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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 WEDNESDAY, **JULY 15, 2021**, 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; Michael Broderick; Gloria Johnson-Scott; Bob Burdge; Nichelle Clemons; Frank Creyaufmiller, Chairman

Absent: Harold Albury

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Rebeca Guerra, Assistant Planning Director
Shyanne Harnage, Economic Development Manager
Brandon Creagan, Senior Planner
Vennis Gilmore, Senior Planner
Alicia Rosenthal, Executive Assistant

Attendees:

Marty Sanders, Ex-officio member, St. Lucie County School Board

4. CONSIDERATION OF ABSENCES

The consideration of Mr. Albury's absence was postponed to the August 9, 2021, Planning Board meeting.

5. APPROVAL OF MINUTES

- a. Minutes from the June 14, 2021 meeting

Motion was made by Bob Burdge, and seconded by Michael Broderick to approve the minutes from the June 14, 2021 meeting.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Nichelle Clemons, Marcia Baker, Chairman Frank Creyaufmiller

Passed

6. HEARING OF THE LOCAL PLANNING AGENCY

a. Future Land Use Map Amendment - RV Storage - 2192 Peters Road

Item 6a and 7a were presented together.

Mr. Creagan gave an overview of the Future Land Use Map Amendment (FLUMA) and Rezoning for the RV Storage located at 2192 Peters Road. The requested action is to change the Future Land Use of the parcel from Low Density Residential (RL) to General Commercial (GC) Mr. Creagan noted that the property was recently annexed into the City of Fort Pierce and the address changed from Copenhaver Road to Peters Road.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval the City Commission.

AYE: Gloria Johnson-Scott, Bob Burdge, Nichelle Clemons, Marcia Baker, Michael Broderick, Chairman Frank Creyaufmiller

Passed

7. NEW BUSINESS

a. Rezoning - RV Storage - 2192 Peters Road

Item 6a and 7a were presented together.

The requested action is to rezone the parcel from Single Family, 2 dwelling units/acre (E-2) to General Commercial (C-3). Mr. Creagan stated the Planning Board will review the site plan once it is submitted.

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

AYE: Bob Burdge, Nichelle Clemons, Marcia Baker, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

b. Annexation - 1701 Woodward Drive

Mr. Creagan gave an overview of the annexation application and answered questions from the Board on surrounding properties, conforming lot, voluntary annexations and process in place to annex adjoining properties.

Mr. Creagan explained that if a FPUA agreement was signed the property can be annexed

into the city. If no agreement is on file, it would be FPUA's responsibility to get an agreement signed.

Ms. Hofmeister-Drew highlighted that group annexations are being done on a quarterly basis. Ms. Hofmeister-Drew said the Planning department is working with the Treasure Coast Regional Planning Council to update the Interlocal Service Boundary Agreement and coordinate with St. Lucie County to encourage a flexible process to adjust boundaries and address the effects of annexation.

Mr. Creagan stated the applicant would like to renovate the structure for a primary residence.

Motion was made by Bob Burdge, and seconded by Marcia Baker to recommend approval of the proposed annexation.

AYE: Bob Burdge, Nichelle Clemons, Marcia Baker, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

c. **Conditional Use - Orange Blossom Storage - 4204 Okeechobee Road**

Mr. Creagan gave an overview of the application and answered questions from the Board. The request is seeking approval to operate a 1,290-unit self-storage facility. The property is 11.93 acres and is part of the Orange Blossom Business Center complex. The self-storage units will be completely enclosed within the building and all of the units will be climate controlled and no direct access to any unit will be provided on the outside of the building. Mr. Creagan stated the property currently has approximately 800 parking spaces on site and the Master HOA will coordinate with the owners to update the landscaping and lighting for the entire site.

Marty Sanders explained the reasons why the building flooded and he said the building was flood proofed after Hurricane Irma. He also noted that the buyer is aware of the flooding on the property. Mr. Sanders stated there are small flood pumps in the building and it is hard to flood proof the entire site.

Michael Houston, Applicant Representative, HJA Design Studio, stated the interior foot print is being modified for high end air-conditioned storage and they are coming up with ideas for the extra parking. Mr. Houston said they are not sure what they are going to do at this time regarding emergency pumps.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval of the project, as presented, to the City Commission.

AYE: Nichelle Clemons, Marcia Baker, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

d. **Conditional Use - Nole Dwelling Rental - 1501 Thumb Point Drive**

Ms. Guerra gave an overview of the application and she stated the applicant is requesting to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period of less than 30 days. Mr. Broderick asked if there was discussion with the applicant about waiting for the registration process.

Mike Nole, Applicant, stated he did not want to pull out of the Conditional Use process because of the money he had already spent.

