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**TO:** Nick C. Mimms, P.E., ICMA-CM, City Manager

**THROUGH:** Jennifer Hofmeister, AICP, LCAM, Planning Director

**FROM:** Vennis Gilmore, Planner

**RE:** **Application for Development Review, Design Review, & Conditional Use**  
**Aria Apartments – 3000 Okeechobee Road**  
**File # 20-07000007**

**BOARD DATE:** September 21, 2020

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#### STAFF REPORT

**Property Owner** Arrow Investment Group, LLC  
4512 N. Flagler Drive, Suite 2056  
West Palm Beach, Florida 33407

**Representative:** Michael Sanchez/Managed Land Entitlements  
3710 Buckeye Street, Suite 100  
Palm Beach Gardens, Florida 33410

**Requested Action:** Approval of an Innovative Residential Multi-Family 112-unit Development

**Site Location:** 3000 Okeechobee Road

**Parcel IDs:** 2417-504-0020-001-6

**Existing Use:** Vacant

**Parcel Size:** 6.796 +/- acres

**Current Future Land Use:** General Commercial (GC)

**Current Zoning:** General Commercial (C-3)

**Proposed Future Land Use:** Medium Density Residential (RM)

**Proposed Zoning:** Medium Density Residential (R-4)

	North	East	South	West
Surrounding FLU:	RL	GC	GC	GC/RM
Surrounding Zoning:	R-2	C-3	C-3	C-3/R-4

## Staff Analysis

### *Request*

In accordance with Sections 125-313, 125-314, and 125-236 of the City Code, the applicant is requesting approval for Development Review (Major Site Plan), Design Review and Conditional Use (Innovative Residential Development) for a multi-family 112-unit development. The subject site is currently vacant land. The applicant is requesting approval of a Future Land Use Amendment from General Commercial (GC) to Medium Density Residential (RM) and a Zoning Atlas Amendment from General Commercial (C-3) to Medium Density Residential (R-4); concurrent with the above reference applications.

### *Site Plan*

The applicant has stated that as proposed the project will consist of five (5) apartment buildings with 24-units in four (4) of the apartment buildings and 16-units in one (1) of the apartment buildings for a total of 112-units. The maximum building height will be 39 feet from existing grade. The proposed Aria Apartments will offer a 2,168 square foot clubhouse with a swimming pool. Pursuant to City Code 125-315 (d)(1)(b), the parking ratio for a multi-family development is 1.5 spaces per unit. The development is required to have 168 parking spaces and 172 parking spaces are provided with four (4) surplus parking spaces. Seven (7) of those parking spaces are designated as handicap accessible. The development is also providing a total of 14 bicycle parking spaces, which includes two (2) surplus bicycle spaces above the minimum code requirement of City Code 125-315 (f)(1)(a).

Onsite amenities include a clubhouse, pool, tot lot with playground equipment and benches, a lake with a fountain feature, a walking trail around the lake at the center of the development, a passive park with picnic tables and benches, and a fenced dog-park. There is one (1) vehicle access point into the site from Okeechobee Road with two (2) pedestrian-only access points from the south of the property connecting to the Okeechobee Road northern sidewalk. The proposed site also includes an abundance of pedestrian pathways, such as internal sidewalks and striped crosswalks, throughout the development.

The Landscape Plan as presented is consistent with City Code 123-37, General Landscaping requirements. The applicant is providing a landscape plan that goes above and beyond code minimums, as demonstrated below:

- The interior landscaping area requires 56 trees and the applicant is providing 166 total trees.
- The interior landscaping area requires 5,531 square feet and the applicant is providing 8,284 square feet.

- The code minimum for the perimeter landscape buffer is 10 feet and the proposed landscape plan is providing up to 25 feet in locations along its perimeter.

The applicants will be required to mitigate trees because the mitigation plan provided shows that a total of 552 inches would be required for mitigation of trees and 316 inches are being preserved. A total of 155 Palms will be relocated on site. The Tree Mitigation Plan has been reviewed and approved by the City Urban Forester. The lighting plan is consistent with City Code 125-315 (j)(1)(b).

