

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON
MONDAY, **MAY 11, 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

After roll call Chair Kreisl asked the new Board member, Krista Storey to introduce herself. Ms. Storey provided a brief background, and she said she is happy to have the opportunity to serve on the Board.

Present: Nichelle Clemons; Krista Storey; Clayton Johnson; Justine Carter; Alexander Edwards;
Anton Kreisl, Chair

Absent: Christopher Widing

Staff Present: Felicia Holloman, Assistant City Attorney
Kev Freeman, Planning Director
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Mr. Widing was excused.

5. CHANGES TO THE AGENDA

Motion was made by Nichelle Clemons, and seconded by Justine Carter to change the
Annexation to Item 7a and the Future Land Use to Item 8a.

AYE: Nichelle Clemons, Krista Storey, Clayton Johnson, Justine Carter, Alexander Edwards,
Chair Anton Kreisl

Passed

6. APPROVAL OF MINUTES

- a. Minutes from the April 13, 2026 meeting

Motion was made by Nichelle Clemons, and seconded by Clayton Johnson to approve the minutes from the April 13, 2026 meeting.

AYE: Clayton Johnson, Justine Carter, Alexander Edwards, Nichelle Clemons, Krista Storey,
Chair Anton Kreisl

Passed

7. NEW BUSINESS - Annexation

- a. **PZANN2026-00002**

Voluntary Annexation

HEC Asphalt

Parcel ID(s):2431-113-0002-000-1 and 2431-505-0000-200-2

Mr. Freeman said all three items on the agenda relate to the same properties and are being considered in the order for adoption: Annexation, Future Land Use and Rezoning.

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the application is a voluntary petition to annex into the City of Fort Pierce. Mr. Freeman said the parcels are contiguous on all sides and this helps with the consolidation of the industrial area. He said the subject annexation will not create an enclave. He said the comprehensive plan requires annexations to address certain criteria. He noted the delivery of public services will be at a level equal or better than current service providers. Mr. Freeman stated that FPUA has confirmed they will be able to provide water and wastewater services and there is no evidence indicating loss of services (LOS) deficiencies. Mr. Freeman said concurrency analysis and capacity verification will be required at development stage. He said staff checked with FPUA and the property to the north does not have an annexation agreement.

Mr. Freeman said the properties are almost entirely surrounded by the municipal limits of the city which results in in-fill of the municipal boundary and improves service delivery.

Mr. Freeman concluded upon annexation, the property must receive a Future Land Use designation, and Zoning district that shall be consistent with County designation unless otherwise approved.

Chair Kreisl asked if there were any uses permitted in the city that would not be allowed under current St. Lucie County zoning. Mr. Freeman said the city zoning is far less intensity and less uses.

Ms. Clemons asked if the application was submitted by the property owner. Mr. Freeman said yes that this is a voluntary annexation and they do not have a utilities agreement with FPUA.

Dennis Murphy, applicant representative from Culpepper and Terpening, said the application is shading in another parcel. He said for some reason this parcel was never included in the original subdivision. He noted there had to be some use for the property, as it has a tail at the end of the parcel that goes out to Selvitz Road. Mr. Murphy said they are looking for an industrial use.

Motion was made by Justine Carter, and seconded by Nichelle Clemons to forward a recommendation of approval of the annexation to the City Commission for Parcel ID(s):2431-113-0002-000-1 and 2431-505-0000-200-2.

AYE: Justine Carter, Alexander Edwards, Nichelle Clemons, Krista Storey, Clayton Johnson,
Chair Anton Kreisl

Passed

8. HEARING OF THE LOCAL PLANNING AGENCY

a. PZFLU2026-00001

Future Land Use Map Amendment

HEC Asphalt

Parcel ID(s) 2431-113-0002-000-1 and 2431-505-0000-200-2

Mr. Freeman gave an overview of the application and answered question from the Board. He stated the Future Land Use in St. Lucie County is Industrial, which encompasses both heavy and light industrial. Mr. Freeman said the closest city surrounding area Future Land Use is Heavy Industrial. He said the subject property is 10.5 acres and is located along Selvitz Road within an established industrial corridor. Mr. Freeman said the Future Land Use needs to be consistent with what is in place and what St. Lucie County has at the moment. He noted the use; asphalt production will be with other heavy use classifications. Mr. Freeman explained the Future Land Use looks at a comparison of what is there and what is being proposed. He said the St. Lucie County Floor Area Ratio (FAR) is 3.0 and the proposed FAR is 2.0, which is almost 460,000 square feet less. He concluded that this would reduce the impact of industrial in the area.

Dennis Murphy, applicant representative from Culpepper and Terpening, answered questions from the Board.

Chair Kreisl asked if the reduction in the FAR had advantages to the applicant in moving forward with the Annexation and Future Land Use. Mr. Murphy explained that one way or another they will end up in the city because they need water and sewer. He said they did not want to wait until a group annexation was done and they preferred to work with one group through the development process.

