residential Medium and the Zoning is PD, Planned Development. Mr. Gilmore showed an illustrative site plan with lot types "A" and "B". He reviewed the site data, phasing plan, bus route, and PD benefits. Mr. Gilmore highlighted that the greatest peak hour and peak direction anticipated for the project is the 147 PM entry trips, which is a minimal scale impact project. He showed a typical roadway tract, the section distance rendering for lot type "B", and a landscape plan with tree mitigation. Mr. Gilmore said the exterior color schemes are Florida Mediterranean and Coastal and the architecture of the development reflects current Florida vernacular homes in a wide variety of single-story and two-story options that will create a varied streetscape. He showed the amenity center rendering, the proposed identity feature and the model homes. Mr. Gilmore provided the environmental report findings and storm drainage for the project. Mr. Gilmore noted the seven (7) conditions of approval.

Mr. Freeman added that the Planned Development benefit #2 states, 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 traveling public on I-95 and is intended to create a beautiful and unique sense of arrival in the City of Fort Pierce.

Mr. Freeman said, in his opinion, the rendering is not art, it is a project identification monument. He said when this is taken to the City Commission, staff will not be recommending approval of the feature described. Mr. Freeman said it doesn't meet the intent of the public benefits of an identification piece in the sense of art as an identity feature that could be replicated through other projects in gateway situations within the city. Mr. Freeman said he does not think this is what the City Commission was expecting as they wanted to be involved in the design. He asked the Board to take this into account when considering the application.

Chair Kreisl asked if there was any problem with the location and if an additional condition could be added for the artwork. Chair Kreisl agreed with Mr. Freeman that the artwork is not nailing it with what the City Commission had in mind. Mr. Freeman said it is not rendered acceptable and concepts used in other locations from around the country were forwarded to the applicant.

Chair Kreisl asked Mr. Gilmore if all the conditions have been met that could be from the Master

Planned Development. Chair Kreisl asked if planning staff was satisfied with the Technical Review Committee comments regarding sidewalks on both sides of the street. He also asked if planning staff was satisfied with the size of the hurricane-hardened cabana building.

Mr. Freeman noted all the homes would be built to hurricane standards and only if there are extreme storm conditions, the homes and the cabana building would be taken out by a hurricane.

Mr. Widing suggested adding condition eight (8) for the makeup of the sign.

Mr. Freeman said the intent of the artwork was to get a gateway feature that the Planning Board and City Commission would like to see. Mr. Freeman used the example of the tower in Tradition as an identity feature that can be seen from I-95 in Port St. Lucie.

Ms. Carter asked if the only shared space for the residents was a cabana. She said it is a small communal space for the size of the community. She asked for enlargement of the building or a community center for the well-being of the residents. Ms. Carter also pointed out that the Gopher Tortoise Survey shall be submitted 90 days prior to land clearing.

Ms. Clemons said she had concerns about the height of the signage/artwork. She said, with no measurements, there is no way of knowing what would be seen from I-95.

Mr. Freeman said staff had concerns about the visual nature of the sign and that visual nature was being recognized as an entry point into the city. Ms. Carter asked what staff had in mind of what the artwork should be.

Mr Freeman suggested a tower-like installation with the Fort Pierce theme that can be recognized before people get to the property. He noted it can be a challenge to create a gateway feature with such a diverse community and commerce in different areas. The feature should be flexible to be able to deal with different parts of the city.

Ms. Carter asked what native plants on site would be retained and if any of the mitigated plants could be kept.

Mr. Freeman explained that they are finding existing levels of property are below what is required when developments come in to raise to an acceptable level for the flood plain. Unfortunately, a lot of the property levels in the city, and specifically if it has been used for agriculture in the past, require some type of fill to take place. He said there is no option to retain trees, because if fill goes in, the tree will not survive.

Leslie Olson, Applicant Representative, from the District Planning Group, reviewed the high points of the development. She noted the ideal location for the new community, being close to I-95, the turnpike, commercial goods and services and job hubs. She said the project has an approved Future Land Use for Residential Medium and an approved Master Planned Development rezoning. Ms. Olson highlighted the Final Planned Development will have lower density and 88% less traffic than the prior General Commercial Future Land Use designation. Ms. Olson said the Final Planned Development will be walkable, green and connected. She said the design of the buildings was to maximize noise impacts from I-95 by having the least number of windows and doors on the I-95 side. Ms. Olson said they will not be utilizing any storm water dry detention ditches. The dry detention areas will be landscaped and create natural habitat with a natural ecosystem. She talked about the nine (9) Planned Development benefits. Ms. Olson explained that the identity feature was submitted last month, and they received comments back on Friday, April 10, 2026. She said they will work with staff to identify something that the City Commission would be happy with. Ms. Olson said they did show the identity feature to Mayor Hudson, and she liked it. Ms. Olson asked for some guidance on the

identity feature so they do not have to come back to the Planning Board and the City Commission. She said all the development standards have been met or exceeded, including the sidewalk conditions that the City Commission proposed. Ms. Olson said there would be a north main entrance and a south entrance to the property. She noted the easement agreement had been signed by Pulte and the property owner to the north. Ms. Olson noted the jurisdictional boundary determination has been made and there is not a wetland, as it was mentioned that there may be a wetland in the environmental report.