To make the project viable, the applicant is taking advantage of the Density Bonus that is outlined in City Code 125-326 (b)(2) and the City's Comprehensive Plan Policy 1.1.7 that both state that a "maximum of five (5) dwelling units per acre density bonus is permitted for development located within one-fourth (¼) mile radius of a rail station, multimodal transit center or transit stop." The Density Bonus section of the Code further restricts the Density Bonus to a maximum of five (5) additional units per acre pursuant to City Code 125-326 (c)(2) as the project is inside of the boundary of the Community Redevelopment Agency (CRA). The applicant has provided a map that demonstrates that the project is ¼ mile from a transit stop (corner of S. 33<sup>rd</sup> Street and Okeechobee Road) and is therefore eligible for the density bonus of up to five (5) units an acre under the above criteria.

### **Conditional Use**

In accordance with City Code Section 125-243, the applicant is requesting approval for a Conditional Use with New Construction for an Innovative Residential Development that consists of 112 multi-family units. The applicant is taking advantage of an additional Density Bonus outlined in Section 125-243.

Innovative residential developments are developments which achieve a more creative and imaginative housing environment than normally occurs by use of the clustering technique, by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments. Densities will not exceed the level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development.

Density bonuses awarded for the following criteria are cumulative:

*(1) **Landscaping.** The gross density may be increased up to one unit per acre for landscaping plans which provide for effective use of existing vegetation and/or for approved landscape plans for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and/or recreation areas. This increased density may only be awarded if the landscaping of the innovative residential development will exceed the requirements in section 125-314 for landscaped area by ten percent, for amount of trees by ten percent and/or in terms of qualitative characteristics of the landscaping.*

(2) **Siting.** *The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for creative placement of buildings and/or other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.*

(3) **Design.** *The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and/or other design elements of the innovative residential development.*

The application requires approval of the Conditional Use for the additional maximum Density Bonus of two (2) units and qualifies for the following reasons:

- 1) The landscaping plan provides for effective use of existing vegetation and for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and recreation areas. Landscaping of this proposed Innovative Residential Development exceeds the requirements in section 125-314 for landscaped area by ten percent, for the amount trees by ten percent and in terms of qualitative characteristics of the landscaping. The code minimum for total of trees is 168, the applicant has provided 303 trees. This exceeds the minimum requirement by 80.4%.
- 2) The site plan provides for creative placement of buildings and other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.
- 3) The design elevations provide for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and other design elements of the innovative residential development. The architecture includes a neo-modern design with balconies, pitched roofs, window canopies, and open-air stairway spaces.

### ***Design Review***

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

In staff's professional opinion the design will not detract from the build environment and will blend in with its surroundings. The building is articulated with varying roof heights and accents. The apartment buildings will vary between two (2) and three (3) stories and will offer a consistent color. The architectural features are modern in nature and will compliment the other residential

communities in the area. Staff recommends that the applicant remove the light grey from the color scheme and use colors from the blue-violet or blue-green color palette.

### ***Technical Review Committee***

All affected City and County Departments have reviewed the proposed Development Review and Design Review applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

### ***Property Owner Response Summary***

A total of 64 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. An update will be provided to the City Commission at the public hearing.

### ***Planning Board Recommendation***

The Planning Board, at their August 11th, 2020 meeting, voted unanimously to recommend **Approval** of the request.

### ***Staff Recommendation***

The requested applications for Development Review and Design Review meets the criteria specified in Sections 125-313 and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore staff recommends **APPROVAL** with the following four (4) conditions:

1. A Landscape Bond will need to be provided at the time of Certificate of Occupancy for each building pursuant to City Code 123-6. The Landscape Bond for the common areas, clubhouse, lakes, and parking areas shall be submitted before the Certificate of Occupancy is issued for the first building in each phase.
2. At the time of Building Permit submit a signed and sealed boundary and topographic survey to the City Engineering Department in accordance with City Code 119-2 (a)(7).
3. Remove the light grey from the color scheme and use colors from the blue-violet or blue-green color palette.
4. Include a landscaped area around base of the monument sign which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of less than twelve (12) inches.

*Advisory Comment: Please consider a gated entry for the health, safety, and welfare of the future tenants of this proposed development. (This is not a condition, but rather a suggestion)*



**Aria Apartments**  
**3000 Okeechobee Road**



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

**Aerial Map**

Parcel ID: 2417-504-C02D-001-6  
6.796 +/- acres  
RM, Medium Density Residential

Nebraska Ave.

S. 31<sup>st</sup> Street

Okeechobee Road


S. 29<sup>th</sup> Street





**Aria Apartments**  
**3000 Okeechobee Road**



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

S RM = 

GC= 

RL= 

Existing FLU Map

Parcel ID: 2417-504-C02D-001-6  
6.796 +/- acres  
RM, Medium Density Residential

Nebraska Ave.

