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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, **DECEMBER 10, 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; Bob Burdge; Gloria Johnson-Scott; Michael Broderick; Marty Sanders, Ex-Officio; Frank Creyaufmiller, Chairman**

Absent: **Patricia Diaz**

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

4. **CONSIDERATION OF ABSENCES**

Ms. Diaz was excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the November 12, 2019 meeting

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the November 12, 2019 meeting.

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

Passed

6. **NEW BUSINESS**

a. **Planned Development - Misty Creek Preserve - 1919 South 35th Street**

This item was moved to 6c.

Mr. Creagan gave an overview of the application and he stated the project has more parking than what is required.

Lee Dobbins, applicant representative from Dean Mead Law Firm, stated they received and addressed all the traffic comments from St. Lucie County.

Chairman Creyaufmiller noted the overlap of uses with U-haul vehicles being parked on the Misty Creek property.

Motion was made by Gloria Johnson-Scott, and seconded by Tim O'Connell To recommend APPROVAL of the proposed Zoning Atlas Map Amendment and multi-family Planned Development with the following conditions:

- 1. A lighting plan or photometric survey shall be submitted at the time of Building Permit.**
- 2. Prior to the issuance of a building permit, all 12 parcels shall be combined via a Unity of Title with the St. Lucie County Clerk of Courts and shall be combined via a Parcel Combination with the St. Lucie County Property Appraiser's Office. A copy of the Unity of Title and Parcel Combination approvals shall be submitted with the Building Permit.**
- 3. A County Right-of-Way permit is required for all work within the County right-of-way and may include a Roadway Improvement Agreement with associated bonding.**
- 4. Sidewalks shall be constructed along the property boundary's fronting the public rights-of- way of South 35th Street and South 37th Street in accordance with County and City Codes. Options may be considered at the time of site development permitting. The applicant shall coordinate with St. Lucie County regarding sidewalks as the rights-of way are County owned.**
- 5. South 35th Street is identified on the County's Right-of-Way Protection Plan as a future 80-foot right-of-way. A dedication of one half of the remaining required right-of-way is requested in the amount of five (5) feet from the property. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.**
- 6. South 37th Street is a local road and not on the County's Right-of-Way Protection Plan. The minimum right-of-way for a local road is 70 feet. The current width is demonstrated at 30 feet. A dedication of 20 feet from the property is required. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.**
- 7. Submit three (3) sets of utility plans to the Fort Pierce Utilities Authority to the Water and Wastewater Engineering Division for approval at the time of Building Permit.**
- 8. Coordinate with the Fort Pierce Utilities Authority regarding all requested easements. All easements shall be in place before the first Certificate of Occupancy is granted for the site.**
- 9. A Landscape Bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.**

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

Passed

b. **Conditional Use - Andrews Dwelling Rental - 1180 Carlton Court, Unit 102A**

This item was moved to 6a.

Mr. Gilmore gave an overview of the application and explained that a Conditional Use was previously approved in this complex for a short term rental.

Mr. Broderick questioned if the parking requirement of 1.6 parking spaces was applicable for short term rentals over 31 days. He stated this could become problematic on a 2,800 square foot home.

Ms. Hofmeister noted that parking for short term rentals needs to be examined.

Chairman Creyaufmiller stated that every unit has one assigned space and one guest space. He also mentioned that the property is well maintained.

Doug Andrews, applicant, stated he is looking to rent the 1,195 square foot unit to three people.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick 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 30 days of Conditional Use approval.**
- 4) There shall be a limitation of no more than no two (2) vehicles at the site.**
- 5) The City of Fort Pierce Business Tax License number shall be included on all advertising.**
- 6) The maximum occupancy of the home shall ensure compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit.**

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

Passed

c. **Conditional Use - Precious Lambs - 1504 Avenue F**

This items was moved to 6b.

Mr. Creagan gave an overview of the application and answered questions from the Board.

Chairman Creyaufmiller disclosed that he did a site visit and had a lengthy discussion with the owner, Faye Owens. Chairman Creyaufmiller stated a beautiful job was done with cleaning up the property.

Takeyshia Owens, applicant, provided additional information on the the age of the infants and the number of teachers and children. Ms. Owens stressed that she wants to make life easier for working parents and she wants to educate and provide a safe and healthy environment for children.

Sarina Jackson, employee of Precious Lambs, spoke in favor of the application. Ms. Jackson

said Precious Lambs is a loving facility to work for.

Charmaine Elliot, Precious Lambs customer, spoke in favor of the application. Ms. Elliot explained that Precious Lambs is not just a babysitter, they expect a lot from the kids and they care about the kids.

Faye Owens, owner, said she started the daycare business in 1994 and the daycare has had three and four generations of families.

Mr. Broderick and Ms. Johnson Scott both complimented Precious Lambs for their service to the community and enhancing the community.

Motion was made by Michael Broderick, and seconded by Bob Burdge to recommend APPROVAL of the request as presented with one condition.

1. The applicant either provide an update to the lighting proposal that was provided with the 2012 Conditional Use application or provide verification that lighting was installed with the approved building permit in accordance with City Code 22-60 (j)(1)(a). The subject verification is required prior to the issuance of the Business Tax License for the daycare.

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

Passed

d. **Site Plan and Conditional Use - Independent Classical Charter School - 2900 South Jenkins Road**

Mr. Creagan gave an overview of the application and answered questions from the Board on the change in student population and turn lanes.

Chairman Creyaufmiller stated he did a site visit and spoke to a woman at the church regarding the application.

Mr. Sanders explained that St. Lucie County requested that the TPO do a corridor study between Midway Road and Orange Avenue to determine what improvements are needed. He stated that on new projects the county is trying to get the full right-of-way.

David Gelacia, applicant representative from KMP Engineering, explained that the school only needs K - 8 at this time with the potential option to increase to K - 12. Mr. Gelacia stated they are talking with St. Lucie County to add turn lanes and some of the egress is going to be used for the church and the school.

Board discussion ensued on the widening effort on Jenkins Road and creating a north turn lane.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to recommend APPROVAL of the proposed applications with the following conditions:

1. The applicant shall construct off-site improvements including, but not limited to, left and right hand turn lanes into the site and any additional improvements deemed necessary by the Traffic review. All offsite improvements within the right-of-way shall be permitted and bonded through St. Lucie County.

2. The applicant has agreed to dedicate seven (7) feet of right-of-way along South Jenkins Road. Right-of-way shall be conveyed to the County within 90 days of the site

plan approval or prior to the issuance of the first building permit, whichever comes first.
3. A Landscape Bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.

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

Passed

7. COMMENTS FROM THE PUBLIC

Michelle Longarzo stated that she will be present for the City Commission meeting in regard to the permit process.

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. DIRECTOR'S REPORT

Ms. Hofmeister handed out postcards to the Board about the upcoming Edgartown Community meeting and spoke about the Edgartown land development regulations. Ms. Hofmeister said the community meeting will be an interactive forum to discuss how the city can create a distinct area for Edgartown.

Ms. Hofmeister noted that the planning consultants will be meeting on December 11, 2019 to discuss the LDR, EAR report and master plan.

9. BOARD COMMENTS

Chairman Creyaufmiller requested an update on the Waiver of Distance and he questioned the wisdom of the ordinance.

Mr. Broderick suggested that site visits may be very effective for the Planning Board on large projects.

Ms. Earley introduced herself as the Assistant City Attorney.

10. ADJOURNMENT