Lee Dobbins, Attorney from Dean Mead Law Firm, reviewed the process and procedures for the Final Planned Development. He said they are following the city's code for the two-step process: the Master Planned Development approval and Final Planned Development approval. Mr. Dobbins said the Master Planned Development was approved by the City Commission, which was primarily conceptual in design. The Final Planned Development includes the fully designed site plan and associated documents. He said the approval of the Master Planned Development authorizes the applicant to submit the associated Final Planned Development in accordance with the terms and conditions of the Master Planned Development. There were two (2) documents approved in the Master Planned Development process, which were the ordinance approving the rezoning and the Planned Development Agreement. Mr. Dobbins stated the Master Site Plan had 14 conditions, which have been slimmed down to seven (7) or eight (8) conditions after today. He said the developers' obligation for Final Planned Development approval is to submit an application that is consistent with the Master Planned Development approval and meets the requirements of the city code for Final Planned Development. The city standard of review is to confirm that the Master Planned Development requirements and Final Planned Development requirements have been met.

Mr. Dobbins answered questions from the Board regarding the lift station and if the art feature is in Phase 1. He said the first amendment to the development agreement in the Final Planned Development was to move the artwork from Phase 2 to Phase 1. Mr. Dobbins said they want to get the artwork nailed down as soon as possible so it does not slow down the other elements of the project. He was asking for as much flexibility as possible in terms of time, and he asked not to come back through the entire process again just for the artwork element. Mr. Dobbins noted the Planned Development agreement states one will be provided. He concluded they will need to work with staff and make sure the City Commission is agreeable to the artwork.

Chair Kreisl said the importance of the feature is something that the public may compel the Board to go through the full process.

The Board members gave final comments.

Ms. Carter said she has concerns about the size of the communal space. She said it is insufficient for the size of the community. Chair Kreisl said he is not happy with the wording of the regulation for the hurricane building. He said there is a lot of gray area. Ms. Carter also had concerns about the trees being removed and replaced with palm trees. She wanted to know if this is the correct habitat for native wildlife. Mr. Johnson said the majority of the trees are native, and they are giving a lot more trees than they are removing.

Chair Kreisl asked each Board member if they were comfortable with not having the sign art come back to the Planning Board. Ms. Clemons said the public should have an opportunity to see the art, not a sign. Mr. Widing said they should get some public input, especially with all the changes in the past 6–9 months. He noted the identity feature is a time element and can't be kicked down the road. Chair Kreisl said he is leaning toward the applicant coming back to the Planning Board to allow the public to say whether they like or dislike the artwork. Mr. Edwards said coming back to the Planning Board will allow public input and give the Planning Board another chance to look at the artwork. Mr. Johnson said he doesn't mind public input, but he does not want to hold up Planned Development. He is okay with leaving the decision to the

Planning staff to get the process going. Ms. Carter wants the artwork to come back to the Planning Board since this is branding for the city. She said she wants visibility of the artwork and she would like public feedback. Ms. Carter said she was looking for a pretty large monument versus a small sign.

Based on the Board member's input, the Chair said the artwork would need to be brought back to the Planning Board and the City Commission. He said condition # 8 would read that the applicant shall receive final monument design approval from the Planning Board and the City Commission prior to the final certificate of occupancy of Phase 1.

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

1. 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.
2. A Gopher Tortoise Survey shall be submitted 90 days prior to land clearing.
3. 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.
4. 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.
5. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.
6. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.
7. 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 at 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final 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.
8. Applicant shall receive final monument design approval from the Planning Board and the City Commission prior to the final certificate of occupancy for Phase 1.

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

Passed

- b. **PZCON2025-00010**  
Conditional Use  
Legacy Future Scholars Academy  
510 Orange Avenue

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the conditional use is to allow for the operation of a private school serving Pre-Kindergarten through 8th Grade, with a capacity for up to 200 students in 18,428 square feet of the existing 20,195 square foot commercial building. The property is zone C-3, General Commercial Zone with a future land use of GC, General Commercial. The subject property has a total of approximately 0.53 acres. Mr. Gilmore said the school has secured strategic community partnerships to ensure safe and effective operations through a shared playground and shared parking. He stated the First United Methodist Church has agreed to allow shared use of its playground for the students and the United Methodist Church has also agreed to a shared parking agreement, where the school can use their parking lot for both arrival and dismissal, ensuring smooth traffic flow and safe pedestrian pathways during arrival and dismissal. Mr. Gilmore reviewed the arrival and dismissal plan. He said the staggered schedule ensures smooth traffic management, limits overlap between groups and reduces the impact on local roads during peak hours. Mr. Gilmore said the operation of the proposed facility will be from 8:00 am to 3:30 pm, Monday through Friday and there will be a total of 26 staff members. He showed the site plan, proposed design elevations and landscape plan. Mr. Gilmore reviewed the student arrival and dismissal safety plan and traffic analysis. He concluded that staff recommends approval with six (6) conditions of approval.