S. 31<sup>st</sup> Street

Okeechobee Road


S. 29<sup>th</sup> Street





**Aria Apartments**  
**3000 Okeechobee Road**



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

S RM = 

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RL= 

**Proposed FLU Map**

Parcel ID: 2417-504-C02D-001-6  
6.796 +/- acres  
RM, Medium Density Residential

Nebraska Ave.

S. 31<sup>st</sup> Street

Okeechobee Road


S. 29<sup>th</sup> Street





**Aria Apartments**  
**3000 Okeechobee Road**




THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

S R-4= 

C-3= 

R-2= 

R-3= 

**Existing Zoning Map**

Parcel ID: 2417-504-C02D-001-6  
6.796 +/- acres  
RM, Medium Density Residential

Nebraska Ave.

S. 31<sup>st</sup> Street

Okeechobee Road


S. 29<sup>th</sup> Street





**Aria Apartments**  
**3000 Okeechobee Road**




THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

S R-4= 

C-3= 

R-2= 

R-3: = 

**Proposed Zoning Map**

July 16, 2020

Michael Sanchez/Managed Land Entitlements  
3710 Buckeye Street, Suite 100  
Palm Beach Gardens, FL 33410

**Subject: 3000 Okeechobee Road – TRC Comments for July 16th, 2020 conference call**

City of Fort Pierce Planning Department

1. Install a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of less than twelve (12) inches.
2. Provide a separate gated entrance to the refuse collection areas for resident and employee access.
3. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).

**Please submit payment in-lieu for sidewalks that would be otherwise required along S. 31<sup>st</sup> Street and the Southwest corner of the subject property to the City of Fort Pierce within ninety (90) days of Conditional Use Approval.**

4. Please note that the City of Fort Pierce will have a new Code of Ordinances effective July 20, 2020. This new code represents a renumbering and reshuffling of code sections from what the current code reflects. The new Planning sections will start with Chapter 111, which is Historic Preservation through Chapter 125, which is Zoning. Should you have any questions; the new proposed code can be found on the City Website, under Agenda & Minutes, City Commission 7/6/2020, Item 12(i).

### Fort Pierce Engineering Department

Recommends approval.

*Advisory Comment: 1. The drainage plan was reviewed as a conceptual plan and will be further reviewed at time of Building Permit submittal.*

### Fort Pierce Utility Authority

FPUA W/WW Engineering: Water and sewer services are available to serve this location. Please Submit 3 complete sets of utility construction plan along with a completed commercial service application to Water and Wastewater Engineering for review at 1701 S 37th Street Fort Pierce Florida. For more information, please contact John Biggs at 772 466 1600 ext. 3474 or click on the following link below: <https://www.fpu.com/Business/StartStopNewServices/DevelopmentServicesResponsibilitiesWWW.asp>

FPUA Electric & Gas Engineering: Approved - Electric service is available to the site (from S. 33rd Street and Nebraska Avenue). Please provide electric load information for the AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca. Engineering Technician II Electric and Gas Engineering 1701 S. 37th Street, Fort Pierce, FL 34947 sscimeca@fpu.com Office: (772)466-1600 Ext. 6957

Gas service is available to the site (from S. 33rd Street and Nebraska Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre. Business Development Representative Gas Operations 1701 S. 37th Street, Fort Pierce, FL 34947 Bdupre@fpu.com Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact individuals listed above. Attached are copies of the FPUA GIS Maps (Electric and Gas).

\*\*\*Please see attached utility maps of the area.\*\*\*

### Fort Pierce Building Department

The Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

### Fort Pierce Police Department

Overall, a very nice project and site plan that would, once finished, bring "substantial enhancement to the area" as stated in the project narrative.

I do, however, have one concern. It is to do with the "indented, mini-courtyard like" area in the center of each of the apartment structures. That indented area is part of the building's design and is shown on the "front elevation" and floor plans. Specifically, it is the open courtyard like space that is between the two "one bedroom" apartment units. Even though there are a total of four (or six in the 3 story building) windows (located in "bedroom 3" of the

3 bedroom apartment units) which allow residents to see into that courtyard like area, it is still an area that may have potential use for nefarious activity as it offers a fair amount of concealment. The "indent" creates an area that may offer cover for abnormal users and unwanted activities.

