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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 MONDAY, **SEPTEMBER 13, 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: Bob Burdge; Michael Broderick; Gloria Johnson-Scott; Marcia Baker; Nichelle Clemons; Frank Creyaufmiller, Chairman

Absent: Harold Albury

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Rebeca Guerra, Assistant Planning Director
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**

Mr. Albury's absence was excused.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to approve the absence of Mr. Albury.

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

Passed

5. APPROVAL OF MINUTES

- a. Minutes from the August 9, 2021 meeting

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to approve the minutes from the August 9, 2021 meeting.

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

Passed

- b. Minutes from the August 23, 2021 special meeting

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to approve the minutes from the August 23, 2021 meeting.

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

Passed

6. NEW BUSINESS

- a. **Annexation - Privilege South - 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots (6 Parcels)**

Mr. Creagan gave an overview of the application and answered questions from the Board on surrounding properties in the city limits, agricultural exemption on any of the properties and proposed density.

Motion was made by Gloria Johnson-Scott, and seconded by Marcia Baker to forward a recommendation of approval of the annexation.

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

Passed

- b. **Two (2) Voluntary Annexations - 3420 and 3450 Sunrise Boulevard**

Ms. Guerra presented items 6b - 6n together and answered questions from the Board on the annexations effective date and when taxes will be paid. Ms. Clemons stated she was glad letters are being sent out to the property owners, as some of the FPUA agreements are from the early 2000's. Ms. Guerra highlighted that all the properties have signed FPUA service agreements, are contiguous to the municipality and are reasonably compact.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the two annexations.

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

Passed

c. **Three (3) Voluntary Annexations - 2704, 2908, and 3120 Avenue Q**

Items 6b-6n were presented together.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval of the three annexations.

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

Passed

d. **Three (3) Voluntary Annexations - 2905, 2906, and 2910 Forest Place**

Items 6b-6n were presented together.

Motion was made by Marcia Baker, and seconded by Gloria Johnson-Scott to forward a recommendation of approval of the three annexations.

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

Passed

e. **Four (4) Voluntary Annexations - 1906, 1909, and 2002 Edgevale Road and an unaddressed parcel generally located at the northwest corner of Edgevale Road and Admiral Street**

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the four annexations.

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

Passed

f. **Two (2) Voluntary Annexations - 2803 and 2830 Admiral Street**

Items 6b-6n were presented together.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval of the two annexations.

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

Passed

g. **Three (3) Voluntary Annexations - 3921, 3957, and 5560 South US Highway 1**

Items 6b-6n were presented together.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval of the three annexations.

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

Passed

h. **Two (2) Voluntary Annexations - 4653 and 4681 Kirby Loop Road**

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the two annexations.

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

Passed

i. **Two (2) Voluntary Annexations - 427 and 601 South Market Avenue**

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the two annexations.

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

Passed

j. **Four (4) Voluntary Annexations - 1720, 1760, 1840, and 1998 Copenhaver Road**

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the four annexations.

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

Passed

k. **Voluntary Annexation - 505 Midway Road**

Items 6b-6n were presented together.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval of the annexation.

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

Passed

l. Voluntary Annexation - 2835 McNeil Road

Items 6b-6n were presented together.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval of the annexation.

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

Passed

m. Voluntary Annexation - 3005 Summit Street

Items 6b-6n were presented together.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval of the annexation.

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

Passed

n. Voluntary Annexation - 4119 Oleander Avenue

Items 6b-6n were presented together.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval of the annexation.

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

Passed

o. Conditional Use, Development Review and Design Review - RV Storage - 2192 Peters Road

This item was presented as 6a.

Mr. Creagan gave an overview of the application and answered questions from the Board on the landscaping threshold and the purpose of the water feature. The project will consist of 503 covered RV parking spaces along with a sale's office where customers can rent RV spaces. Eventually the plan is to remove the sales office and the site will be 100% automated. The site plan further provides for landscape and lighting improvements, as well

as the creation of a wet detention pond with a water feature, and a tree protection area that will encompass approximately 3.03 acres on the northwest corner of the site. Mr. Creagan noted that tree mitigation will be looked at on future development and the covered parking spaces are similar to an airport.

Lee Dobbins, Applicant Representative, Dean Mead Law Firm, stated the number of RV uses in the area has attracted the business to this location.

Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval of the project with the following Conditions:

1. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Certificate of Completion for the RV Storage Lot.
2. As the office building is being defined as temporary by the applicant, a Temporary Use Application with the Planning Department will need to be applied for on an annual basis until the building is removed from the site. This shall first be provided with the Building Permit application for the construction of the RV storage lot and then shall be provided to the Planning Department prior to the expiration of each subsequent temporary use request

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

Passed

p. **Development and Design Review - Project Hurricane - 2398 Peters Road**

This item was presented as 6b.

Mr. Creagan gave an overview of the application and answered a question from the Board on tree mitigation. Mr. Creagan stated the project recently went through the annexation, FLUMA and rezoning process. The project is proposing one (1) 39,200 square foot building proposed for retail sale and service of RVs and golf carts. The building itself will be divided into three (3) areas, consisting of 19,200 square feet of office/sales, 16,000 square feet of service bays, and 4,000 square feet for use as a body shop.