Chair Kreisl asked if the school would require school zones on Orange Avenue and Avenue A and additional signage on both sides of the building. He also asked if the shared parking agreement indicates a time period.

Ms. Clemons verified the hours of operation from 8 am to 3:30 pm.

Ms. Carter asked if students would be bussed or dropped off.

Mike Menard, applicant representative from Architectonic, explained that the Public Works department gave three (3) locations for the dumpster, and they have picked the location that is shown on the site plan.

Chair Kreisl said he has concerns with the location, being that the school does not have control over the queuing of property because the partnership with the church could be terminated at any time. He asked what the plan would be if the shared agreement dissolves. He asked how the school was going to accommodate pick-up and drop off if the agreement was no longer in place.

Mr. Menard said the property on 500 Orange Avenue has a loop drive but the Planning and Engineering department was not happy with that option, so they went with the United Methodist Church on Avenue A to come up with the current plan.

Chair Kreisl agreed the church is a better plan, but he said the concerns are still there with the parking lease agreement. If the agreement is dissolved, the Conditional Use is no longer valid and becomes an enforcement issue. He said he is hesitant to recommend approval unless a back-up plan is in place to keep operating. He said another concern is parents parking on the street for drop off and pickup. Chair Kreisl said it needs to be very clearly understood by parents to know the traffic regulations and to not violate them. He said he needed to see an alternate plan in place for pickup and drop off.

Mr. Menard said students would be biking, walking or driven to school.

Mr. Widing said the intent is to have 100% of the students picked up and dropped off on Avenue A and not Orange Avenue. The biggest concern is safety.

Mr. Menard said the parking lot on the property is for staff and Avenue A is for pickup and drop off.

Chair Kreisl said without the parking agreement the Conditional Use would not be possible. Since the applicant doesn't own the parking lot, it puts the city in a tough spot. Option "B" is needed.

City Attorney, Sara Hedges, clarified if the shared parking agreement was with the First Methodist Church or 500 Event Center. Ms Hedges said the parking agreement with First Methodist Church will auto-renew on a 5-year term.

Mr. Menard explained the 500 Orange Avenue Event Center was the original shared parking agreement. The parking agreement is with the First Methodist Church.

Steve Tarr, building owner, said the parking issue was resolved with the Planning Department and in the unlikely event the lease was terminated, the school will provide personal transportation by using buses and vans to pick up the students and 500 Orange Avenue is also another back-up plan.

Chair Kreisl said the applicant needs to have a plan in place, and it needs to be added to the application. It needs to show that traffic will not be bogged down on Avenue A and Orange Avenue.

Ms. Clemons was concerned about the constant traffic and stacking of cars compacted for one or two hours in the morning and afternoon. She noted that without an alternative plan, the school could be closed. Parents waiting on the street because of inclement weather could create an issue.

Mr. Tarr said there are a lot more uses that could have significantly more trips than a school. The school will basically have trips to it an hour in the morning and an hour in the afternoon. It is a low intensive use traffic wise, versus a business that could have traffic all day long as well as in the evening and not even deal with Avenue A at all. The drop-off issue has been the same over the past year. He said the operator of the school is investing one million dollars into the building, and they will deal with the issues.

Ms. Hedges asked the Board to take a five-minute recess to discuss a possible conflict of interest with Board member Widing. After the recess, Mr. Widing recused himself from the item.

Chair Kreisl asked Ms. Hedges if she sees what she needs to see in the lease agreement to understand whether this is applying to all the property that is being discussed.

Ms. Hedges said she was confused about the two posted agreements, and she wants to make sure everyone is looking at the First United Methodist church agreement. She said she would have loved for the lease to be written a little bit better. It doesn't explain exactly where the parking lot is located or include a picture of the property and what they are doing. It is mainly talking about the recitals and playground area. Ms. Hedges said in the agreement portion there is kind of a throwaway about the student arrival, drop off and pickup, but it does not have much detail. She said there is not a lot of control in the agreement, because it does not outline much in the way of parking. It is very heavy on the playground but light in the parking lot. There is not a lot in the lease agreement that controls how the parking and drop off is going to happen. She said, if the Board is uncomfortable, they could create conditions if the agreement goes away.

Ms. Hedges said if the Board is not happy with what exists currently, they can also table the application and ask the applicant to bring back better plans showing how to handle backed-up parking and if the parking lease agreement goes away, what are the secondary plans.