One suggestion to mitigate this concern is to place an additional window in each of the one bedroom apartment's bedroom on the wall that currently does not feature a window. This will allow for greater levels of natural surveillance by residents into that courtyard area which would aide in the deterrence of unwanted activities. Additionally, consider some form of pedestrian scale illumination to ensure that courtyard area receives adequate illumination to deter (or identify) unwanted activities (but with consideration to light trespass into the bedrooms)

Officer Damian Spotts  
Crime Prevention Practitioner  
Fort Pierce Police Department.

City of Fort Pierce Arborist

\*\*\*Please contact Paul Bertram for further review. He will need to send the Planning Department his comments as well.\*\*\*

Paul Bertram  
Office: 772-467-3821  
Email: PBertram@cityoffortpierce.com

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

1. A County Roadway Improvement Agreement, Right-of-Way permit, and bond will be required for turn lane construction to Okeechobee Road. Plans and cost estimates should be provided to Grant Chambers, P.E. at [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).
2. The County asks to be copied on the correspondence regarding the City's review of the traffic impact analysis.

City Clerk Office

No Comments

St Lucie County Fire District

This entity had issues opening your file packet, please contact Lieutenant Wayne Boyer:

Lieutenant Wayne Boyer, M.S., FO, C.F.E.I.  
Water Supply Officer  
Community Risk Reduction Bureau  
St. Lucie County Fire District  
Office: 772-621-3322 Mobile: 772-631-8877  
Email: WBoyer@slcfd.org

\*\*\*Lieutenant Boyd will need to send the Planning Department his comments as well.\*\*\*

