

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

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

4. **CONSIDERATION OF ABSENCES**

All Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the June 9, 2020 meeting

**Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the June 9, 2020 meeting.**

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

Passed

6. **NEW BUSINESS**

a. **Annexation - Sunrise Tabernacle Church - 2428-232-0002-020-3**

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

**Motion was made by Michael Broderick, and seconded by Solomon Lee to forward a recommendation of approval to the City Commission.**

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

Passed

b. **Conditional Use CCCL - Iannotti Dune Crossover - 618 South Ocean Drive**

Ms. Hofmeister gave an overview of the application and answered a question from the Board regarding a joint common dune crossover for the townhouse complex instead of individual unit dune crossovers. Ms. Hofmeister highlighted that the dune crossover requires state approval from the Florida Department of Environmental Protection (FDEP) for design guidelines.

Lois Edwards, applicant representative from Ardea Environmental Consultants, provided additional information and explained that the dune crossover will have minor impact to the beach dune and beach side. She also stated that the FDEP would permit five dune crossovers for the townhouse building.

**Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission with the following condition:**

- 1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.**

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

Passed

c. **Conditional Use - France Vacation Rental - 1361 Binney Drive**

Ms. Hofmeister gave an overview of the application.

Michelle Longarzo, applicant representative, stated she will be assisting the owner with the licensing and property management. Ms. Longarzo disagreed with the conditions regarding the sidewalk and limitation of vehicles. Ms. Longarzo answered questions from the Board.

Board discussion ensued on allowing two parking spots per unit.

Paul Schall and Shawn Dufault spoke in favor of the application.

**Motion was made by Michael Broderick, and seconded by Solomon Lee to forward a recommendation of approval to the City Commission 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 at the site.**
- 5. The City of Fort Pierce Business Tax License number shall be included on all advertising.**
- 6. 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).**

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

Passed

**d. Conditional Use - Arenas Vacation Rental - 1218 S. 11th Street**

Ms. Hofmeister gave an overview of the application and answered questions from the Board. Ms. Hofmeister noted that the item was denied by City Commission in February 2018 and the property has been in compliance since January 2019.

Chairman Creyaufmiller provided the history of the previous application and he stated the property was cited for operating as a short term rental without a license.

Michelle Longarzo, applicant representative, stated she will be the onsite property manager and she recommended the owner to landscape and beautify the yard. Ms. Longarzo objected to the condition limiting the two vehicles at the site.

Paul Schall spoke in favor of the application.

**Motion was made by Gloria Johnson-Scott, and seconded by Solomon Lee to forward a recommendation of approval to the City Commission with the following five (5) 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 at the site.**
- 5. The City of Fort Pierce Business Tax License number shall be included on all advertising.**

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

Passed

e. **Subdivision - Replat of Magnolia Square Townhouse Tract**

Ms. Hofmeister gave an overview of the application. No one spoke for or against the application.

**Motion was made by Michael Broderick, and seconded by Patricia Diaz to forward a recommendation of approval to the City Commission of the standard request with the following one (1) Condition of Approval:**

**1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.**

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

Passed

f. **City Initiated Abandonment - A Portion of Avenue B**

Mr. Creagan presented item 6f and 6g together. He noted the applicant will have a 90 day timeline to record the abandonment with the Clerk of Courts. Mr. Creagan answered questions from the Board on the easement and if the abandonment would be interfering with the possible train landing.

Paul Schall, resident, asked who the abandonment was being rewarded to.

**Motion was made by Patricia Diaz, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission of the proposed abandonment with one condition concerning the abandonment of the portion of Avenue B that is bound by A. E. Backus Avenue to the north, North 2nd Street to the east, Avenue to the south, and the FEC Railroad to the west.**

**1. The recording of a 65 foot by 55 foot utility easement with the St. Lucie County Clerk of Courts thirty (30) days after the adoption of the abandonment by the City Commission of the City of Fort Pierce, Florida.**

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

Passed

g. **City Initiated Abandonment - Parcel IDs 2410-503-0041-020-4 and 2410-503-0012-010-9**

This item was presented with 6f.

**Motion was made by Patricia Diaz, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission of the proposed abandonment.**

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

Passed

h. **Amend Planning Board Procedures**

Ms. Hofmeister explained to the Board that the Planning Board procedures are not codified. Ms. Hofmeister suggested revisions due to the new meeting time and the Board suggested adjusting the order of business and removing the portions about the secretary and alternates. Ms. Hofmeister stated the changes will be made and brought to the Board for a vote at the next meeting.

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.

There were no comments from the public.

8. **DIRECTOR'S REPORT**

There was no director's report.

9. **BOARD COMMENTS**

Chairman Creyaufmiller reminded the Board to vote on August 18, 2020 and November 4, 2020 for city and county elections.

Chairman Creyaufmiller thanked the City Commission for their continued support.

Mr. Burdge asked if the modification of the code included the Boards receiving a stipend.

Mr. Broderick suggested another meeting to discuss the short term rental recommendations.

Ms. Johnson Scott provided dates of the upcoming virtual town hall meetings for the different elections.

10. **ADJOURNMENT**