

# 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, **OCTOBER 13, 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: **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  
Brandon Creagan, Planner  
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the September 8, 2020 meeting

**Motion was made by Marcia Baker, and seconded by Michael Broderick to approve the minutes from the September 8, 2020 meeting.**

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

Passed

6. **NEW BUSINESS**

a. **Annexation - 706 Midway Road**

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

**Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval of the proposed annexation.**

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

Passed

b. **Conditional Use - Single Family Home - Parcel ID: 2412-501-0123-000-7**

Mr. Creagan gave an overview of the application and answered questions from the Board on neighboring properties exceeding the height limit and driveway egress.

Board discussion ensued on eliminating the Conditional Use for exceeding the 28 foot height restriction in the South Beach overlay district due to flood elevation requirements that are mandating higher construction.

Ms. Hofmeister noted the city is currently putting together proposals to look at Seaway Drive and the South Beach overlay regulations.

**Motion was made by Gloria Johnson-Scott, and seconded by Bob Burdge to approve the Conditional Use and Design Review as presented 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: Michael Broderick, Solomon Lee, Marcia Baker, Patricia Diaz, Bob Burdge, Gloria Johnson-Scott, Chairman Frank Creyaufmiller**

Passed

c. **Site Plan and Conditional Use - Savannah Ridge - 3030 South US Highway 1**

Mr. Creagan gave an overview of the application and highlighted the development, previously called Pleasure Cove, will have a well thought out clubhouse, sidewalks thorough out the development and a possible entrance to the Savanna's. Mr. Creagan answered questions from the Board on the lot widths, street lighting, traffic study, school bus stops, parking of recreational vehicles and landscape buffers,

Mr. Creagan stated that a traffic study was not needed because the development was already a mobile home park and there are fewer home sites.

Ms. Hofmeister explained, at the building permit stage, sign and sealed lighting and landscape plans will be required and also a landscape bond, which requires an annual lanscape inspection.

Brian Nolan, Applicant Representative from Lucido and Associates, provided additional information on the lighting and he stated they have also obtained FDOT approval. Mr. Nolan said there is significant vegetation to buffer the FEC railway and also around the clubhouse. Mr. Nolan showed a PowerPoint presentation and he noted the 3,600 square foot "over the top" clubhouse. Mr. Nolan stated he would reach out to Mr. Sanders at the St. Lucie County School

District regarding bus stops and they are currently working with St. Lucie County trying to connect to the Savanna's.

Craig Schellbach, from YES! Communities, stated that RV vehicles are not available at the park and that entrance gates are not necessarily needed due to the on site management and constant surveillance Mr. Schellbach also explained that there is a lease to own program in place to encourage ownership and the clubhouse will not be open during a hurricane unless it is rated as a hurricane shelter.

**Motion was made by Marcia Baker, and seconded by Michael Broderick to recommend approval with the following condition:**

- 1. A Landscape Bond will need to be provided at the time of Certificate of Occupancy for the clubhouse pursuant to City Code 123-6**

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

Passed

## **7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## **8. DIRECTOR'S REPORT**

Ms. Hofmeister provided the Board with the Evaluation Appraisal Report, (EAR), Water Supply Plan ordinance for the Board to review before the next Planning Board meeting.

## **9. BOARD COMMENTS**

The Board had a lengthy discussion, spearheaded by Mr. Broderick, regarding the recommended items to be added to the dwelling rental conditions. Mr. Broderick stated after researching the status of the industry, other municipalities and counties, further legal consideration was needed before moving forward. Mr. Broderick highlighted that vacation rental occupancy did not drop like hotels did during COVID-19. Mr. Broderick stated that there are 670 vacation rentals in Fort pierce and a very small portion are licensed so the city has a much larger issue than violations from a small group.

Mr. Broderick suggested creating a working committee of city departments that work with dwelling rentals, and an industry representative. Mr. Broderick stated the committee is to come up with a more comprehensive and robust process to put in place for vacation rentals now.

Chairman Creyaufmiller stated that the state laws would not have any impact on what the committee is trying to do.

Ms. Hofmeister explained that the committee would be beneficial for both parties and buy in is needed from the industry to make sure the fees make sense.

Ms. Johnson Scott said it is gratifying to get all the players together to create a solid plan instead of constantly changing the rules every month.

Ms. Diaz said a committee is imperative and she thanked Mr. Broderick for his in depth research.

Ms. Diaz stated she would be submitting a letter of resignation as she will be moving by the

end of the year.

Ms. Hofmeister introduced the new Planning intern, Mia Morrison, from Lincoln Park high school.

Chairman Creyaufmiller reminded everyone of the upcoming election.

**10. ADJOURNMENT**