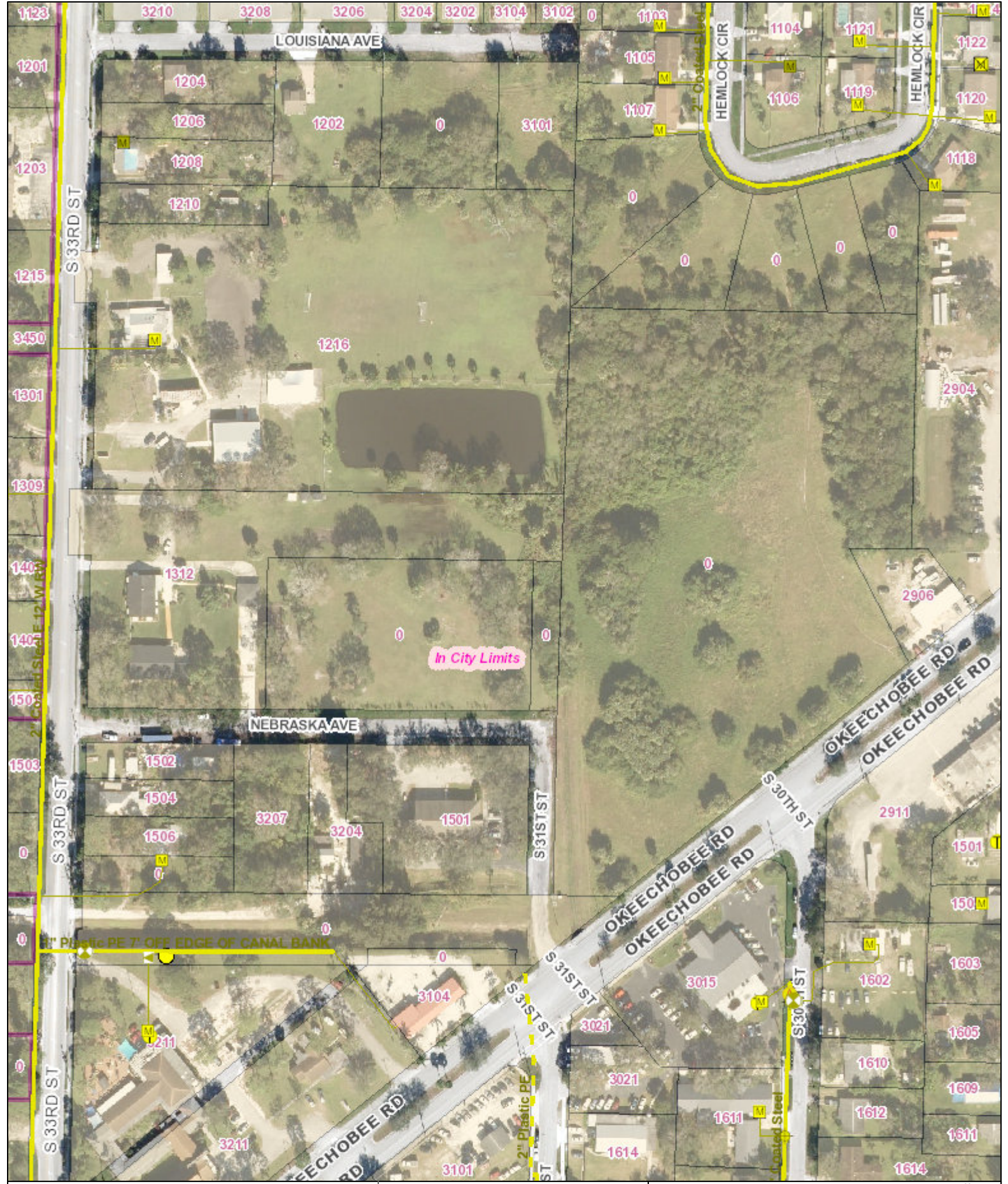
Code Enforcement

No Comments

Florida Department of Transportation

No Comments





**Legend**

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Water	Fire Hydrant
Fiber Optic Cable	Well	Lift Station
Potable Water Main	Overhead	Pad Mount
Raw Water Main	Waste Water	
Wastewater Force Main		
WW Gravity Main		

