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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, **JANUARY 14, 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**

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

Staff Present: **Linda Cox, City Clerk
Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Rebeca Guerra, Assistant Planning Director
Brandon Creagan, Planner**

4. **CONSIDERATION OF ABSENCES**

All regular members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the December 10, 2019 meeting

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the December 10, 2019 meeting with the addition of Ms. Earley, Assistant City Attorney to staff present.

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

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment - BGDN - 2152 South Jenkins Road (4 Parcels)**

Item 6a and 7a were presented together.

Mr. Creagan gave an overview of the application and answered questions from the Board on density, dwelling units and a traffic study.

Dennis Murphy, applicant representative from Culpepper and Terpening, stated the client's objective is to construct a multi-family apartment project on the site. Mr. Murphy answered questions from the Board on improvements to Jenkins Road.

Ms. Hofmeister stated the county is creating a staff initiated committee to look more comprehensively at projects and their traffic impacts collectively, especially on the Jenkins Avenue corridor.

Motion was made by Patricia Diaz, and seconded by Tim O'Connell to forward a recommendation of approval to change the proposed Future Land Use Map Amendment to high density.

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

Passed

7. **NEW BUSINESS**

a. **Zoning Atlas Map Amendment - BGDN - 2152 South Jenkins Road (4 Parcels)**

This item was presented with 6a.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the Zoning Atlas Map Amendment for 2152 South Jenkins Road.

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

Passed

b. **Text Amendment - Chapter 3 and Chapter 22 - Four-Fifths Vote**

Ms. Guerra gave an overview of the text amendment and answered questions from the Board on the 20% negative mail out response rate, other municipalities objection code requirements, super majority vote triggers, and mail outs prior to the Planning Board meeting.

Ms. Hofmeister explained that many municipalities send mailings out prior to Planning Board and City Commission meetings. She said this gives the public an opportunity to attend either meeting and the public's comments and concerns do go into the decision making process but it will not trigger the four-fifths vote.

Board discussion ensued on sending letters out to the public prior to the Planning Board meeting. Ms. Hofmeister said a mailing to the Planning Board and the City Commission will be required.

Ms. Cox stated part of the rationale for removing the four-fifths vote was when the City Commission switched to doing true quasi-judicial hearings and the competent substantial

evidence threshold. Ms. Cox explained that one of the challenges with the 20% trigger was that no one had to give a reason to why they opposed. She said the commission felt it was an unfair burden on them to give specific reasons why they deny a project when the 20% negative response did not have to and does not have to be present at the meeting to present competent substantial evidence.

Mr. Burdge stated he would like the four-fifths vote to remain in place for Conditional Use applications presented at Planning Board.

Chairman Creyaufmiller stated the commission thoroughly reviewed this item at the conference agenda and he said it is a smart move to help the commissioners get there job done.

Mr. Broderick said City Commission is elected officials and they are going to act in the best interest of the residences of the City of Fort Pierce. Mr. Broderick highlighted that the Planning Board due diligence process is even more critical so the City Commission will have more information to work with when making the final decision.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to approve the proposed Text Amendment for Chapter 3 and Chapter 22 on the Four-Fifths Vote.

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

9. **DIRECTOR'S REPORT**

Ms. Hofmeister explained she was a panelist at the CREW (Commercial Real Estate Women) Palm Beach/ Treasure Coast meeting, where she gave a well received presentation on Fort Pierce. Ms. Hofmeister noted that CREW would like Fort Pierce to host a meeting and the meetings are a good way to advertise Fort Pierce and get some real estate professionals up our way.

10. **BOARD COMMENTS**

Chairman Creyaufmiller asked to receive text amendments 45 days in advance to review. Ms. Hofmeister said the proposed text language can be e-mailed out to the Board so they will have an idea of what is coming forward.

Chairman Creyaufmiller questioned the wisdom in the reasoning of the Waiver of Distance alcohol requirements and he asked staff to take a look at the definition of a church regarding the Waiver of Distance.

Ms. Hofmeister said staff is taking a look at the Waiver of Distance requirements and other municipalities.

Mr. Burdge asked if the Planning Board is supposed to review the Capital Improvement Plan on an annual basis for the City. Ms. Hofmeister said typically it is part of the Comprehensive Plan and budgeting process.

Mr. Broderick wished the Cumberland Farms traffic study was provided to the Planning Board for review before going to the City Commission.

Ms. Hofmeister stated the city needs to pay more attention to traffic impacts and having a third party review. She said the city currently has a RFP out for a traffic consultant.

11. ADJOURNMENT