

**From:** [Grant M. Chambers](#)  
**To:** [Vennis Gilmore](#); [Kori Benton](#)  
**Cc:** [Patrick Dayan](#)  
**Subject:** RE: 2721 S. Jenkins Road  
**Date:** Friday, January 30, 2026 2:42:18 PM  
**Attachments:** [image001.png](#)

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Good afternoon Vennis,

We have completed the reviews and have no further comments on the site plan application and are okay to move forward with conditional approvals . We will move forward using the prop share component towards signal construction and obligations to construct site-related improvements such as turn lanes.

What we don't have, to my recollection, is a timeline or trigger dictating when the prop share would be due. We think that the school may be ready for the phase 2 building in 2 years, so that would be a good timeline to collect prop share and have the signal done at once, maximizing efficiency. We can work the timing out at time of road improvement agreement and site development permit.

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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**From:** Vennis Gilmore <[vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com)>

**Sent:** Friday, January 30, 2026 12:07 PM

**To:** Kori Benton <[Kori.Benton@stlucieco.gov](mailto:Kori.Benton@stlucieco.gov)>; Grant M. Chambers <[Grant.M.Chambers@stlucieco.gov](mailto:Grant.M.Chambers@stlucieco.gov)>

**Subject:** RE: 2721 S. Jenkins Road

**Importance:** High

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Hi Kori and Grant,

I have added Kevin and Chris to this email thread. Could you provide us with something today if possible? At least the latest in-house review concerning the signalization, access points, traffic impact agreement. Thank you.

Best Regards,

**Vennis Gilmore** | Historic Preservation Officer/Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

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**From:** Vennis Gilmore

**Sent:** Friday, January 30, 2026 9:15 AM

**To:** 'Kori Benton' <[Kori.Benton@stlucieco.gov](mailto:Kori.Benton@stlucieco.gov)>; Grant M. Chambers <[Grant.M.Chambers@stlucieco.gov](mailto:Grant.M.Chambers@stlucieco.gov)>

**Subject:** RE: 2721 S. Jenkins Road

Good Morning Kori,

Thank you, Kori. No updated Analysis. We have inquired about the status of the review with the applicant. The applicant told us that they are in talks with St. Lucie County. I just wanted to see where their review and compliance stand as of today. Is there anything to provide?

**Vennis Gilmore** | Historic Preservation Officer/Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

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**From:** Kori Benton <[Kori.Benton@stlucieco.gov](mailto:Kori.Benton@stlucieco.gov)>

**Sent:** Thursday, January 29, 2026 6:57 PM

**To:** Vennis Gilmore <[vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com)>; Grant M. Chambers

<[Grant.M.Chambers@stlucieco.gov](mailto:Grant.M.Chambers@stlucieco.gov)>

**Subject:** Re: 2721 S. Jenkins Road

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Good evening, Vennis,

I have correspondence from the signal warrant analysis that was handled by in-house staff, which linked to the requirements for a roadway improvement agreement and site development permit for the signal and access points as conditions of approval. Is the an updated analysis we should be looking through?

Kori

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**From:** Vennis Gilmore <[vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com)>

**Sent:** Thursday, January 29, 2026 6:23:58 PM

**To:** Grant M. Chambers <[Grant.M.Chambers@stlucieco.gov](mailto:Grant.M.Chambers@stlucieco.gov)>; Kori Benton <[Kori.Benton@stlucieco.gov](mailto:Kori.Benton@stlucieco.gov)>

**Subject:** FW: 2721 S. Jenkins Road

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Hi Grant and Kori,

Not sure if you both received this email. Please advise. Thank you.

**Vennis Gilmore | Historic Preservation Officer/Senior Planner | City of Fort Pierce**

Planning Department

Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

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**From:** Vennis Gilmore

**Sent:** Wednesday, January 28, 2026 5:17 PM

**To:** Grant M. Chambers <[grant.m.chambers@stlucieco.gov](mailto:grant.m.chambers@stlucieco.gov)>

**Subject:** 2721 S. Jenkins Road

**Importance:** High

Hi Grant,

Is there any update on third-party traffic review for the Pulte-Cornerstone Master Planned Development? The last comments we received were on December 18, 2024. There was a concurrent application for a Final Planned Development that had a review as well. The last comment received for the Final Planned Development was on November 20, 2025. In Addition, we have been asked if Jenkins Road is currently operating at an acceptable level of service? Please advise. Thank you, Grant.

Best Regards,

**Vennis Gilmore | Historic Preservation Officer/Senior Planner | City of Fort Pierce**

Planning Department

Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

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