**Disclaimer:**  
 The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

**811**  
 Know what's below.  
 Call before you dig.

Date: 7/6/2020

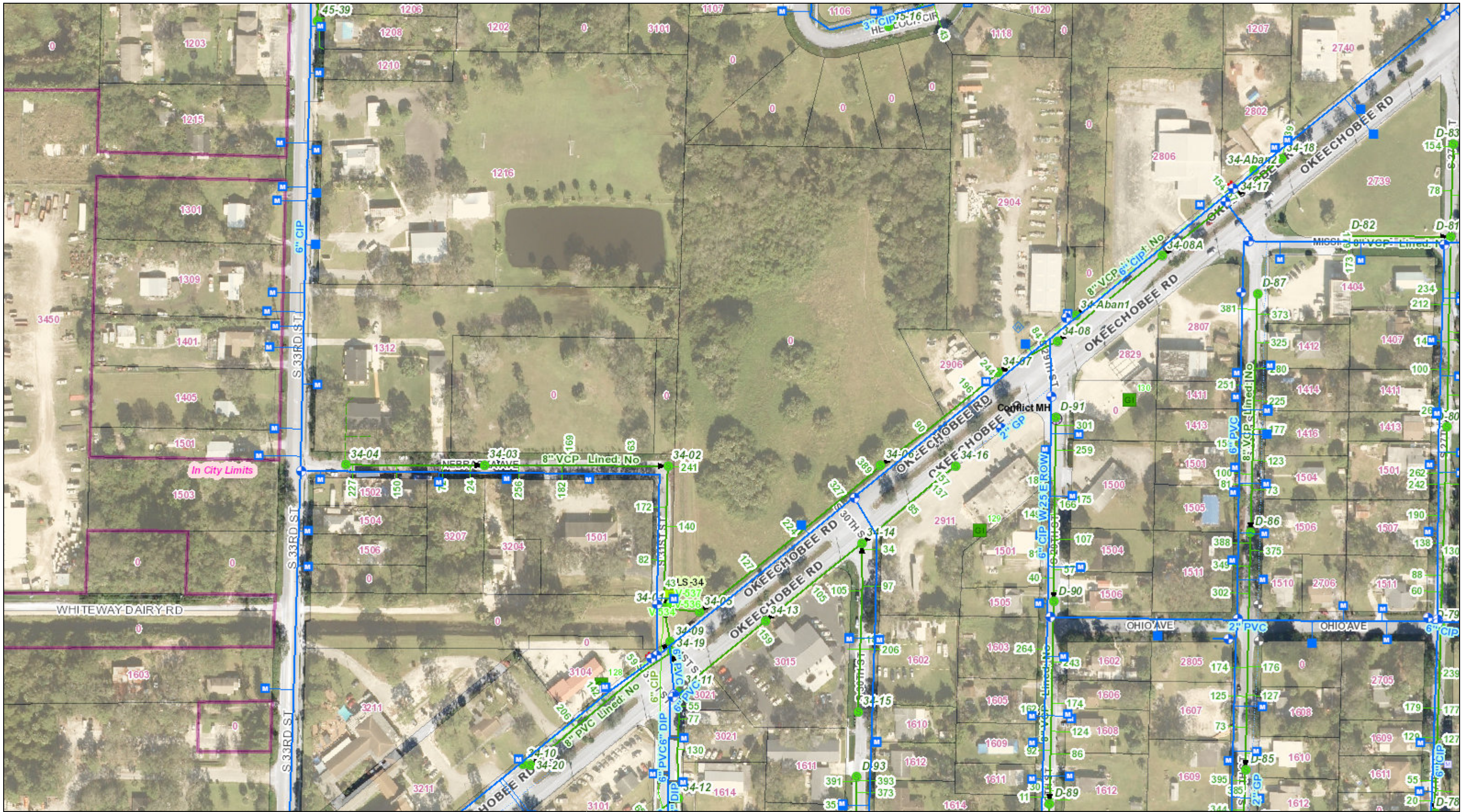
**FPUA**  
 COMMUNITY PROUD

**FPUA Utility Map**

1 inch = 181 feet

Create d By: \_\_\_\_\_  
 Name

(772) 466-1600  
 FAX (772) 461-1938



**Legend**

Electric Primary Wire	Pole	Valves Gas	Fire Hydrant
Transmission Wire	Fuse	Water	Well
Gas Main	Overhead	Raw Water	Lift Station
Fiber Optic Cable	Pad Mount	Waste Water	
Potable Water Main			
Raw Water Main			
Wastewater Force Main			
WW Gravity Main			

**Disclaimer:**  
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Date: 7/7/2020  
 Created By:  
 Name



**FPUA**  
 COMMUNITY PROUD

**FPUA Utility Map**

1 inch = 170 feet

(772) 466-1600  
 FAX (772) 461-1938

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **SEPTEMBER 8, 2020**, 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**

Chairman Creyaufmiller welcomed new Planning Board member, Marsha Baker.

Present: **Marcia Baker; Bob Burdge; Gloria Johnson-Scott; Michael Broderick; Solomon Lee; Patricia Diaz; Frank Creyaufmiller, Chairman**

Staff Present: **Jennifer Hofmeister, Planning Director  
Tanya Earley, Assistant City Attorney  
Vennis Gilmore, Planner  
Brandon Creagan, Planner  
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

a. Minutes from the August 11, 2020 meeting

**Motion was made by Michael Broderick, and seconded by Bob Burdge to approve the minutes from the August 11, 2020 meeting.**

**AYE: Bob Burdge, Gloria Johnson-Scott, Michael Broderick, Solomon Lee, Patricia Diaz, Marcia Baker, Chairman Frank Creyaufmiller**

Passed

**6. NEW BUSINESS**

**a. Conditional Use - Barsotti Dwelling Rental - 1040 Windward Drive, Unit 3402**

Mr. Gilmore gave an overview of the application.

Mr. Broderick asked if the updated recommendations to the dwelling rental conditions, that will heard at the September 14, 2020 Conference Agenda, should be included.

Ms. Hofmeister stated it may be premature and best to hold off until the City Commission approves the modifications to the conditions.

Ms. Baker suggested adding a condition that business liability insurance is required.

Board discussion ensued on the benefits of adding liability insurance as a condition to dwelling rentals.

Ms. Hofmeister suggested adding the condition to the updated recommendations being presented at the Conference Agenda.

Ms. Johnson Scott noted that adding an additional fee may limit some people from renting out their property which in turn could hurt the city.

No one spoke for or against the application.

**Motion was made by Bob Burdge, and seconded by Marcia Baker to recommend approval with the following six (6) conditions:**

- 1. The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
- 2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
- 3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
- 4. There shall be a limitation of no more than no two (2) vehicles per unit.**
- 5. The City of Fort Pierce Business Tax License number shall be included on all advertising.**
- 6. Third-party liability insurance is required.**

**AYE: Michael Broderick, Solomon Lee, Patricia Diaz, Marcia Baker, Bob Burdge, Chairman Frank Creyaufmiller**

**NAY: Gloria Johnson-Scott**

Passed

**b. Conditional Use - Ballantyne Dwelling Rental - 715 S. Ocean Drive, Unit B**

Ms. Hofmeister gave an overview of the application and answered questions from the Board on guest parking spaces and the number of Conditional Use approvals for the building. Ms. Hofmeister stated since the application triggers the state requirement for a change of use and fire sprinklers, she does not foresee any more rentals at the building due to being cost prohibitive.