Ms. Hedges advised the Board on what they should be looking for from the applicant as far as the lease agreement. She said it should be related to the actual areas covered by the lease agreement. She suggested providing an image. Ms. Hedges said the agreement does not discuss flow and where the cars are going to flow. She said specifics are needed of what they are authorized to do. She also suggested terms and conditions for pick-up and drop-off, including timeframes, days of week, and what time drop off begins and ends. Ms. Hedges informed the Board that they can also fashion conditions of approval and if the lease agreement does not allow them to do the conditions, then they can't operate, but if it is hammered out in the agreement, then there is no question.

Chair Kreisl explained to the applicant that the lease agreement should clearly define the boundaries of the parking lot itself, and the location with an image or site plan. He said it needs to include specific language about how the shared parking is going to be used and what times it is going to be used. Chair Kreisl said the applicant needs to effectively own the entirety of the parking lot intended to be used during the specific times. He also said a structured option B plan of how the school will operate if the lease agreement ever goes away is also needed.

Mr. Menard said the building is in the Peacock Art District, and it is 20,000 square feet and has been vacant for over 25 years. It has 18 parking spaces. He asked the Board to name one business that could go into the building and meet the city's requirements. Mr. Menard said the parking requirement for office or retail use is 67 to 100 spaces. He asked what we can do to revitalize this building. Mr. Menard said the City Commission has already reduced the parking by 50%, trying to get redevelopment, and nothing is being redeveloped. He said we finally got staff on board, we have a safety plan and a back-up plan by the school. Mr. Menard concluded that there is going to be a problem with parking no matter what goes into the building.

Chair Kreisl said the Conditional Use needs to be approved with specific conditions.

Ms. Hedges said if the applicant does not want to come back to the Board and wants a vote today, it would be appropriate to make a motion to approve or recommend denial of the Conditional Use application. Ms Hedges said we would need the applicant's input on whether he wants to move forward with a vote today.

Mr. Menard wanted to know if the application could be approved with conditions.

Leslie Olson, resident, said she has some degree of Historic Preservation, and she cares deeply about the neighborhood, downtown, revitalization and redevelopment. She said what makes our downtown parking special is there is not enough parking. She said if there was enough parking it wouldn't be special because it would be all parking. If we want to revitalize and redevelop and have old buildings purchased, we have to be flexible and look at other options. Ms. Olson said there is on-street parking on Avenue A and Orange Avenue. The streets were designed to be pedestrian oriented. If there is an acceptable lease agreement reached, this is a great opportunity for that building. She said none of the old buildings are going to meet the code. She suggested finding the best way to work around it and encouraging redevelopment of the special places.

Ms. Carter asked if there was a time constraint for the school to be in place for the upcoming school year.

Board discussion ensued on how to move forward.

Mr. Freeman said the recommendation would be hinged on the outstanding pieces of information being included in the application when it is presented to the City Commission.

Chair Kreisl summarized the conditions for the Board. #1 - Prior to the presentation of this application to the City Commission, the lease agreement will be revised to clearly define the location boundaries of the parking lot use, and time of operation and signed by both parties. #2 - Prior to the presentation of this application to the City Commission, this application will include a back-up plan B for drop off and pick up should the lease agreement be dissolved.

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

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
3. Coordinate with the City of Fort Pierce Public Works – Solid Waste Division to ensure that your proposed dumpster enclosure meets the City Standards and is accessible for City Garbage Trucks.
4. Should vehicle staging encroach into Avenue A right-of-way, the operator of the school shall provide an alternative transportation solution to alleviate any roadway impacts.
5. Any impacts to Avenue A, such as signage, crosswalks, temporary lane closures, etc., require a City of Fort Pierce Right-of-Way Permit approved by the City Engineer.
6. This Conditional Use Approval is based on the maximum capacity of 200 students.
7. Prior to the presentation of this application to the City Commission, the lease agreement will be revised to clearly define the location, boundaries of the parking lot use, and time of operation and signed by both parties.
8. Prior to the presentation of this application to the City Commission, this application will include a back-up plan B for drop off and pick up should the lease agreement be dissolved.

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

Passed

- c. **PZSITE2025-00043**  
Major Site Plan Amendment  
John Carroll High School  
407 S. 33rd Street

Ms. Driver gave an overview of the application. She said John Carroll High School is seeking approval to add a 45,159 square foot building for academic and administrative use. Ms. Driver said the site area is approximately 17.49 acres with a Future Land Use of RM - Residential Medium and a Zoning of R-4, Medium Density Residential. She said the building is 3 stories, with 251 parking spaces. She showed the building design, and the landscape plan.

Mike McCarty, Applicant, from McCarty & Associates Land Planning, introduced the team working on the project. He said the project proposes a new three-story, 45,159 gross square footage academic and administrative building, replacing outdated classrooms and portables. Mr. McCarty said the redevelopment modernizes facilities, enhances safety, and improves campus functionality. He stated approximately 12,000 square feet total of building will be demolished to accommodate the new building and the removal of the portable classrooms once construction is complete. Mr. McCarty said the site's improvements include: a stormwater treatment system, paved parking and improved circulation, new landscaping, sidewalks with pedestrian crossings

and improved ADA accessibility.