No one spoke for or against the application.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval, subject to the following five (5) Conditions of Approval:

1. 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. 2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. 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. 4. There shall be a limitation of no more than two (2) vehicles per unit.
5. 5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Nichelle Clemons, Chairman Frank Creyaufmiller

NAY: Marcia Baker

Passed

e. **Conditional Use and Waiver of Distance - Bamboo Palms Arcade - 1717 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The request is for an approval of a Conditional Use with No New Construction and Waiver of Distance to operate a 1,130 square foot Amusement Arcade Center with 22 arcade machines. Mr. Gilmore answered questions from the Board on the alcohol regulations, unity of title, parking calculations and the distance to the next arcade.

Mr. Gilmore explained the additional parking is on a separate parcel in the rear of the property, owned by the same property owner. He stated that lighting and landscaping will be required through the building permit process.

Mike Menard, Applicant Representative, Architectonic, provided additional information on the parking. He explained there is a two lane road behind the building that will be reconfigured to one-way traffic with angled parking. Mr. Menard stated the asphalt is being reduced to create landscape islands. Mr. Menard noted that the parking is required for the number of machines located in the arcade and for the other uses in the strip center.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval for the Waiver of Distance.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Nichelle Clemons, Marcia Baker, Chairman Frank Creyaufmiller

Passed

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval for the Conditional Use with the following three (3) conditions:

1. 1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. Install a bicycle rack with the minimum required spaces.
2. 2. Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.
3. 3. A Lot Combination and Unity of Title, or Covenant in Lieu of Unity of Title of Parcel ID: 2415- 311-0004-000-3 and Parcel ID: 2415-311-0004-010-6, to provide continual access for a sustainable commercial site must be completed

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Nichelle Clemons, Marcia Baker, Chairman Frank Creyaufmiller

Passed

f. **Site Plan and Conditional Use - Ocean Village Clubhouse - 2400 S. Ocean Drive**

Mr. Gilmore gave an overview of the application and answered questions from the Board on parking calculations for the facility. Mr. Gilmore stated the request is to construct a 6,426 square foot clubhouse with racquet courts.

Jodah Bittle, Applicant Representative, Schulke, Bittle and Stoddard, stated the site plan addressed the parking and more parking spaces were added where the old clubhouse was located. Mr. Bittle answered questions from the Board on rental of the clubhouse.

Mr. Broderick expressed concerns with the lack of parking at the restaurant and administration building and the over flow parking on the lawn.

Brent Wood, Architect, explained that each clubhouse services each of the communities within Ocean Village. The intent is for community meetings or dividing the large room into smaller rooms. The clubhouse is for sporting activities and daily restroom facilities. Mr. Wood noted that the occupancy and parking is related to the number of members.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval for the Conditional Use with New Construction for the Ocean Village Clubhouse located at 2400 S. Ocean Drive.

AYE: Gloria Johnson-Scott, Bob Burdge, Nichelle Clemons, Marcia Baker, Michael Broderick, Chairman Frank Creyaufmiller

Passed

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval for the Ocean Village Clubhouse site plan located at 2400 S. Ocean Drive.

AYE: Gloria Johnson-Scott, Bob Burdge, Nichelle Clemons, Marcia Baker, Michael Broderick, Chairman Frank Creyaufmiller

Passed

g. Disposal of Surplus Property - 133 N. 10th Street

This item was presented after 7b.

Ms. Harnage gave a brief presentation on the disposal of surplus property at 133 N. 10th Street. Ms. Harnage stated five bids were received for the prime property located in the Peacock Arts District. Ms. Harnage stated the respondent is a Fort Pierce native that is planning to buy the adjoining property to build a single family home for retirement.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation to the City Commission for approval of the sale of real property located at 133 North 10th Street, identified by Parcel ID: 2409-513-0010-000-9, with a legal description of: FAIRMAUR PARK BLK 3 LOT 2 (OR 4080-2366) to Brenda Smith and John Bess of Washington, DC.

AYE: Bob Burdge, Nichelle Clemons, Marcia Baker, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. DIRECTOR'S REPORT

Ms. Hofmeister-Drew said the Planning department summer intern, Bridgette Murphy, is going back to the University of Florida for her senior year and she hopes Bridgette returns back to Fort Pierce.

10. BOARD COMMENTS

Chairman Creyaufmiller asked Board members to review the July 6, 2021 City Commission meeting and he said based on the outcome of the discussion at that meeting, the short term rental registration will most likely drag out a couple of months.

Mr. Burdge asked if the Planning Board will be reviewing the Capital Improvement program.

11. ADJOURNMENT