Ms. Storey asked if the applicant is aware of the FAR being significantly lower. Mr. Murphy said they would never hit the FAR unless they were building vertical.

Motion was made by Krista Storey, and seconded by Justine Carter to forward a recommendation of approval to the City Commission for the Future Land Use Map Amendment for Parcel ID(s) 2431-113-0002-000-1 and 2431-505-0000-200-2.

AYE: Justine Carter, Alexander Edwards, Nichelle Clemons, Krista Storey, Clayton Johnson,
Chair Anton Kreisl

Passed

9. NEW BUSINESS - Zoning Atlas Map Amendment

b. **PZZAM2026-00001**

Zoning Atlas Map Amendment

HEC Asphalt

Parcel ID(s) 2431-113-0002-000-1 and 2431-505-0000-200-2

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the application is a request to amend the zoning atlas to change the designation from St. Lucie zoning of IH (Heavy Industrial) to City of Fort Pierce Zoning of I3 (Heavy Industrial). Mr. Freeman said surrounding the location is a propensity of light industrial uses and heavy industrial uses more west and south. He said the subject property consists of approximately 10.5 acres located along Selvitz Road and Glades Cut Off Road. He concluded that the proposed zoning is consistent with the Heavy Industrial Future Land Use designation, and adequate public facilities are available or will be provided concurrent with the development of the site plan.

Ms. Storey asked about the surrounding uses and if the neighbors might have issues. Mr. Freeman said it is an inherent industrial area with the closest zoning to the county. He said there is all heavy industrial around and any impacts to neighbors will be addressed at the site plan. He said they are far away from any residential use.

Chair Kreisl asked how the specific use is classified in the use table. Mr. Freeman said it is not named but falls under the heavy industrial category.

Dennis Murphy, applicant representative, said the client is aware of the surrounding uses. He provided some zoning background history on the area. Mr. Murphy noted the use immediately to the west is a cement operation that already has dust and odor and he does not anticipate the use being an offensive neighbor. He also said they may have a rail spur.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission for the Zoning Atlas Map Amendment for Parcel ID(s) 2431-113-0002-000-1 and 2431-505-0000-200-2.

AYE: Nichelle Clemons, Krista Storey, Clayton Johnson, Justine Carter, Alexander Edwards,
Chair Anton Kreisl

Passed

10. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

11. **DIRECTOR'S REPORT**

Mr. Freeman stated in the next few months staff will be deciphering the impacts of new state statutes that will be affecting the planning and building departments services offered, charges and timelines. He said adjustments to the code will be coming forward.

Mr. Freeman said the state and neighboring counties have had data center inquiries. He suggested that the Planning Board members educate themselves on both sides of the argument because there will be public comment. Mr. Freeman said there is demands on utility and water supply and the industry is coming up with ways to address the demands. He noted the new data center developments are also quieter.

Mr. Freeman said staff is working on a more formal way of applying for a Pre-Application

meeting with the building, planning and engineering departments. He said the applicant would schedule a meeting online or in person through the Tyler system, to receive comments from the city departments. Mr. Freeman said the meetings could become mandatory; it depends on the impact of state statute. He noted an applicant can have a Pre-Application meeting with an external agency, so the city has to counteract that with their own policy. The state is allowing other counties to give Pre-Application meetings for other municipalities.

Mr. Freeman said recently he encountered many people signing leases for uses that become a change of use or a non-conformity which then initiates zoning regulations. People are surprised by this, and they blame the Planning department. He said he would like to make people more aware before signing a lease. Mr. Freeman said there are a number of vacant buildings on US Highway 1 and Orange Avenue that could be facilitated in a straighter forward way. He explained a lot of properties in the city, including Lincoln Park, are non-conforming due to new zoning districts being placed on the property, hopefully non-intended.

Mr. Freeman concluded that over the summer he wants to get ahead of state compliance and understand the statutes better. He asked for the Planning Board's help in moving the code amendments through.

Chair Kreisl asked what current zoning and uses are available in the city for data centers or will new zoning be required. Mr. Freeman said the closest impact would be industrial use. He said the city will need to look at what other municipalities are doing. He noted many of the issues are being addressed by the industry.

Chair Kreisl said there will be a lot of public comment. He asked what position the city is in and does the city have the apparatus to handle a data center facility. He also asked how prepared the city is to handle the situation and does the city have ordinances in place to do it right.

12. BOARD COMMENTS

Ms. Storey asked if staff knows what will be on the Planning Board agenda month to month. Mr. Freeman said it is difficult to say until all comments have come back and legal has been done correctly and signed off. Mr. Freeman said he would be able to give the Board advance warning of the new state statutes.

Ms. Storey said editorial comments on the new state statutes are being made without asking people who actually do the work. She sympathized with staff.

13. ADJOURNMENT