Rick Gonzalez, president of REG Architects, stated he does a lot of historical preservation. He said five (5) design principles were incorporated at the site. Mr. Gonzalez said the site has some weathered mid-century modern buildings that they are hoping to use as an inspiration for the project and the rhythm of the building was incorporated into the new design structure. He said there is a strong base with brickwork and soft sand colors to match the building on the other side and a strong roofline which will create shade on the building. Mr. Gonzalez noted the social and learning areas are transparent with glass to differentiate them from the classroom. He said the chapel is like an anchor going into the sky to allow for a high ceiling inside the chapel and the chapel lines up above the new primary entry. Mr. Gonzalez said the existing courtyard is incorporated into the glass common areas and there is a notch between the new and historic building.

Corey Heroux, President of John Carroll High School, said the school is celebrating its 60th anniversary in Fort Pierce. She said there are many 3rd generation students and the redevelopment will secure the foundation for generations to come.

Chair Kreisl asked Ms. Driver if there were any Technical Review Committee comments and if anything was unresolved.

Motion was made by Justine Carter, and seconded by Clayton Johnson to forward a recommendation of approval to the CityCommission with the following six (6) conditions:

1. A Site Development Permit is required with St. Lucie County Public Works Department.
2. A land clearing permit must be approved prior to the submission of the development permit with COFP.
3. Tree removal permit with mitigation is required prior to development permit.
4. All sign permits shall be filed separately of development permit.
5. Prior to the issuance of a certificate of occupancy, the city approved Landscape Maintenance Agreement must be notarized and submitted.
6. Demolition permits are required prior to submission of site development permits.

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

Passed

- d. **PZSITE2026-00001**  
Major Site Plan Amendment  
Amazon Distribution Center  
2300 S. Kings Highway

Mr. Suneson gave an overview of the application to construct 1.1 million square feet of refrigerated warehouse and office building with associated site improvements on 69.19 acres. He said the land was recently subdivided into three (3) parcels through administrative approval. Mr. Suneson said 740 new permanent jobs are proposed with this use. He said the subject parcel is currently vacant and has a Future Land Use of GC, General Commercial and a Zoning of CP-1, Commercial Parkway Zone. Mr. Suneson provided some history on the project. He said the property was previously rezoned in August 2021 to its current CP-1 designation and in September 2021, a major site plan was approved to construct two buildings totaling 485,000 square feet of office and warehouse distribution space. Mr. Suneson noted the proposed building to land area of 0.36 is way less than the 1.0 floor-to-area ratio. He explained that warehouses and freight are allowed by right in the zoning district and the office is an accessory to the main use. Ms. Suneson showed the site plan, landscape plan and the modern masonry

building elevations. He said there is a lot of landscaping around the three lakes and a landscaping screening buffer around the perimeter. Mr. Suneson said there would be two main types of traffic for the semi-trucks and for the employees. Mr. Suneson said the semi-trucks would enter from the south and circulate counterclockwise and exit on White Road. He highlighted that signalization is under review for White Road and Kings Highway. Mr. Suneson said the employees would enter into the internal parking lot between Lake 1 and Lake 2 as shown on the site plan. He concluded that staff recommended approval with five conditions.

Mr. Johnson asked about potentially having over 200 U-turns for employees coming from the north, because the median break is south of the area.

Chair Kreisl asked if there is a continuous sidewalk proposed for the entire frontage of the property and if there is any information on the county's roadway improvement project at White Road.

Jeff Iravani, Applicant Representative from JHI Consultants, explained that the sidewalk comes in from Kings Highway for the employees. There are no sidewalks by the truck portion of the site. He said in Phase 1 there will be 700 plus employees and access for the associates will be a right turn in and out. He said there is a left-hand turn lane at White Road and Kings Highway, so they can make a U-turn. All entries will have a right turn lane. Mr. Iravani said the applicant has already contributed \$400,000 to the Peters Road construction. He said White Road is being constructed into a 2-lane road with a sidewalk and the entry at the intersection of Kings Highway is being improved with a left and right turn lane and signalization. Mr. Iravani said that Amazon is taking the 69 acres in Phase 1 and there is a possibility for Amazon taking Phase 2 for an additional 69 acres with an additional 500 employees.

Chair Kreisl asked if the employees would have to drive all the way down to Okeechobee Road to make a U-turn. Mr. Iravani said a U-turn could be made at Crossroads.

Mr. Johnson asked if the employee parking lot was gated. Mr. Iravani said the employee parking lot will not be gated at this time. He said the traffic report was submitted and approved by DOT.

Ms. Carter asked if there were any options to improve Peters Road for employees coming into the back entrance.

