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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 8, 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**

After roll call, Chairman Creyaufmiller introduced the new Planning Board member, Nichelle Clemons and Ms. Clemons told the Board a little bit about herself.

Present: **Solomon Lee; Marcia Baker; Bob Burdge; Michael Broderick; Nichelle Clemons; Frank Creyaufmiller, Chairman**

Absent: **Gloria Johnson-Scott**

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

4. **CONSIDERATION OF ABSENCES**

Ms. Johnson Scott was excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the November 10, 2020 meeting

Motion was made by Michael Broderick, and seconded by Bob Burdge to approve the minutes from the November 10, 2020 meeting.

AYE: **Bob Burdge, Michael Broderick, Solomon Lee, Marcia Baker, Chairman Frank Creyaufmiller**

Other: **Nichelle Clemons (ABSTAIN)**

Passed

6. **NEW BUSINESS**

a. **Conditional Use - Skyline Childcare - 4812 South US Highway 1**

Kennedy De Young, applicant representative, and Danay Navarro, applicant, joined the meeting via phone.

Mr. Gilmore gave an overview of the application and answered questions from the Board on outdoor recreation and alcohol being served in the shopping center.

Ms. Hofmeister elaborated on the Children and Family Services guidebook provision that allows for urban childcare by providing additional indoor recreation.

Kennedy De Young, applicant representative, answered questions from the Board on transportation to and from the childcare center and the food being served.

Motion was made by Marcia Baker, and seconded by Solomon Lee to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Solomon Lee, Marcia Baker, Nichelle Clemons, Bob Burdge, Chairman Frank Creyaufmiller

Passed

b. **Conditional Use - Dwelling Rental - 1122 South Ocean Drive**

Ms. Hofmeister gave an overview of the application and answered questions from the Board regarding on-street parking. Ms. Hofmeister stated there is no on-street parking right in front of the home.

Board discussion ensued on whether or not to remove the condition that on-street parking is prohibited.

Ms. Baker suggested that the off street parking portion of the owner's rules be removed.

Jason Mankoff, applicant, provided additional information on the dwelling rental and answered questions from the Board. Mr. Mankoff stated there is plenty of parking so they do not need the on-street parking, which is north of the unit.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to approve 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 two (2) vehicles per unit. On-street parking is prohibited.**

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

AYE: **Solomon Lee, Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller**

Passed

c. Conditional Use - Dwelling Rental - 2025 South Ocean Drive

This application was withdrawn by the applicant.

d. Conditional Use - Dwelling Rental - 1341 Binney Drive, Unit A & B

Ms. Hofmeister gave an overview of the dwelling rental and answered questions from the Board on the driveway and sidewalks.

No one spoke for or against the application.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to approve 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 two (2) vehicles per unit. On-street parking is prohibited.**
- 5. The City of Fort Pierce Business Tax License number shall be included on all advertising.**

AYE: **Marcia Baker, Nichelle Clemons, Bob Burdge, Michael Broderick, Solomon Lee, Chairman Frank Creyaufmiller**

Passed

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.

8. DIRECTOR'S REPORT

9. BOARD COMMENTS

Chairman Creyaufmiller welcomed the new City Commissioner, Curtis Johnson, and he congratulated the mayor and Commissioner Johnson on their re-appointments.

Chairman Creyaufmiller said the process for approving dwelling rentals will be presented to the

City Commission at the Conference Agenda on Monday, December 14, 2020.

Mr. Broderick suggested adding the number of Conditional Use approvals for dwelling rentals in the past two months to the presentation. Mr. Broderick said he hopes to get a delineated understanding of how the process is going to proceed.

Ms. Baker noted that because of the pandemic there has been lots of applications submitted and the public should be able to be sworn in remotely for the City Commission meetings. Mr. Broderick highlighted that the business model for dwelling rentals has exploded because of the pandemic

Mr. Burdge asked if upgrading landscaping could be required because it is now a commercial use.

10. ADJOURNMENT