Ms. Hofmeister-Drew noted the landscape code is being revised, to take the location of the building into account, to off set the mitigation.

David Baggett, Engineer, EDC Inc., stated the location is perfectly situated.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to recommend approval of the project with the following Conditions:

1. The tree mitigation as outlined in the tree mitigation plan 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 Final Certificate of Occupancy for the site.
3. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.

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

Passed

q. **Development and Design Review - Kings Highway Commerce Park - 2496 S. Kings Highway (9 Parcels)**

This item was presented as 6c.

Mr. Creagan gave an overview of the application and answered questions from the Board on green walls, truck traffic pattern, and workforce housing in the area. Mr. Creagan noted that this project recently went through the annexation and rezone process. The property owner and applicant are seeking approval to construct two (2) buildings totaling 485,000 square feet of office and warehouse distribution space with associated site improvements. The subject project will be divided into at least two (2) phases of development. Phase 1 is the subject of this petition, with the second phase anticipated for future office and warehouse use. The applicant has indicated that as much as 1,415,000 square feet of additional building space is envisioned for the site.

Ms. Hofmeister-Drew highlighted that the turnpike is going through at PD&E study for a proposed transportation improvement project.

Jeff Iravani, JHI Inc., said the truck route will be either the turnpike to King's Highway or I-95 to State Road 70. Mr. Iravani highlighted that the building stands out and gazebos and benches were placed around the lake to make it nice for the employees. Mr. Iravani noted that roadway reconstruction will be done on White Road and Peter's Road along with a traffic signal at White Road with Pruitt Research Road. Mr. Iravani answered questions from the Board on when construction will begin and if pre-leasing is being done. Mr. Iravani stated approval was just received for Phase II.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to recommend approval of the project with the following Conditions:

1. 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.
2. Prior to the the issuance of a site work permit, all properties contained within the subject development will need to be combined through a parcel combination with the St. Lucie County Property Appraiser's Office and a Unity of Title with the St. Lucie County Clerk of Courts.

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

Passed

r. **Development and Design Review - Ft Pierce Self Storage - 481 Ohio Avenue**

This item was presented as 6e.

Mr. Gilmore gave an overview of the application and answered questions from the Board on metal building restriction and the type and height of fencing. The applicant is requesting to construct a 31,200-square foot self-storage facility, which will consist of five (5) metal buildings containing 217 units. The facility will be secured by an automated gate and fencing, with no attendant or office on-site.

Tony Goins, Velcon Engineering, stated the fence will either be vinyl or wood and landscaping will be on the outside of the fence.

Mr. Broderick stated the wood fence requires continuous maintenance and a vinyl fence would look much better.

Motion was made by Michael Broderick, and seconded by Marcia Baker to approve with the following three conditions:

1. A completion certification by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Add vinyl fencing that is acceptable to the Planning and Building departments.

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

Passed

s. **Subdivision (Preliminary Plat) - Surfside Quadruplex - Parcel ID: 2412-501-0132-000-3**

This item was presented as 6d.

Mr. Creagan gave an overview of the application and answered questions from the Board on common area dune crossover, approval process, type of structure being built, and existing sand path. Mr. Creagan noted that the structure will go through the minor site plan approval process.

William Stoddard, from Schulke, Bittle and Stoddard, explained that the quadruplex will be fee simple ownership, where the owner will own the land under their building and other land will be common area and part of the HOA. He noted that the dune crossover specifications are provided by the Department of Environmental Protection (DEP). He stated the sand path is not on the property and everyone will be using the elevated pathway to the beach.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to recommends approval of the project with the following Condition:

1. Final Plat Approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained before the issuance of the building permit for development of the site.

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

Passed

7. **ELECTION OF CHAIR AND VICE-CHAIR**

Both Ms. Johnson Scott and Mr. Broderick complimented Chairman Creyaufmiller on doing a magnificent job as Chairman and Chairman Creyaufmiller complimented Mr. Broderick on doing a good job as Vice-Chair.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to elect Mr. Creyaufmiller as Chairman.

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

Passed

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to elect Mr. Broderick as Vice-Chair.

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

Passed

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. DIRECTOR'S REPORT

Ms. Hofmeister-Drew said she will be sending flowers to Mr. Albury on behalf of the Planning Department and the Planning Board.

Ms. Hofmeister-Drew said the Capital Improvement Plan was moved to next month's agenda due to an illness.

Ms. Hofmeister-Drew stated Brandon Creagan has accepted a job with Indian River County and will be leaving the city at the end of the month. Both Chairman Creyaufmiller and Mr. Broderick praised Mr. Creagan for doing an excellent job. Mr. Creagan stated it was an honor and privilege to work with the Planning Board.

10. BOARD COMMENTS

Mr. Broderick asked if the Board will be seeing more annexations. Ms. Hofmeister-Drew explained that the city is working on an Interlocal Service Boundary Agreement with St. Lucie County and there are 200 FPUA service agreements to be annexed.

11. ADJOURNMENT