

# 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 MONDAY, **AUGUST 9, 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: Nichelle Clemons; Bob Burdge; Harold Albury; Michael Broderick; Gloria Johnson-Scott; Marcia Baker; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister-Drew, Planning Director  
Paul Thomas, Chief Building Official  
Shyanne Harnage, Economic Development Manager  
Brandon Creagan, Senior Planner  
Alicia Rosenthal, Executive Assistant

**4. CONSIDERATION OF ABSENCES**

All members were in attendance.

a. Absence from July 14, 2021 meeting

Motion was made by Bob Burdge, and seconded by Marcia Baker to approve the absence of Mr. Albury from the July 14, 2021 meeting.

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

Passed

**5. APPROVAL OF MINUTES**

- a. Minutes from the July 14, 2021 meeting

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the July 14, 2021 meeting with a date change.

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

Passed

**6. NEW BUSINESS**

- a. **Development & Design Review - Walsh Kings Highway - 2564 S. Kings Highway**

Mr. Creagan gave an overview of the application. Mr. Creagan noted that the Planning Board recently reviewed the Annexation, Rezoning and Future Land Use applications for this project. The request is for approval to construct two buildings totaling 88,748 square feet of office/flex space and one 33,190 square foot building for RV storage with associated site improvements. The project will consist of two (2) buildings that will be 44,374 square feet each. The two (2) buildings will contain 22 individual units each that can be used for office/flex space which would include storage. The third building on site will contain 23 units for the purpose of covered and secured RV storage. The project will provide for 171 parking spaces.

Brad Currie, Applicant Representative from EDC, introduced himself.

Motion was made by Michael Broderick, and seconded by Bob Burdge to approve the project with the following Conditions:

1. The tree mitigation fee as outlined in the Arboriculture Tree Report that was provided by the applicant shall be paid before the issuance of a Building Permit.
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
3. Up-lighting shall be provided within landscaped areas and around each building to enhance the security and visibility of this site. This shall be added as part of the Building Permit.

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

Passed

- b. **Text Amendment - Chapter 125 - 321: Coastal Construction Control Line**

Ms. Hofmeister-Drew gave an overview of the text amendment. She explained that the planning department has determined that the Conditional Use approval process for structures seaward of the CCCL, to be obsolete. The code amendment proposes to eliminate the requirement for Conditional Use approval for structures seaward of the CCCL, if those structures meet all other zoning district regulations. The building department provides the professional review and physical inspection of all structures seaward of the CCCL to ensure the minimum standards for the design and construction of buildings and structures are met to reduce the harmful effects of hurricanes and other severe storms occurring along the coastal

area of the City. The Planning department will continue to review residential and commercial structures for compliance with the zoning code (height, setbacks and landscaping) but only through the building permit review process.

Ms. Hofmeister-Drew answered questions from the Board on losing any elements of protection, height regulations, and South Beach overlay height restrictions.

Mr. Thomas, Chief Building Official, explained that the DEP's requirement is not based on height, rather base flood elevation. Mr. Thomas noted that the elevation numbers are transient as sea level rises. Mr. Thomas answered questions from the Board on height requirements for different flood zones. Mr. Thomas explained that the height is determined by the FEMA flood maps.

Ms Hofmeister-Drew noted that the beach and mainland heights are measured differently.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to approve the text amendment.

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

Passed

**c. Disposal of City-Owned Surplus Property on N. 14th Street (2404-814-0012-000-2)**

Ms. Harnage gave an overview of the surplus property. She explained that there are two neighboring parcels that are being disposed of and they are recommending that both properties are given to the same developer in hopes that they can combine the properties and develop as one. She stated that Telco Investment of Boynton Beach was chosen and they are proposing a new construction triplex. This proposal could fill the gap for the missing middle residential component in the FPRA. Ms. Harnage answered questions from the Board on Telco purchasing other city owned property, penalty for not meeting the requirements, bid advertising, allocation of funds, and if money is refunded if sale is revoked.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation to the City Commission for approval of the sale of real property located at North 14th Street, identified by Parcel ID: 2404-814-0012-000-2, to Telco Investment, Boynton Beach, FL

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

Passed

**d. Disposal of City-Owned Surplus Property at 701 N. 14th Street**

Ms. Harnage gave an overview of the surplus property and she explained the property is right next door to the parcel on 14th Street presented in 6c. They are recommending that both properties go to Telco Investment of Boynton Beach to combine the properties and develop a triplex.

Ms. Harnage answered questions from the Board on the standard time frame and maintenance of the property.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation to the City Commission for approval of the sale of real property located at 701 North 14th Street, identified by Parcel ID: 2404-814-0013-000-9, to Telco Investment, Boynton Beach, FL.

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

Passed

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation to the City Commission for approval of the sale of real property located at 701 North 14th Street, identified by Parcel ID: 2404-814-0013-000-9, to Telco Investment, Boynton Beach, FL.

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

Passed

**e. Disposal of City-Owned Surplus Property at 606 N. 14th Street**

Ms. Harnage gave an overview of the surplus property. She explained that JBM Properties was selected to purchase the land for \$1100.00, which is relatively low, but the city received a lack of information from all the other applicants. They are proposing to build a single family home to rent or sale.

