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CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE SPECIAL MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **OCTOBER 25, 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: Gloria Johnson-Scott; Bob Burdge; Marcia Baker; Nichelle Clemons; Michael Broderick; Harold Albury; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Alicia Rosenthal, Executive Assistant

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

4. CONSIDERATION OF ABSENCES

All Planning Board members were in attendance.

5. NEW BUSINESS

a. Major Amendment to the Planned Development (PD) and Site Plan - King's Landing - 322 North 2nd Street

Ms. Hofmeister-Drew gave an overview of the application and answered questions from the Board. Ms. Hofmeister-Drew presented the background, current applications, original conceptual renderings, site plan criteria, proposed elevations and site plan, and traffic analysis. Ms. Hofmeister-Drew explained that the height changed on the elevations, but the overall uses proposed is compatible with the original proposal. Ms. Hofmeister-Drew noted that the application will be going back to the Historic Preservation Board for design review. Ms. Hofmeister-Drew explained that the downtown overlay district does have a parking, height or

landscape requirement. She stated that the traffic analysis showed an acceptable level of service for the city. In conclusion, Ms. Hofmeister-Drew said the design is contemporary, and the design elements blend well with downtown and King's Landing will serve as a catalyst for redevelopment in the city.

Lee Dobbins, Applicant from the Dean Meade Law Firm, explained that the project has moved slowly due to environmental cleanup issues, contaminated soil and submerged lands. He stated there were continuous meetings with city staff to resolve issues with the site. Mr. Dobbins stated that once all conditions have been met with the development agreement the closing would be within 30-60 days. Mr. Dobbins noted an amendment to the development agreement, to adjust the time frames, is going to City Commission for approval.

Brad Currie, Representative from EDC (Engineering, Design & Construction), provided a detailed presentation and answered questions from the Board. Mr. Currie stated there are five components to Kings Landing consisting of 114 residential units, 35,085 square feet of restaurant use, 140 room hotel, 17,290 square feet of retail use, and 299 parking spaces. Mr. Currie highlighted that the three-story parking garage will be in the middle of the proposed site with restaurant and retail use on the first floor. Mr. Currie noted that all the residential units will be able to park on site.

Mr. Burdge asked the elevations of the original King Power Plant smoke stacks.

Mr. Broderick provided the Board with handouts on detailed parking information on the downtown area, and he had a lengthy discussion on the significant net loss of parking and how it will change the dimension and makeup of downtown and Edgartown permanently. Mr. Broderick also addressed concerns with the change in height to 11-stories, from the Historic Preservation Board approval of eight-stories.

Mr. Dobbins stated the team talked with city staff about adding a couple of floors to the Kings Landing parking garage and the possibility of adding a parking structure on the west side of 2nd Street. Mr. Dobbins explained the increase in height was due to economic feasibility and the hotel having a list of things they wanted to be changed in the design. Mr. Dobbins stated there are no commitments yet for designating parking spaces for Kings Landing in the city parking garage.

Dale Matteson, CEO, Audonbon Development, stated if they lowered the height, the square footage price on the residential units would out price the market. Mr. Matteson said the hotel will be a spectacular Autograph Marriot Hotel. He noted they lowered the residential height closer to Edgartown and Moores Creek. Mr. Matteson explained that he had asked Brightline train to partner with Kings Landing, but they could not think about it for five years, as they are not focusing on intermediate stops at this time.

Chairman Creyaufmiller stated the parking issue is the city's problem and the city can respond over the three to five year build out of Kings Landing.

Mr. Sanders had concerns with blocking river views of properties to the west and the scale of the building. He said the hotel and residential units will bring great opportunities to downtown and the city will lose opportunities if the city doesn't have enough economic opportunity.

Ms. Baker suggested finding alternate ways of transportation instead of building parking garages.

John Heaning, spoke against parking meters in downtown, putting the cart before the horse on parking, and widening Indian River Drive and 2nd Street.
Valerie Slack, spoke about needing additional parking, and concerns with the building height

and scale and setting a precedent for future projects.

Jeanne Arias, spoke about losing the small town feel and not enough parking for the Kings Landing residents.

James Clasby, said an additional public benefit should be provided, and the development will be contributing to the parking problem.

Holly Theuns, spoke about the plan working well with the charette and good and bad growth.

Melissa Carter, had concerns with the scale of the buildings, and she spoke on social and environmental justice.

Margaret Dirsa-Dubois, had concerns with the increased height.

Leslie Olson, had height and scale concerns, and she suggested being able to see renderings showing different perspectives in comparison to other buildings in downtown.

Steve Tarr, had concerns with the massing and economics not working for the city.

Motion was made by Bob Burdge, to approve the Major Amendment to the Planned Development and Site Plan.

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

NAY: Michael Broderick

Passed

6. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

7. **ADJOURNMENT**