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

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

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

a. Minutes from the October 11, 2021 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the October 11, 2021 meeting.

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

Passed

b. Minutes from the October 25, 2021, Special Planning Board meeting

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to approve the minutes from the October 25, 2021 Special Planning Board meeting.

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

Passed

6. NEW BUSINESS

a. Annexation - Flagship Storage - At or near 3900 S. US Highway 1 (1 Parcel)

Ms. Hofmeister-Drew gave an overview of the annexation. She stated the proposed Future Land Use is General Commercial (GC) and the proposed zoning is General Commercial (C-3).

Brad Currie, Applicant Representative, stated they will be coming forward with a proposed site plan for self-storage.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to approve the proposed annexation.

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

Passed

b. Amendment to the Planned Development (PD) and Site Plan - Willow Lakes Phase 1A - 10050 West Midway Road

Ms. Hofmeister-Drew gave an overview of the request for an Amendment to the Planned Development and Site Plan for Phase 1A. Ms. Hofmeister-Drew provided the Board a brief history on the original PD master plan approval. She explained the amendments to the PD consist of deviations in the parking spaces, drive aisle widths and incorporating the wave pool regulations into the PD Guidelines. Ms. Hofmeister-Drew highlighted that Phase 1A will consist of the Wavegarden, the Hub, 28 Surf Pods (Lanais) proposed as hotel suites and a maintenance building for water treatment. Ms. Hofmeister-Drew noted the proposed landscaping will be indicative of a coastal community and the architecture is contemporary in design with the Hub having a look and feel as though the building is a wave.

Lee Dobbins, Applicant Representative, from Dean Meade Law Firm, stated the deviations to the guidelines will govern how the project will be developed. Mr. Dobbins explained there has been a lot of behind the scenes work with FPL, South Florida Water Management, and coordination with the County on Gordy Road and Midway Road and working with the developers to the north and south of the project. Mr. Dobbins answered questions from the Board on the wave pool regulations from the state, parking, and the abandonment of Gordy Road.

Andrew Savage, from Bohler Engineering, reviewed the high level civil design with the Board and stated they are coordinating with St. Lucie County for the utility expansion on Midway Road.

Motion was made by Bob Burdge, and seconded by Marcia Baker to approve the requested PD Amendment and Site Plan with the following conditions:

1. Prior to the issuance of a Building Permit, pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff.
2. Prior to the issuance of the Certificate of Occupancy, a certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be submitted and approved by staff.
3. Prior to City Commission approval, incorporate the proposed Phase Staff recommends that the Planning Board recommend APPROVAL of the requested PD Amendment and Site Plan applications with the following conditions:

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

c. **Site Plan and Conditional Use - Flagship Storage - Northeast corner of Jenkins and Okeechobee Road**

This item was moved to the December 13, 2021 Planning Board meeting.

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

There was no Director's Report.

9. **BOARD COMMENTS**

Board discussion ensued on having legal representation at the Planning Board meetings to avoid potential legal impacts.

Ms. Baker suggested that the Planning department organize a city sponsored work force housing project.

10. **ADJOURNMENT**