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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, **OCTOBER 8, 2019**, 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; Patricia Diaz; Michael Broderick; Marty Sanders, Ex-Officio; Frank Creyaufmiller, Chairman**

Absent: **Jovona Parker**

Staff Present: **Peter Sweeney, City Attorney**
Jennifer Hofmeister, Planning Director
Rebeca Guerra, Assistant Planning Director
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. **CONSIDERATION OF ABSENCES**

Ms. Parker's absence was excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the September 17, 2019 meeting

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to approve the minutes from the September 17, 2019 meeting with the addition of Chairman Burdge thanking Mr. Paul for his years of service on the Planning Board.

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

Passed

6. NEW BUSINESS

Chairman Creyaufmiller introduced all the annexations. Mr. Creagan gave a brief explanation and showed an aerial map of each property being annexed. Mr. Creagan stated through FPUA annexation agreements, the city is seeking to annex properties that are contiguous to the city limits to square off the city boundaries. Mr. Creagan explained the process of what happens when someone signs a FPUA annexation agreement and he stated the city will be doing annexation agreements every quarter.

Mr. Creagan answered questions from the Board on county zoning versus city zoning, agricultural zoning, and density of surrounding annexed areas.

Mr. Creagan noted that once a property is annexed into the City of Fort Pierce, the property owner will receive city sewer, garbage service, trash pickup and be served by the City of Fort Pierce Police department.

Mr. Sweeney added that once annexed, the property owner will become an official citizen of Fort Pierce, and be able to vote for city officials.

Mr. Sanders commented that it would be helpful to see current city boundaries on the aerial maps, along with the proposed zoning and future land use.

Chairman Creyaufmiller pointed out that county, and like, city land use and zoning designations sometimes are not completely compatible. Mr. Broderick asked staff to specifically point out to the Board any annexation where the zoning is a little different and does not completely match up.

Ms. Guerra stated that as the City annexes land, and the City's boundaries get filled in, more properties will be able to be brought forward in the future that meet the State's requirements for annexation.

Ms. Johnson Scott asked about the process for projects that were started in St. Lucie County and are now in the City of Fort Pierce. Mr. Creagan said that the city will honor the setbacks and lot coverage and process the current building permits.

- a. **(2) Voluntary Annexations -**
(2313-414-0001-000-5) - 1955 South Jenkins Road
(2324-111-0003-000-3) - 2925 South Jenkins Road

Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval of the proposed two (2) annexations with associated changes to the Future Land Use and Zoning designations of RL and E-2, respectively, for each of the subject parcels.

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

Passed

- b. **(3) Voluntary Annexations -**
(2428-601-0264-000-3) - 3335 Sunrise Boulevard
(2428-322-0002-000-3) - 3366 South 25th Street
(2428-322-0003-000-0) - 3540 South 25th Street

Motion was made by Tim O'Connell, and seconded by Michael Broderick to forward a recommendation of approval of the proposed three (3) annexations with associated changes to the Future Land Use and Zoning designations of RM and R-4, respectively, for each of the subject parcels.

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

Passed

- c. **(4) Voluntary Annexations -**
(2428-604-0037-000-2) - 2409 Elizabeth Avenue
(2428-232-0001-000-0) - 3240 South 25th Street
(2428-233-0002-000-0) - 3306 South 25th Street
(2428-702-0042-000-1) - 3418 Sunrise Boulevard

Motion was made by Gloria Johnson-Scott, and seconded by Tim O'Connell to forward a recommendation of approval of the proposed four (4) annexations along with the Future Land Use and Zoning designations, of RL and R-1, respectively, for each of the parcels.

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

Passed

- d. **(5) Voluntary Annexations -**
(2404-213-0001-000-7) - 1810 Avenue Q
(2404-213-0001-050-2) and (2404-213-0001-030-6) - 1908 Avenue Q
(2404-213-0001-010-0) - 1910 Avenue Q
(2404-213-0001-020-3) - 1912 Avenue Q

Motion was made by Patricia Diaz, and seconded by Tim O'Connell to forward a recommendation of approval of the proposed five (5) annexations with the accompanying change to the Future Land Use and Zoning designations of RL and R-3, respectively, for each of the parcels.