Mr. Iravani said that the area is designed for truck traffic. Mr. Iravani answered questions from the Board on employees having to make a U-turn coming and going to work. Mr. Iravani explained that the employees come in shifts and, since this is not a fulfillment center, there will be no small vans, only refrigerated trucks, which will make for less traffic.

Chair Kreisl said geographically, this part of Fort Pierce is custom-built for this type of facility with access to I-95 and the turnpike and where it is located from the rest of the city.

Ms. Carter asked if there was a chance for a second employee entry/exit besides having to make U-turns. Chair Kreisl said they are bound to DOT crossings and the next crossroad is Crossroads.

Luke Lambert, Traffic Engineer with Traffic Mobility Consultants, explained how the traffic report works. He said with regard to the U-turn movement for northbound employees exiting, there are figures in the report that make that movement. Then a detailed analysis is done, and it shows how many people can make the U-turn. The report is under review by FDOT and St. Lucie County and everything looks good. Mr. Lambert said there is also an option to make a right turn on White Road to get to Peters to go southbound to Crossroads or Okeechobee. He said no matter where employees come from, they have many options, and they are projecting 50 U-turn

movements for passenger vehicles.

Mr. Johnson asked with the signalization at White Road, if there was any capacity for the parking lot to have admittance from the north to White Road for inflow of traffic.

Mr. Iravani stated that Amazon wants single access for employees, and they do not want the employees going along White Road because it will conflict with the truck traffic. He said Amazon may put a gate on the employee parking lot in the future. Mr. Iravani said he can't get a left turn out of DOT because of the classification and restrictions on median openings.

Mr. Widing wanted to know if 50 is a lot of U-turns or not. Mr. Lambert said the traffic report occurs in the worst case scenario. He noted Amazon breaks up their shifts, and they are not during peak hours of traffic. Mr. Iravani said FDOT agreed with the left-turn and right-turn storage lanes and, based on what is on the road right now for the left-turn storage lane or U-turns, the links are sufficient for the traffic from Amazon and other trips in the area to make a left-hand turn or U-turn.

Motion was made by Justine Carter, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following five (5) conditions:

1. A review of the tree survey and tree mitigation calculations will be performed at the time of Development Permit Compliance Review.
2. Per the submitted environmental report, evidence of consultation with US Fish and Wildlife will be required during Development Permit Compliance Review.
3. All signage will be permitted separately through building permits.
4. All required State and Federal agency permits will be required at time of Development Permit Compliance Review.
5. A Saint Lucie County right-of-way permit will be required prior to Development Permit Compliance Review.

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

Passed

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

Motion was made by Christopher Widing, and seconded by Alexander Edwards to re-elect Ms. Clemons as Vice-Chair.

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

Passed

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

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

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Mr. Freeman said his update revolves around state legislation. He said there have been a number of bills coming through that go into effect next January. The bills relate to fees, processing times, and alternative ways of doing Pre-Application meetings with external agencies. He said the city attorney will need to review ordinances that will be dealing with state issues.

Mr. Freeman said a response was received from the Department of Commerce regarding the EAR Comprehensive Plan. He said it was sent back because they found three (3) issues relating primarily to State Bill 180, because the Comprehensive Plan has become more restrictive with the amendments made to it. Mr. Freeman said they are very minor comments, and he will provide an update once they meet with the state.

Mr. Freeman said he is moving forward with looking at an ordinance on how the city reuses existing property, particularly in the CRA. There have been a lot of issues of applicants not being able to get approval because of the city code relating to what is required to set up a new business in an existing building. The underlying issue is the city code does not allow it. Mr. Freeman said what staff finds more than likely is that they have signed a lease to go into an existing property that may have already been used for the similar use they intend to do. They now have to make substantial improvements and bring everything up to the city code, which is not the same as it was 10–20 years ago. He said we have vacant and underutilized buildings, especially on Orange Avenue and segments of US Highway 1. Most of the entryways into the city are affected by trying to get people to reuse existing property. Mr. Freeman said staff is going to slim down some of the code issues that are obstructing this. He said he would want feedback from the Planning Board. Mr. Freeman said he is also talking with developers and agents to get their input on what they find difficult in getting a simple reuse of a building and especially if most of the work is internal to the building. He said the city wants to see improvements but not at the expense of maintaining the building's vacancy for another 10 years. Mr. Freeman concluded that this will also help create a different image of the city, in terms of use and being active, and also create more jobs.

Chair Kreisal said this is a challenging issue to deal with. Vacant buildings paint a picture of degradation, lack of interest, crime and a declining community when, in a lot of cases, it is just inaccessibility and people want to develop, but they can't because there are hurdles. The city does not do a good enough job of creating those incentives to streamline that process for potential applicants.

10. **BOARD COMMENTS**

Ms. Carter suggested adding additional communal space requirements for the size of the community and the community hardened building.

