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CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **NOVEMBER 10, 2025**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Ms. Carter entered the meeting at 2:09 PM.

Present: Christopher Widing; Clayton Johnson; Justine Carter; Ryan Collins; Nichelle Clemons, Vice-Chair

Absent: Anton Kreisl; Alexander Edwards

Staff Present: Kev Freeman, Planning Director
Chris Suneson, Assistant Planning Director
Kerry Driver, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Motion was made by Ryan Collins, and seconded by Christopher Widing to approve the absences of Mr. Kreisl and Mr. Edwards.

AYE: Clayton Johnson, Justine Carter, Ryan Collins, Christopher Widing, Vice-Chair
Nichelle Clemons

Passed

5. APPROVAL OF MINUTES

- a. Minutes from the October 13, 2025 meeting

Motion was made by Christopher Widing, and seconded by Clayton Johnson to approve the minutes from the October 13, 2025, meeting.

AYE: Justine Carter, Ryan Collins, Christopher Widing, Clayton Johnson, Vice-Chair
Nichelle Clemons

Passed

6. NEW BUSINESS

- a. **PD2024-00007**
Master Planned Development (2nd Updated Proposal)
Pulte-Cornerstone
2721 S. Jenkins Road

Mr. Suneson stated the Zoning Atlas Map Amendment is for two (2) parcels of land to change the Zoning classification from General Commercial Zone (C-3) to Pulte-Cornerstone Planned Development (PD) with an associated Master Development Plan. He said the application proposes a two-hundred-and-fifty-unit fee simple single-family residential master planned development community with a range of home sizes, a range of designs, and amenities such as a linear park connecting the recreational area to a pocket park providing additional buffer for the new neighborhood from I-95.

Mr. Suneson reviewed the history of the application. On November 3, 2008, the City Commission approved a site plan to construct a 383,605 square foot commercial development consisting of eight (8) buildings by the name of Newberry Fields. On December 9, 2024, the Planning Board reviewed and recommended approval of the concurrent application for a Future Land Use Amendment of the subject property. The applicant requested to change the Future Land Use from GC, General Commercial to RM, Medium Density Residential. On August 11, 2025, the Planning Board recommended approval of the proposed Master Planned Development with fourteen (14) conditions. On October 13, 2025, an updated proposal for the Pulte-Cornerstone Master Planned Development was presented to the Planning Board due to the applicant's concerns with several conditions that were recommended, and the submittal of a new phasing plan. During the meeting, the applicant presented a completely different phasing plan that was not included in the October 13th, 2025, Planning Board agenda. The St. Lucie County Schools representative stated that the School Board would prefer the bus stop location to be at the amenity center. Both the Staff and the Planning Board agreed that project conditions and approvals should be negotiated and agreed upon by the Technical Review Committee and the applicants before being presented to the Planning Board for a recommendation. Therefore, a motion was made to table the subject agenda item until the November 10th, 2025, Planning Board meeting. The applicant has since provided a new phasing plan (which includes the cross-access and bus stop at the amenity center in phase 1), updated developer's agreement, HUD Attenuation Guidelines, and FDOT Noise Attenuation Guidelines.

Mr. Suneson stated the PD benefits and provided a summary of the traffic analysis, which showed a decrease in weekday afternoon traffic. He said a large part of the development involves landscaping, and he showed typical sections with street trees.

Mr. Suneson concluded the presentation by reading the 14 conditions of approval. He noted as a point of reference to condition #13 that the HUD standard interior noise level is 45 decibels, which is much like having a conversation.

As a side note, Mr. Suneson said the two parties are nearing completion of the access easement agreement (Condition # 14), but staff has not seen a recorded copy, so it will continue to be a condition of approval.

Mr. Widing asked if the St. Lucie County School Board was okay with the bus stop located by the amenity center. Mr. Suneson read a letter from Nicole Fogarty, St. Lucie County Director of Growth Management, Land Acquisitions & Intergovernmental Relations, approving the bus stop location by the amenity center.

Mr. Collins asked staff if it is typical to get so many detailed conditions of approval. Mr. Freeman said it depends on the complexity of the project. Mr. Suneson noted the noise concerns due to the residential development being so close to I-95. Mr. Freeman said the noise level ensures future residents are not substantially affected, and it will also reduce resident noise complaints to the city.