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

Passed

- e. **(9) Voluntary Annexations -**
(1433-701-0515-000-8) - 1706 Juanita Avenue
(1433-701-0418-000-8) - 2000 North 19th Street
(1433-701-0413-000-3) - 2000 Rosarita Avenue
(1433-701-0318-000-7) - 2004 Avienda Avenue
(1433-701-0328-000-0) - 2005 Avienda Avenue
(1433-701-0178-000-3) - 2206 North 23rd Street
(1433-701-0324-000-2) - 2213 North 19th Street
(1433-701-0321-000-1) - 2305 North 19th Street
(1433-701-0245-000-4) - 2306 North 23rd Street

Motion was made by Tim O'Connell, and seconded by Michael Broderick to forward a recommendation of approval of the proposed nine (9) annexations along with the change of the Future Land Use and Zoning designations to RL and R-1, respectively, for each of the parcels.

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

Passed

f. Voluntary Annexation - (2408-605-0001-000-2) - 3301 Avenue A

Motion was made by Gloria Johnson-Scott, and seconded by Patricia Diaz to forward the proposed annexation application, which includes a change to the Future Land Use and Zoning designations of GC and C-3, respectively, to the City Commission for approval.

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

Passed

g. Voluntary Annexation - (2433-221-0005-040-2) - 3601 West Wilderness Drive

Mr. Burdge asked if there are properties contiguous to this property. Mr. Sweeney stated there is one remaining parcel that is a single family residence that is not annexed into the city.

Mr. Sanders suggested to look up the master developer's agreements to possibly help find specific annexation agreements.

Motion was made by Tim O'Connell, and seconded by Gloria Johnson-Scott to recommend approval of the proposed annexation application, with associated changes to the Future Land Use and Zoning designations to RL and E-3, respectively, to the City Commission for approval.

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

Passed

h. Voluntary Annexation - (2419-311-0001-000-4) - 2675 McNeil Road

Motion was made by Patricia Diaz, and seconded by Tim O'Connell to recommend approval of the proposed annexation application with associated changes to the Future Land Use and Zoning designations of OP and C-2, respectively.

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

Passed

i. Voluntary Annexation - (2430-501-0003-000-6) - 4880 Edwards Road

Motion was made by Gloria Johnson-Scott, and seconded by Patricia Diaz to recommend approval of the proposed annexation application with the associated change to the Future Land Use and Zoning designations of RL and R-1, respectively.

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

Passed

j. Voluntary Annexation - (2419-221-0001-000-8) - 2250 South Jenkins Road

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to recommend approval of the proposed annexation application with the change to the Future Land Use and Zoning designations of RH and R-5, respectively.

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

Passed

k. Voluntary Annexation - (1433-701-0085-000-4) - 2402 Valencia Avenue

Motion was made by Tim O'Connell, and seconded by Gloria Johnson-Scott to recommend approval of the proposed annexation with associated changes to the Future Land Use and Zoning designations of RL and R-1, respectively.

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

Passed

7. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. BOARD COMMENTS

Chairman Creyaufmiller thanked the Board for their continued confidence in voting for him for Chairman. Chairman Creyaufmiller also thanked Mr. O'Connell for his service the past year as Vice-Chairman.

Mr. Broderick asked for an update on the Comprehensive Plan.

Ms. Diaz asked the possibility of adding homeowner association approval, if applicable, as a requirement for Conditional Use application submittal. Mr. Sweeney stated he would research the request and have more information at the November Planning Board meeting.

Ms. Guerra gave an update on the Board of Adjustment text amendment that will be heard at the October 21, 2019 City Commission meeting.

9. ADJOURNMENT