

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **SEPTEMBER 11, 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: **Tim O'Connell; Gloria Johnson-Scott; Bob Burdge; Michael Broderick; Frank Creyaufmiller, Chairman**

Absent: **Brian Paul**

Staff Present: **Rebecca Grohall, Planning Director
Benjamin Bryan, Interim City Attorney
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

Mr. Paul was excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the August 14, 2018 meeting

Motion was made by Michael Broderick, and seconded by Tim O'Connell to approve the minutes from the August 14, 2018 meeting.

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

Passed

6. **NEW BUSINESS**

a. **Conditional Use - Winter Dwelling Rentals - 1931 & 1933 Crestview Drive**

Mr. Gilmore gave an overview of the application.

Margaret Mackenzie, Resident, spoke in favor of the application.

Mr. Broderick provided the Board a copy of his Fort Pierce vacation rental Business Tax License and also his St. Lucie County Business Tax Receipt for his Property Management Company. Mr. Broderick suggested the Board consider that the Business Tax control number appear in advertisements for the dwelling rental and that the property manager be licensed through St. Lucie County.

Ms. Grohall stated the City Commission has talked about trying to regulate units and whether or not it is possible to require a professional manager. She said the Board can add the conditions to there recommendation to City Commission.

Board discussion ensued.

The Board asked the Planning department to further investigate requiring dwelling rentals to have a St. Lucie County licensed property manager on staff.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation to approve the request with the following conditions:

- 1) The maximum occupancy ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;**
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and**
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.**
- 5) Limit no more than 2 vehicles per unit.**
- 6) To include the City of Fort Pierce Business Tax property control number on all advertising.**

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

Passed

b. **Conditional Use - Word of Faith Christian Academy - 907 N. 13th Street**

Mr. Creagan gave an overview of the application and answered questions from the Board on the Code Enforcement lien and improvements to the property.

Ms. Grohall stated the city would have to take action to foreclose on the liens. She said the liens run with the property so they are not necessarily assumed by the tenant and they stay with the property until the liens are paid. Ms. Grohall proceeded to say that once the building permit issues are resolved, the applicant can meet with the Code Enforcement department to discuss lien reductions. Ms. Grohall explained that the applicant and architect met with the building department today to discuss moving forward with resolving the outstanding building issues.

Board discussion ensued.

Jerome Rhyant, Executive Director of the Love Center, clarified what has happened to the building since 2016 and stated the roof was destroyed in last year's hurricane. Mr. Rhyant explained that 907 N. 13th Street is the main address for the property and where the school will be located but the construction and liens are for the building at 911 N. 13th Street.

Mr. Creagan stated that the address tied to the liens is 907 N. 13th Street.

Ms. Grohall explained that 911 N. 13th Street and 907 N.13th Street it is all part of one site.

Mr. Rhyant said the business address is 907 N. 13th Street and the building is a few years old. He went on to say that the building located at 911 N. 13th Street is 50 years old and under renovation.

Ms. Johnson-Scott commented that the building the school is requesting is a nice up to date building that is fenced in.

Board discussion ensued on removing the condition to address Code Enforcement and Building department's comments and concerns.

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission with the following conditions:

- 1. A Change of Use permit must be filed with the Building Department and approved before the school can begin operations.**
- 2. A landscape plan that demonstrates compliance with City Code 22-187, General Landscaping requirements must be submitted with the Change of Use building permit.**
- 3. A lighting plan or photometric survey must be submitted with the Change of Use building permit that verifies lighting in the parking lot is in accordance with City Code 22-60 (j).**
- 4. A unity of title must be performed on all parcels that will be utilized by the school.**

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

Passed

c. Conceptual Site Plan - Sweetwater Village - 4001 Oleander Avenue

Mr. Creagan gave an overview of the application and answered questions from the Board on the type of housing designation.

Ms. Grohall stated the state regulates 55 plus communities because of the special tax incentives and the applicant is pursuing a federal tax credit program specifically geared for senior housing.

No one spoke for or against the application.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to forward a recommendation of approval for the conceptual parameters of the proposal to the City Commission with the following condition:

- 1. Formal Site Plan, Design Review, & Concurrency review will be required before this project can be developed on this site.**

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

Passed

d. **Planned Development - Indian River Villas - 401 & 411 S. Indian River Drive**

Mr. Gilmore gave an overview of the application and answered questions from the Board on the landscaping hedge height, the kayak launch connection and development of the lot across the street.

Dr. Ronald Lyman, Resident, provided the Board a packet and spoke against the project.

Ms. Grohall explained that 2 years ago the City Engineer documented that the land far extends past the bulkhead line. She stated the City Engineer working in conjunction with the Army Corp of Engineers and Florida DEP has already permitted the bulkhead installation as shown on the plan, which matches the bulkhead installation for the project when it was approved as a 24 unit condominium.

Steve Hula, Downtown Resident, spoke against the project.

Rick Reed, a principal of the project, provided additional information and explained that the density will be lowered going from 24 units to 12 units and there will be a nice view of the river.

William Stoddard, Engineer of Record from Schulke, Bittle and Stoddard, provided detailed information on the bulkhead and buildings.

Harold Holzberg, Resident, spoke against the project.

Ms. Grohall explained the updated traffic statement would reflect the proposed impacts of the previously approved project versus the impacts of the newly proposed project.

Jodah Bittle, Schulke Bittle and Stoddard, stated they are aware of the Fort Pierce Engineering comments and they are being addressed.

Motion was made by Bob Burdge, and seconded by Michael Broderick to recommend approval of the presented plan (PD) and rezoning request with the following conditions:

- 1) Site Lighting is provided in accordance with Land Development Code 22-600)(1) Off Street Parking and Loading at the time of Building Permit Review.**
- 2) Please provide an updated traffic impact statement.**

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

Passed

e. **Site Plan - Publix - 1889 N. US Highway 1**

Mr. Creagan gave an overview of the application.

Michael Jacquin, Jacquin and Sons Construction, asked if parking improvements will be completed.

No one spoke against the project.

Motion was made by Tim O'Connell, 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

f. Site Plan - Crabby's Dockside Restaurant - 5 Avenue A

Mr. Gilmore gave an overview of the application and answered questions from the Board on architectural features, relocating the sign, seating capacity and square footage.

Ms. Grohall stated staff has been having conversations with the applicant and she feels confident they will reach a consensus on the design. Ms. Grohall went onto say that one of the designs the applicant mentioned today is a similar restaurant chain that has a white facade, with natural wood and they pick up color in the canopies and awnings and with colored LED lighting.

Mike Menard, Architectonic, stated they are willing to work with staff on color selections and they will have a wide variety of options available with the LED lighting. Mr. Menard answered questions from the Board.

Mike Jacquin, Jacquin and Sons, provided additional design information and asked for input from Ms. Grohall on the LED lighting.

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to recommend approval of the proposed Site Plan and Design Review with the following conditions:

1) Per City Code Section 15-5 (1); Roof signs are prohibited. Please assign a different placement of the wall sign.

2) Per City Code Section 22-59 and Chapter 23; the design features must be reasonably consistent with the historic character of the predominant architectural style within the historic district (Downtown). Please consider a brighter color palette to match the "Key West" architectural theme along the marina.

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

Passed

7. BOARD COMMENTS

Chairman Creyaufmiller asked Ms. Grohall what the Board needs to do in regards to Mr. George's resignation and his Vice-Chair position.

Ms. Grohall stated the elections will take place at the next meeting and the City Clerk has been made aware of Mr. George's resignation and asked to confer with Commissioner Sessions for consideration of applicant's.

8. ADJOURNMENT