Chair Clemons asked if this was the first development being built in Fort Pierce off of I-95.

Leslie Olson, applicant representative from the District Planning Group, gave a brief presentation. She stated the conditions of approval have been agreed upon by staff and the applicant. She noted secondary access to the property is required. Ms. Olson said the project is beautifully landscaped and will have an identifiable feature welcoming travelers to Fort Pierce. She noted that Phase I will have a north and south access and there will be a reduction of 42,000 trips per day on Jenkins Road. She highlighted both intersections of the development will have north and southbound turning lanes.

Lee Dobbins, attorney from Dean Mead Law Firm, stated that Pulte/Cornerstone is very close to negotiations for the access agreement with the property owner to the north. He said they are waiting for final approval from Pulte. He explained there are some complexities that need to be worked out, but they expect it to be signed in the next few days. Mr. Dobbins stated they can work with the noise study condition, and they will provide abatement if needed. He noted that Pulte's intent all along was to include double-glazed windows and to make residents happy. Mr. Widing asked if they were comfortable meeting the lower decibel number.

Board discussion ensued. Mr. Collins said he would rather the zoning stay commercial for that area, and he asked if the development enhances the community. Ms. Carter said she sees concerns about noise and it being built so close to I-95, but she likes that they have negotiated the decibel level. She asked about the city's identity and if it is firm. Ms. Carter also noted that many of the new developments no longer have dog parks. Mr. Widing said it has been a process for the city and the developers, and it is a positive move in the right direction. He said there have been uniqueness hurdles and the development will only happen if the conditions of approval are met. Ms. Clemons said the development is great, and the property has been vacant for a number of years. She noted there is also a housing shortage for the new warehouse development jobs.

Motion was made by Christopher Widing, and seconded by Justine Carter to forward a recommendation of approval of the Master Planned Development to the City Commission with the following 14 conditions:

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31, 02.14.2025.
2. The minimum Open Space shall be 20% of the Final PD site area.
3. The maximum density shall be 5 dwelling units per acre of the Final PD site area.
4. The Final PD plan shall conform to the requirements of the City Code of Ordinances

- unless alternate standards are approved through the Planned Development Agreement.
5. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.
 6. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
 7. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
 8. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
 9. Prior to approval of the Final PD site plan, the applicant shall submit a proposed declaration of covenants governing the use, maintenance, and continued protection of the common open space or other shared areas within the planned development. The declaration shall bind successors in title to any commitments concerning completion of the project, its maintenance, and operation.
 10. Phasing of this project will require the following at the time of Final PD:
 - The approximate date when construction of the project can be expected to begin.
 - The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
 - A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
 11. The Final PD site plan shall contain the following information, at minimum:
 - a. A Landscape plan per section 123-4 of the City Ordinance.
 - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - c. The heights of proposed buildings and structures.
 - d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
 - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
 - f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - g. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
 12. 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.
 13. Prior to plat approval, the 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.

14. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located 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.

AYE: Justine Carter, Ryan Collins, Christopher Widing, Clayton Johnson, Vice-Chair
Nichelle Clemons

Passed

b. **PZSITE2025-00015**

Major Site Plan
Red Hawk Rebar II
4201 Bandy Boulevard

Ms. Driver gave an overview of the application and answered questions from the Board. She stated that Red Hawk Rebar II is seeking approval to develop an industrial building used to manufacture metal rebars for construction activities. The property is in the I-1, Light Industrial zoning district and has a future land use designation of HI, Heavy Industrial. Ms. Driver said the two-level building is 24,534 square feet, 35 feet high and has 41 parking spaces. She showed the building elevations and noted the landscape plan shows 65 trees and 754 shrubs. Ms Driver said there are currently no sidewalks in front of where the development is proposed.

Tom DeGrace, Engineer of Record, from Culpepper and Terpening, introduced himself and answered questions from the Board regarding the number of vehicles currently on the property. 4201 Bandy Boulevard. Mr. DeGrace said he has no objections to the sidewalk requirement.

Mr. Collins said this development is an improvement to the property and will increase the property value.

