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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 TUESDAY, **AUGUST 14, 2018**, 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: **Bob Burdge; Michael Broderick; Tim O'Connell; Gloria Johnson-Scott; Frank Creyaufmiller, Chairman**

Absent: **Brian Paul; John George**

Staff Present: **James Messer, City Attorney
Rebecca Grohall, Planning Director
Jack Andrews, City Engineer
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

Mr. Paul and Mr. George were excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the July 10, 2018 meeting

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the July 10, 2018 meeting.

**AYE: Gloria Johnson-Scott, Bob Burdge, Michael Broderick, Tim O'Connell, Chairman
Frank Creyaufmiller**

Passed

6. NEW BUSINESS

a. Capital Improvement Plan by Jack Andrews

Mr. Andrews, City Engineer, gave an overview of the completed projects, upcoming projects and new additions for transportation, stormwater, building and parking improvements. Mr. Andrews answered questions from the Board regarding funding, project prioritization, funding carry over, bridge safety, Frances Avenue parking lot and security plans for the City Hall parking garage.

b. Conditional Use - AWP Inc. - 3101 Okeechobee Road

Mr. Gilmore gave an overview of the application and answered questions from the Board on landscaping, hours of operation, fencing, placement of equipment, closed entrances on Okeechobee Road and the size of trucks being used.

Ms. Grohall provided additional details on the business operation and the reason for the conditional use.

Charles Potts, Facility Manager for Area Wide Protective, provided the hours of operation and explained that all the traffic control devices are in the trucks and the employees will be able to take the trucks home. He stated there will be no loud equipment and they will be hiring local employees.

Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation to approve the request with the following conditions:

- 1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. Please provide the lighting plan with a minimum average of two (2) foot-candles.**
- 2) Per City Code Sec. 22-60. Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place.**
- 3) Per City Code Section 22-187. – General Landscaping Requirements; Please provide a general landscaping plan.**
- 4) Please consult with the St. Lucie County Engineering Department concerning the three (3) driveway access points along Okeechobee Road. SLC Engineering is requesting that you remove the two easternmost driveways along Okeechobee Road.**
- 5) Storgage on equipment is to be on the west side of the building.**

AYE: Tim O'Connell, Gloria Johnson-Scott, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller

Passed

c. Major Amendment to Planned Development - Celebration Pointe - 5501 Peterson Road

Mr. Creagan gave an overview of the application and answered questions from the Board on the footprint area, setback justification, density, lack of amenities and size of swimming pool and tot area.

Board discussion ensued on the lack of amenities in the development.

Brian Nolan from Lucido and Associates, Applicant Representative, stated he does not represent the single family portion of the development but it will be part of the master

homeowner's association. Mr. Nolan explained the developers are trying to keep a fine balance of a quality product with low HOA fees and that is why the amenities are being toned down a bit. Mr. Nolan explained the swimming pool liability insurance, cabana maintenance and pool barrier increases the HOA fees. Mr. Nolan answered questions on the infrastructure, provisions for renting townhomes and the size of the pool that is being removed.

Mr. Burdge stated the project is not being friendly as far as homeowners are concerned and he would like to see the swimming pool reinstated with the recreational area.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Tim O'Connell, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

NAY: Bob Burdge

Passed

d. Major Amendment to Planned Development - Carriage Pointe - 2430-503-0139-000-4

Item 6d and 6e were presented together.

Mr. Creagan gave an overview of the applications and answered a question from the Board on lot numbers.

Lee Dobbins from Dean Mead Law Firm, Applicant Representative, stated the change in amenities is not just the cost but also what buyers want. Mr. Dobbins answered questions from the Board on lot coverage, owner pools, owner occupancy and hiking and walking trails.

Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Tim O'Connell, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

e. Minor Replat - Carriage Pointe - 2430-503-0139-000-4

This item was presented with 6d.

Chairman Creyaufmiller had questions on the reclaimed water and architectural style of the homes.

Ms. Grohall explained to the Board that there is ongoing conversation with FPUA regarding reclaimed water. She stated FPUA has some reclaimed water in limited quantities, but they want to expand their production capabilities. Ms. Grohall went on to say if the amenity is available, it will be an option to the developer to provide it for the irrigation system.

Lee Dobbins, Dean Mead Law Firm, Applicant Representative, stated there may be one and two story homes but the architecture will be compatible.

Motion was made by Michael Broderick, and seconded by Tim O'Connell to forward a recommendation of approval with the following conditions:

- 1. The applicant adhere to any comments that may be rendered by the City Engineer**
- 2. The applicant adhere to any comments that may be rendered by NorthStar Geomatics, the City's Surveyor.**

**AYE: Tim O'Connell, Gloria Johnson-Scott, Bob Burdge, Michael Broderick, Chairman
Frank Creyaufmiller**

Passed

7. BOARD COMMENTS

8. ADJOURNMENT