Chairman Creyaufmiller asked at what point is the bid pulled off the market. Ms. Harnage stated there is no provision in place at this time.

Ms. Harnage answered questions from the Board regarding liens any liens on the property and if JBM properties has done any projects in Fort Pierce.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the sale of real property located at 606 North 14th Street, identified by Parcel ID: 2404-813-001-000-2, to JBM Properties, San Diego, CA.

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

NAY: Harold Albury

Passed

After all the surplus property presentations were heard, Chairman Creyaufmiller handed the gavel to Vice-Chair Broderick.

Motion was made by Chairman Frank Creyaufmiller, and seconded by Harold Albury to re-consider item 6e.

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

Passed

Chairman Creyaufmiller stated he asked to reconsider the item because he was uncomfortable selling the property for so cheap to an out of town buyer, along with the bidder using a cookie cutter approach, to building a residential house on a commercial property for \$100,000.00.

Mr. Broderick said it appears to be a buy and flip scenario and it is impractical. Ms. Baker wanted to know what else JBM Properties has bid on and if a background check is done on the bidders. Mr. Burdge asked the size of the house being proposed. Mr. Broderick asked how many properties get taken back by the city. Ms. Baker asked how long it would take to rescind a bid. Ms. Clemons noted that the six month timeline is not realistic.

Ms. Harnage explained that she is looking at streamlining the bidding process to make it more efficient and successful.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation to the City Commission to reverse the decision to award the bid to JBM Properties and have the property put back into surplus.

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

Passed

**f. Disposal of City-Owned Surplus Property on 25th Street (2408-501-0067-000-3)**

Ms. Harnage gave an overview of the surplus property. Ms. Harnage explained there are two side by side commercial properties on 25th Street. She said the total scores of the five proposals were very low. They are looking to make a recommendation of no action on the two parcels. Ms. Harnage highlighted some of the issues with the applications. She stated some applications had no plans to develop, the intended use was blank, a single family home was not appropriate and limited improvements were being made on an outdoor event space. Ms. Harnage said the no action recommendation is due to the proposal's inability to meet the goals and objectives for redevelopment in the targeted area.

Mr. Albury asked if the JBM application looks the same for all the bids. Ms. Harnage explained that many of the bidders will use the same proposal and cut and paste into each application. Ms. Harnage also noted that a single family home is not zoned for general commercial. Mr. Albury stated by the low offers, it is obvious JBM Properties is looking to profit from the land.

Ms. Harnage answered questions from the Board on informing the bidders of appropriate use, surrounding property uses, transferable bids, and zoning changes.

Ms. Hofmeister-Drew stated it is an added expense to rezone from commercial to residential and the vision for the 25th Street corridor is retail/general commercial uses.

Ms. Harnage highlighted that the bids need more information, a future plan and tangible improvements showing redevelopment.

Motion was made by Michael Broderick, and seconded by Marcia Baker to forward a recommendation to the City Commission of no action due to the proposal's inability to meet the goals and objectives for redevelopment in the targeted area. This recommendation is in accordance with the General Conditions included in the bid document on page 5, section 20.

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

Passed

**g. Disposal of City-Owned Surplus Property on 25th Street (2408-501-0066-000-6)**

Ms. Harnage gave an overview of the surplus property and she explained that the property is just south of the property on 25th Street presented in 6f. Ms. Harnage said the city would like to sell both properties together. Currently there is a fruit stand/street vendor that rents the lot across the street and has put in a bid for the parcel. Ms. Harnage noted that selling only one parcel makes the other parcel less marketable. She stated there could be an opportunity to lease the property temporarily if the fruit stand vendor is having issues with her location.

Ms. Harnage answered questions from the Board on the fruit stand applicant's information, why the city is not developing the property, if advertising on Facebook and proximity of the property to the Lincoln Theater.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation to the City Commission of no action due to the proposal's inability to meet the goals and objectives for redevelopment in the targeted area. This recommendation is in accordance with the General Conditions included in the bid document on page 5, section 20.

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

Passed

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. DIRECTOR'S REPORT**

Ms. Hofmeister-Drew stated that Jack Andrews, City Engineer, will be presenting the Capital Improvement plan to the Planning Board next month.

**9. BOARD COMMENTS**

Chairman Creyaufmiller reminded the Board that there is a Planning Board Special Meeting on Monday, August 23, 2021 at 1:00 PM.

Chairman Creyaufmiller noted that City Commission will be voting on Ms. Clemon's re-appointment to the Planning Board at the August 16, 2021 meeting.

Chairman Creyaufmiller played Commissioner Perona's comments from the August 2, 2021 City Commission meeting regarding conduct. After the Board heard the short clip, Chairman Creyaufmiller stressed to the Board that their behavior on the dais and on the street holds just as much concern. He said that the Planning Board members are the face for the City of

Fort Pierce and what the Board says and how it comes across is what matters. He encouraged the Board to stay mindful and eliminate any possible problems.

**10. ADJOURNMENT**