Motion was made by Ryan Collins, and seconded by Clayton Johnson to forward a recommendation of approval of the site plan to the City Commission with the following conditions:

1. A South Florida Water Management District (SFWMD) ERP shall be required prior to registering of permits.
2. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file.
3. A site development permit on the County's permitting portal shall be submitted and completed prior to filing permits with the City.
4. A 5-foot sidewalk is required along Bandy Boulevard.

AYE: Justine Carter, Ryan Collins, Christopher Widing, Clayton Johnson, Vice-Chair
Nichelle Clemons

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman stated at the November 12, 2025, City Commission day meeting he gave a presentation on the annexation strategy to help set out a better framework for the questions asked. He said the city does not really have an annexation strategy in place. He noted there are a lot of enclaves and properties out west that have FPUA agreements, but they are not in the city. He asked the City Commission where they wanted to go from here. Mr. Freeman highlighted that the annexation strategy has an implication on the level of service, property tax values and the tax base. He said there are five main areas to focus on.

1. Prioritizing increasing the city tax base and jobs, which will be influenced by the state statute on residential ad valorem/property tax.
2. Concentrated effort on commercial light industrial and retail north and west of the city near the Jenkins Road jobs corridor and the area around Indrio Road, which has a lot of FPUA annexation agreements. He said he will need to do an analysis to see if the properties are contiguous with the city.
3. Extending services to the FPUA service area. Mr. Freeman said he will have to coordinate with FPUA's property expansion area and prioritize those areas coming into the city.
4. Create a fiscal analysis on each annexation which will show the return on annexation and cost to the city.

Mr. Freeman said the Planning Board will see the pros and cons of each annexation. He said once the strategy is more developed, he will present it to the Planning Board and then the City Commission.

Mr. Freeman said the Planning department is processing a number of applications and the department has seen a slight drop-off in applications in the past month but is still receiving lots of inquiries for development. He noted building permits have had a large drop-off in the last month.

Mr. Johnson asked if city impact fees would be increased with the Ashley Capital project. Mr. Freeman explained that since the approval process is in the county, the city will only receive property tax revenue when the project has been annexed into the city. He noted that most roads in the area are in St. Lucie County.

Ms. Carter asked if there is adequate housing for jobs with all the development on Jenkins Road and Kings Highway. Mr. Freeman said the balance of residential to commercial compared to other cities in Florida. He said the range is from 70% to 75% residential and 20% to 25% commercial. He said the need for residential development is still there.

Mr. Freeman said an analysis needs to be done to find out what the city needs and how to protect the tax base, and maintain the budget and services. He said a good place to start with the annexation strategy would be to discover where the utility agreements are with job-heavy uses and get those properties annexed as soon as possible.

9. BOARD COMMENTS

Ms. Carter thanked Mr. Collins for the discussions during the meeting. Mr. Collins said he looks forward to more discussions with the Board.

10. ADJOURNMENT

BOARD MEMBERS

Dr. Donna Mills, *Chairman*
DISTRICT #3
Troy Ingersoll, *Vice Chairman*
DISTRICT #5
Debbie Hawley
DISTRICT #1
Terissa Aronson
DISTRICT #2
Jennifer Richardson
DISTRICT #4



SUPERINTENDENT

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November 5, 2025

To: City of Fort Pierce Planning Board

Subject: Statement of Support for Bus Stop Location – Pulte-Cornerstone Master Planned Development

Dear Planning Board Members,

Due to a family medical situation, I am unable to attend the Planning Board meeting scheduled for November 10, 2025. On behalf of St. Lucie Public Schools, I am submitting this written statement regarding the updated proposal for the Pulte-Cornerstone Master Planned Development.

After reviewing the newly submitted site plan, St. Lucie Public Schools **approves the location of the new bus stop as depicted in the revised proposal**, which places the bus stop at the amenity center in Phase 1 of the development. This location aligns with the School Board’s preference, as previously stated during the October 13, 2025, Planning Board meeting.

Thank you for your continued collaboration and commitment to ensuring safe and accessible transportation for our students.

Sincerely,



Nicole L. Fogarty
Director of Growth Management, Land Acquisitions & Intergovernmental Relations
St. Lucie Public Schools