Mr. Freeman said this comes from the policy in the Comprehensive Plan, and we cannot amend the policy unless we remove it in its entirety. He suggested the enabling regulations should be incorporated into the Code of Ordinances. Mr. Freeman said once we have got the Comprehensive Plan from the state, then staff can come back with amendments. Staff has to make sure they are not making things more restrictive. He said the legislation is in place until October 2027 unless we are subjected to a hurricane or state of emergency issued by the governor. If this is the case, the legislation deadline will be extended.

**11. ADJOURNMENT**

Owner1	Owner2	MailAddress1	MailCity	MailState	MailZipCode
Florida Power & Light Company		700 Universe Blvd PSX/JB	Juno Beach	FL	33408-2657
Christopher Chevine (LF EST)	Thomas Cook (TR)	103 S 35th ST	Fort Pierce	FL	34947-6102
Bishop Of Diocese Palm Beach		PO Box 109650	Palm Beach Gardens	FL	33410-9650
Martin A Noelke	Jamie L Noelke	3730 Delaware Ave	Fort Pierce	FL	34947-6117
Paulo G Robles		3615 Atlantic AVE	Fort Pierce	FL	34947-6101
IGLESIA DEL DIOS VIVO COLUMNA Y APOYO		302 S 33rd ST	Fort Pierce	FL	34947-3539
Anthony R Crowder	Magdalena Carrero	7902 NW 67th AVE	Tamarac	FL	33321-7007
Gail D Ingram		2603 Avenue Q	Fort Pierce	FL	34947-2059
Children's Institute of Higher Learning Inc		406 S 33rd ST	Fort Pierce	FL	34947-3540
William Johnson Jr		2404 Winnding Creek Ln	Fort Pierce	FL	34981-5062
Carmen Rogers Sohan		3405 Delaware AVE	Fort Pierce	FL	34947-6115
Andres Hurtado Damian	Adilene Hurtado	907 S 27th ST	Fort Pierce	FL	34947-4636
Greater Friendship Missionary		300 S 33rd ST	Fort Pierce	FL	34947
Nabria K Randolph	Brian L Randolph	3313 Delaware AVE	Fort Pierce	FL	34947-6113
Nash Alladin	Bibi Alladin	3315 Delaware AVE	Fort Pierce	FL	34947-6113
Jake Motto		500 Dark Hammock RD	Fort Pierce	FL	34947-6135
Dark Hammock Est POA Inc		PO Box 683	Fort Pierce	FL	34954-0683
Gregory Glafenhein		3307 Delaware Av	Fort Pierce	FL	34947-6136
Ronald Quillet	Belinda Quillet	3401 Delaware AVE	Fort Pierce	FL	34947-6115
The True Cornerstone Church of Fort Pierce Inc		3215 Delaware AVE	Fort Pierce	FL	34947-3587
St Lucie County		2300 Virginia Ave	Fort Pierce	FL	34982-5632
Mary E Noelke (TR)		3750 Delaware Ave	Fort Pierce	FL	34947-6117
Gerardo Villegas (TR)	Martha Villegas (TR)	5504 SW Bellflower CT	Palm City	FL	34990-8843
Herbert D Brown		3608 Juan Ortiz CIR	Fort Pierce	FL	34947-6110
Edgar Perez	Nency Perez	4002 Greenwood DR	Fort Pierce	FL	34982-6151
Jose A Velasquez	Rose G Velasquez	3205 Boston AVE	Fort Pierce	FL	34947-3508
Jeff Biegun Holdings LLC		15835 Corporate Rd N	Jupiter	FL	33478-6422
Alma Scharwz (Est)		507 S 33rd St	Fort Pierce	FL	34947-3511
Bright Brown Inc		2504 Lazy Hammock LN	Fort Pierce	FL	34981-5407
Ignacio A Ceren		303 S 32nd St	Fort Pierce	FL	34947
David A De Florio		1775 Trowbridge RD	Fort Pierce	FL	34945-4620
M Daniel McBride (LF EST)	Deborah C McBride (LF EST)	4310 Seminole RD	Fort Pierce	FL	34951-4043
Charles A Urso		108 S 35th St	Fort Pierce	FL	34947-6102
Jose Gabriel Ariza Moya	Catherine Lemas Ariza	239 Flamingo ST	Lake Placid	FL	33852-9065
St Lucie County Farm Bureau		3327 Orange Ave	Fort Pierce	FL	34947-3561

