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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, FEBRUARY 11, 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: **Michael Broderick; Gloria Johnson-Scott; Tim O'Connell; Patricia Diaz; Bob Burdge; Frank Creyaufmiller, Chairman**

Absent: **Solomon Lee**

Staff Present: **Linda Cox, City Clerk**
Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Shyanne Helms, Communications and Economic Manager
Rebeca Guerra, Assistant Planning Director
Vennis Gilmore, Planner

4. **CONSIDERATION OF ABSENCES**

Mr. Lee was excused.

5. **APPROVAL OF MINUTES**

There were no minutes to approve.

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

a. **Future Land Use Map Amendment for property located at 322 North 2nd Street (aka King's Landing)**

This item was presented after 7a.

Ms. Hofmeister gave an overview of the Future Land Use Map Amendment and Zoning Atlas Amendment. She explained in December 2019 the city entered into a development agreement with Audubon Development and the city is responsible for abandoning a portion of Avenue B, processing a Future Land Use Map Amendment and Rezoning to allow for mixed-use development. Ms Hofmeister indicated the current Future Land Use on the site is Light Industrial.

Ms. Hofmeister showed conceptual renderings of the site. Ms. Hofmeister explained the city must have consistent Zoning and Land Use Regulations, along with implementing the Future Land Use Amendment, in order to be consistent with the Comprehensive Plan. Ms. Hofmeister stated the development agreement stipulated specific land uses within a PD master plan, with a underlying zoning district of Central Commercial District, C-4.

Ms. Hofmeister stated it is the responsibility of the developer to come forward with the site plan and go through the appropriate Boards for approval.

Motion was made by Michael Broderick, and seconded by Tim O'Connell to forward a recommendation of APPROVAL to the City Commission to allow for Future Land Use Map Amendment from Industrial (I) to Central Business District (CBD).

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

Passed

7. NEW BUSINESS

a. **Text Amendment to the Comprehensive Plan Future Land Use Element for the Central Business District Definition**

Ms. Guerra gave an overview of the text amendment and answered questions from the Board on the boundaries of the district, types of office uses and adding single family to the district.

Ms. Hofmeister explained there have been changes in the type of residential uses, beside high-rises, in the Central Business District. She said cities are not just vertically mixing the uses but doing it horizontally as well.

Motion was made by Michael Broderick, and seconded by Patricia Diaz to approve the Text Amendment to the Comprehensive Plan Future Land Use Element for the Central Business District definition.

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

NAY: Gloria Johnson-Scott

Passed

b. **Text Amendment - Chapter 22 - Allowed Uses / Home Occupation**

Ms. Guerra gave an overview of the proposed changes and answered questions from the Board on pre-approved home occupations and grandfathering of home occupations.

Ms. Hofmeiser stated the change is consistent with other commercial districts that allow for home occupations as Conditional Uses.

Motion was made by Patricia Diaz, and seconded by Gloria Johnson-Scott to forward a recommendation of approval of the proposed amendments to Chapter 22 as set forth.

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

Passed

c. **Zoning Atlas Map Amendment for property located at 322 North 2nd Street (aka King's Landing)**

This item was presented with 6a - Future Land Use Map Amendment.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of APPROVAL to the City Commission to allow for a Zoning Atlas Map Amendment from Light Industrial (I-1) to Planned Development (PD).

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

Passed

d. **Impact Fee Moratorium**

Shyanne Helms, Communications and Economic Development Manager, gave an overview of the impact fee moratorium for the redevelopment area. She explained the proposal is to suspend the collections of impact fees for a period of twelve months to encourage new development within the redevelopment boundaries.

Ms. Helms answered questions from the Board on Crabby's impact fees, King's Landing property, initiative of support from developers and where the impact fees go.

Ms. Hofmeister stated she has heard first hand from small developers that the impact fees are substantial.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the proposed Impact Fee Moratorium as outlined in the presentation.

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

NAY: Bob Burdge

Passed

e. **Site Plan & Design Review - Cowboys Redevelopment - 5000 Okeechobee Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on landscaping and impact fees.

No one spoke for or against the project.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to forward a recommendation of approval with the following conditions.

- 1. A completion certification by a registered landscape architect and landscape bond pursuant to City Code 22-80 shall be required before the Final Certificate of Occupancy is approved for the site.**
- 2. Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.**
- 3. Per City 22-59(C)(2)(f), submit a color board (11" x 17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation prior to City Commission.**
- 4. On the east side of the property, there are two (2) existing Live Oaks in poor condition. Replace both trees with a shorter species of tree for a continuous landscape screen. This shall be provided prior to Final Certificate of Occupancy.**

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

Passed

f. **Conditional Use - Reyda Dwelling Rental - 3034 Windward Drive, Unit 1305**

Mr. Gilmore gave an overview of the application. No one spoke for or against the application.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of 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: Gloria Johnson-Scott, Tim O'Connell, Patricia Diaz, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller

Passed

g. **Conditional Use - Harris Dwelling Rental - 722 Granada Street, Unit A**

This item was pulled from the agenda.

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

There was no Director's Report.

10. BOARD COMMENTS

Chairman Crayaufmiller commented on short term rentals and requested that if the legislation passes he would like to have someone give the Board a brief training session on how that potential legislation could impact the city and how the 2011 bill is impacting us now.

Ms. Hofmeister stated she watched the Vacation/Short Term Rental presentation that was given by the consultant to the Planning Board a couple of years back. She said there is legislation that is going forward that will preempt local government and some substantial changes may take place. Ms. Hofmeister explained that right now there is an ordinance that regulates how the city looks at vacation and short term rentals and depending on the outcome of the legislation, the city will address it then and have a workshop if it is the Board's pleasure.

Ms Hofmesiter stated that the consultants will be bringing forward the Comprehensive Plan next month.

11. ADJOURNMENT