No one spoke for or against the application.

**Motion was made by Bob Burdge, and seconded by Michael Broderick to recommend approval with the following six (6) conditions:**

1. **The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
2. **Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
3. **The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
4. **There shall be a limitation of no more than no two (2) vehicles per unit.**
5. **The City of Fort Pierce Business Tax License number shall be included on all advertising.**
6. **Third-party liability insurance is required.**

**AYE: Michael Broderick, Solomon Lee, Patricia Diaz, Marcia Baker, Bob Burdge, Gloria Johnson-Scott, Chairman Frank Creyaufmiller**

Passed

**c. Conditional Use - Danaluk Dwelling Rental - 715 S. Ocean Drive, Unit L**

Ms. Hofmeister gave an overview of the application and answered questions from the Board. Ms Hofmeister explained the 2-story duplex is a separate building located on the parcel and the building does not trigger the states 25% requirements because it is only two units.

No one spoke for or against the application.

**Motion was made by Bob Burdge, and seconded by Patricia Diaz to approve with the following six (6) conditions:**

1. **The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
2. **Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
3. **The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
4. **There shall be a limitation of no more than no two (2) vehicles per unit.**
5. **The City of Fort Pierce Business Tax License number shall be included on all advertising.**
6. **Third-party liability insurance is required.**

**AYE: Solomon Lee, Patricia Diaz, Marcia Baker, Bob Burdge, Gloria Johnson-Scott, Michael Broderick, Chairman Frank Creyaufmiller**

Passed

d. **Annexation - Jetson - 504 Tumblin Kling Road**

Mr. Creagan gave an overview of the application and answered questions from the Board on the residential area. Mr. Creagan explained that the property is zoned commercial in St. Lucie County and the city is not allowed to down zone the property.

Mr. Burdge noted that a barrier would be required between the commercial development and residential property.

Ms. Hofmeister stated the Planning department will put the elements in the review process for Jetson's expansion and the site plan will come before the Planning Board.

**Motion was made by Bob Burdge, and seconded by Michael Broderick to recommend approval of the proposed annexation Future Land Use designation of GC and the Zoning designation of C-3.**

**AYE: Patricia Diaz, Marcia Baker, Bob Burdge, Gloria Johnson-Scott, Michael Broderick, Solomon Lee, Chairman Frank Creyaufmiller**

Passed

7. **ELECTION OF CHAIR AND VICE-CHAIR**

Mr. Broderick nominated the current Chair, Mr. Creyaufmiller, for Chairman.

Mr. Burdge nominated Mr. Broderick as Chair but Mr. Broderick stated he would be more effective in the Vice-Chair position and Mr. Creyaufmiller would be better suited as Chairman.

**Motion was made by Michael Broderick, and seconded by Patricia Diaz to elect Mr. Creyaufmiller as Chairman.**

**AYE: Marcia Baker, Bob Burdge, Gloria Johnson-Scott, Michael Broderick, Solomon Lee, Patricia Diaz, Chairman Frank Creyaufmiller**

Passed

**Motion was made by Patricia Diaz, and seconded by Marcia Baker to elect Mr. Broderick as Vice-Chair.**

**AYE: Bob Burdge, Gloria Johnson-Scott, Michael Broderick, Solomon Lee, Patricia Diaz, Marcia Baker, Chairman Frank Creyaufmiller**

Passed

8. **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.

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Ms. Hofmeister reminded the Board that Mr. Broderick will be presenting the proposed dwelling rental conditions to the City Commission at the Conference Agenda on Monday, September 14, 2020 at 9:00 AM.

10. **BOARD COMMENTS**

Ms. Baker suggested the dwelling rental insurance condition be limited to third-party liability insurance, so the owner is spending the least amount of money on insurance to protect the general public and adjoining neighbors.

Chairman Creyaufmiller reminded the Board of the upcoming CeeCee Ross Lyles 9/11 Virtual Memorial Ceremony.

**Motion was made by Michael Broderick, and seconded by Bob Burdge to add the condition that third-party liability insurance be required on all dwelling rentals.**

**AYE: Gloria Johnson-Scott, Michael Broderick, Solomon Lee, Patricia Diaz, Marcia Baker, Bob Burdge, Chairman Frank Creyaufmiller**

Passed

11. **ADJOURNMENT**