Angel Rojas Cervantes		6930 173rd Pl N	Jupiter	FL	33458-8993
Debra J Fuller		107 S 36th ST	Fort Pierce	FL	34947-6106
Jonathon Dean Appel	Anna Danielle Appel	3815 Delaware AVE	Fort Pierce	FL	34947-6134
Shala D Egan		3407 Delaware AVE	Fort Pierce	FL	34947-6115
Moise Charles (TR)	Ginette Charles (TR)	1725 SW Saint Andrews DR	Palm City	FL	34990-2205
Ermith Lazare		3406 Menendez AVE	Fort Pierce	FL	34947-6125
Mattie M Reed (LF EST)	Valerie V Jones	3201 Citrus Ave	Fort Pierce	FL	34947-3510
Arc of St Lucie County Inc		PO Box 1016	Fort Pierce	FL	34954-1016
Carol A Parks		3400 Menendez ST	Fort Pierce	FL	34947-6125
Lormande Joseph	Marie C Joseph	502 Dark Hammock RD	Fort Pierce	FL	34947-6135
Housing Auth City Of Ft Pierce		511 Orange Ave	Fort Pierce	FL	34950-4278
504 S 33rd Street LLC		6589 NW 33rd AVE	Coconut Creek	FL	33073-3224
George C Fulmer	Patricia A Fulmer	3820 Delaware Ave	Fort Pierce	FL	34947-6119
Patricia A Jones	Clyde Jones	107 S 36th CT	Fort Pierce	FL	34947-6104
Manuel Esquivel	Candido Esquivel	5548 NW Cordrey ST	Port St Lucie	FL	34986-3924
Ivolyn James		10133 SW 78th CT	Ocala	FL	34476-3601
Tyson W Hallford	Heather J Hallford	3821 Delaware Ave	Fort Pierce	FL	34947-6134
Felicia A Rivas		164 Ponce De Leon ST	Royal Palm Beach	FL	33411-1213
Jorge Alberto Magana (TR)	Gladis M Linares	4781 Pineaire LN	West Palm Beach	FL	33417-4603
MARENT INVESTMENTS LLC		10661 Orange AVE	Fort Pierce	FL	34945-2015
Pedro Moreno Maldonado	Liliana Ortega Martinez	3107 Atlantic AVE	Fort Pierce	FL	34947-3520
Charles L Odom	Jessica L Odom	3700 Menendez Ave	Fort Pierce	FL	34947
Michael Mock		3501 Menendez St	Fort Pierce	FL	34947-6126
Enrique Vasquez		3108 Delaware AVE	Fort Pierce	FL	34947-3531
WINNERS 1 LLC		3341 SW Crestview RD	Fort Pierce	FL	34953-3536
Mary Jane Schultz (LF EST)	Franklin Daniel Schultz II (LF EST)	600 Dark Hammock RD	Fort Pierce	FL	34947-6121
Eric Lopez Aguilera		863 Noa ST	Fort Pierce	FL	34982-4004
MMM & S Health Services LLC		850 S 21st ST, Unit Ste B	Fort Pierce	FL	34950-4829
Jose Ramon Aguilar-Arellano		1403 Hale CT	Fort Pierce	FL	34982-3635
John M Deck	Mary B Deck	3405 Menendez Ave	Fort Pierce	FL	34947
Suzanne Darville		3403 Menendez Ave	Fort Pierce	FL	34947-6126
Laurie J Hendershot		PO Box 3117	Fort Pierce	FL	34948-3117
Jo Ann Sloan (EST)		3107 Citrus AVE	Fort Pierce	FL	34947-3528
Clint Hughes	Margie Hughes	601 Dark Hammock RD	Fort Pierce	FL	34947-6122
Roshini Lakram		5235 NW Jake Ct	Port St Lucie	FL	34986-2717
Esequiel Castaneda	Maria Tecla Pricila Antonia Castaneda	307 S 31st ST	Fort Pierce	FL	34947-7214



April 28, 2026

Dear Property Owner:

The property owner of **Bishop of Diocese Palm Beach** is requesting approval of a **major site plan amendment to an existing conditional use**, constructing an additional 45,159 sf building. The proposed will be used for academic and administrative purposes, and it is located at 407 S. 33<sup>rd</sup> St. and 3402 Delaware Ave., Parcel IDs 2408-313-0001-000-6, 2408-313-0002-000-3, and 2408-324-0001-000-0.

*Legal description: 8 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT AND LESS DELAWARE AV R/W AS IN MAP BK 1-113 AND LESS AS IN OR 96-526 AND LESS E 30 FT (17.49 AC) (OR 460-2621, 2623, 2624 AND 703-2220)*

*Legal description: 8 35 40 N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT OF S 1/2 OF NE 1/4 OF SW 1/4 (74) (0.95 AC) (OR 460-2625: 703-2220)*

*Legal description: 8 35 40 SE 1/4 OF NW 1/4 OF SW 1/4-LESS S 346 FT- (4.76 AC) (OR460-2622)*

The property has a zoning classification of Medium Density Residential (R-4) and a future land use designation of Medium Density Residential (RM).

A public hearing is scheduled before the **City Commission** of the City of Fort Pierce, Florida, at their meeting on **Monday, May 18, 2026**, which begins at **5:05 p.m.**, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Major Site Plan Amendment** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email [kdriver@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com). Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Sincerely,

Kerry C. Driver  
Senior Planner