

# 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, **OCTOBER 11, 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; Marcia Baker; Harold Albury; Michael Broderick; Bob Burdge; Gloria Johnson-Scott; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister- Drew, Planning Director  
Jack Andrews, City Engineer  
Alicia Rosenthal, Executive Assistant

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

**4. CONSIDERATION OF ABSENCES**

All members were in attendance.

**5. APPROVAL OF MINUTES**

a. Minutes from the September 13, 2021 meeting

Motion was made by Michael Broderick, and seconded by Bob Burdge to approve the minutes from the September 13, 2021 meeting.

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

Passed

## 6. NEW BUSINESS

### a. Annexation - East Coast Packers - 2120 North Old Dixie Highway

Ms. Hofmeister-Drew gave an overview of the application. She stated that voluntary annexations have to be contiguous to a municipality, reasonably compact, the petition bears the signatures of all owners of property in the area proposed to be annexed and an ordinance has to be adopted which follows due process and notice. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation along with the Future Land Use and Zoning designations of I and I-1, respectively, for the parcel.

Greg Nelson, Applicant Representative, stated the purpose of the annexation is to clean up a clerical error from 20 years ago that left the parcel out of the legal description. Mr. Nelson stated the packing house will be used to store juice or other food related products.

Motion was made by Michael Broderick, and seconded by Bob Burdge to approve the annexation of the parcel located at 2120 North Old Dixie Highway.

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

Passed

### b. Zoning Atlas Map Amendment and Site Plan - Oleander Oaks - 2433-144-0002-000-3

Item 6b and 6c were presented together.

Ms. Hofmeister-Drew stated the applicant is proposing to subdivide approximately 12.92 acres of land on Oleander Avenue north of Tumblin Kling Road to construct a single family home development. The current zoning is Medium Density Residential Zone (R-4) - 10 to 12 dwelling units per acre and the proposed zoning is Planned Development (PD) – 3.47 dwelling units per acre. The site plan consists of 50 single family 3-bedroom/2-bath garage homes, approximate 1-acre wetland, approximate 1-acre pond, an amenity area, tot lot, grilling stations and outdoor seating next to interior pond and a school bus stop. The proposed design and development guidelines for the Oleander Oaks Planned Development will maintain the purpose and intent of the R-4 zoning district but will allow for slight variations to the district regulations to provide a contemporary single-family development at a density less than the maximum. The applicant is proposing a 50 foot right-of-way width for the interior road in lieu of the required 60 feet.

Ms. Hofmeister-Drew answered questions from the Board on the flood zone and floodplain, location of the mailboxes, school bus shelter, and parking.

Mr. Sanders stated that St. Lucie County is working on sidewalks from Midway Road to south Farmers Market Road, and they are working on grants to fulfill the sidewalk needs on Oleander. Mr. Sanders noted that sidewalks are planned for 2024 from south Farmers Market Road to Edwards Road. Mr. Sanders said the St. Lucie County School District would prefer not to pick up students on an arterial road because it is not a safe place for the students to wait. Mr. Sanders said they would prefer not to go within the proposed neighborhood because there is a 50 foot right-of-way with narrower streets. Mr. Sanders said the best case scenario for the bus stop is a turn around before the entrance gate, with a large enough turning radius for a school bus. Mr. Sanders highlighted that a larger turning radius is needed or a sidewalk going around the entry area for a place for students to load, unload

and wait.

Blaine Bergstresser, Representative, answered questions regarding the flood zone, and he stated that each residence will have its own mailbox. Mr. Bergstresser said they are okay with building a bus shelter for the students. He noted a 12-foot bump out lane for the bus and a concrete pad for the students to wait was added to the site plan. Mr. Bergstresser answered questions from the Board on the homeowner Planned Development restrictions, price range of homes, community amenity parking and street lighting.

Board discussion ensued on the proper placement of the school bus stop and tabling the site plan approval to give the applicant time to work out the bus stop details with the St. Lucie County School District.

Motion was made by Michael Broderick, and seconded by Marcia Baker to approve the Zoning Atlas Amendment from Medium Density Residential Zone to Planned Development.

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

Passed

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to table the site plan until the October 25, 2021, Special Planning Board meeting or the November 8, 2021, regular Planning Board meeting or whenever staff and the development team are ready.

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

Passed

**c. Preliminary Plat - Oleander Oaks - 2433-144-0002-0003**

This item was presented with 6b.

Ms. Hofmeister-Drew gave an overview of the Preliminary Plat, and she explained the certain standards that have to be met in the review of the Preliminary Plat application. The standards are adequate vehicular access and traffic circulation to each lot, adopted levels of service (LOS) in the comprehensive plan are not adversely impacted, and that other applicable comprehensive plan policies are addressed. Based on staff level review the standards have been met and there appears to be no conflict or negative impacts with vehicular access, traffic circulation, or the adopted level of service standards.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to approve the Preliminary Plat with the following condition:

1. Final Plat approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building final certification for development of the site.

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

Passed

d. **2021-2022 Capital Improvement Program**

Mr. Andrews gave a detailed presentation of the 2021-2022 Capital Improvement projects. He reviewed the completed transportation, building, and stormwater projects and highlighted the proposed transportation, stormwater and Sun Trail projects. Mr. Andrews noted that the Indian Hills Trail is a hardened trail that will connect to the Greenways Trail. Mr. Andrews also provided a surtax update, and he stated the tax is a great help to the city and the entire county.

Mr. Andrews provided the status of the Seaplane terminal. He stated they are currently pursuing permits with the FAA and DOT and the City Commission has to decide if they want to move forward with the endeavor.

The Board suggested prioritizing the renovation of the Lincoln Park Theater, the reconstruction of 13th Street, from Orange Avenue to US Highway 1, and the Indian Hills Golf Course Clubhouse renovation. Mr. Andrews stated that the City Commission and FPRA Board is seeing a lot of movement with the Lincoln Theater project, and it could rise up on the Capital Improvement Program list.

7. **COMMENTS FROM THE PUBLIC**

Rebeca Guerra announced she has taken a job with another municipality.

8. **DIRECTOR'S REPORT**

a. **St. Lucie County Community and School Planning**

Mr. Sanders gave an overview of the St. Lucie County Community and School Planning. He provided the historical growth of the county, vacant residential inventory, status of the residential market, new residential building starts, and the BEBR long-term certificates of occupancy and medium long-term student projections. Mr. Sanders spoke about how and where the county will grow and the estimated residential unit growth through 2030. He discussed the FTE (Full-Time Equivalent) and COFTE (Capital Outlay FTE) growth and the school and community needs. Mr. Sanders identified the elementary, K-8 and high school possible sites. He discussed the K-8 and high school student growth impact on the current school capacity and the 2030 capacity, along with the enhanced service plans. Mr. Sanders ended with a plan summary that meets the capacity for BEBR medium growth projections through 2030.

Mr. Sanders answered questions from the Board on plans for the old Fort Pierce Central High School site. He said at this time there are no current plans for the site but if the right offer came along, they would work with the City on the accepted use.

10. **BOARD COMMENTS**

Chairman Creyaufmiller reminded the Board of the Special Planning Board meeting on October 25, 2021, at 4 PM in the Commission Chambers.

11. **ADJOURNMENT**