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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, **JANUARY 10, 2022**, 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: Harold Albury; Nichelle Clemons; Michael Broderick; Marcia Baker; Gloria Johnson-Scott; Bob Burdge; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Vennis Gilmore, Senior Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

- a. Minutes from the December 13, 2021 meeting

Motion was made by Bob Burdge, and seconded by Marcia Baker to approve the minutes from the December 13, 2021 meeting.

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

Passed

6. NEW BUSINESS

a. Annexation - Jetson TV & Appliances - 4145 S. US Highway 1

Mr. Gilmore gave an overview of the annexation. He explained the purpose of the annexation is to correct an issue with the original property annexation to the City of Fort Pierce in 2007, which excluded two parcels.

Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of approval of the annexation to the City Commission.

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

Passed

b. Site Plan - Jetson TV & Appliances - 4145 S. US Highway 1

Mr. Gilmore gave an overview of the application. Mr. Gilmore stated the applicant is proposing a 32,330 square foot warehouse addition with associated site improvements. He answered questions from the Board on the egress issue with St. Lucie County, lighting requirements, parking spaces and bicycle parking.

Chairman Creyaufmiller discussed possible changes to the code regarding the overkill of bicycle parking at warehouse property versus retail property.

Rebecca Grohall, Applicant Representative, MBV Engineering, stated they are working on a resolution for the driveway egress issues with St. Lucie County and if they cannot come to a resolution then a minor modification will be necessary.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Bicycle Parking shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a).
3. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125- 314, Design Review. Confirm that the architecture and color scheme of the new structure will match that of the existing structure.
4. Provide up-lighting to the outside of the building to help with lighting at night and to enhance security and visibility.
5. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

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

Passed

c. **Site Plan - Fort Pierce Commercial - 5555 and 5553 Okeechobee Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on the exact location, main entryway, sharing curb cuts with Wawa, distance to schools, access to future development and the number of trips per day. The applicant is proposing to construct a 24,190 square foot master commercial development with an overall area of 12 acres with retail and a restaurant on Parcel 1, an Aldi grocery store on Parcel 2 and future commercial development on Parcel 3.

Ms. Hofmeister- Drew stated the traffic level of service was reviewed by the county.

Rebecca Grohall, Applicant Representative, MBV Engineering, stated there are two access points to the site and access can also be addressed with the new site plan which will be required for Parcel 3.

Motion was made by Michael Broderick, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the following conditions:

1. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.
2. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. 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

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

Passed

d. **Site Plan - Scavello Taylor Creek - 1433-431-0001-000-4**

Ms. Hofmeister-Drew gave an overview of the application and answered questions from the Board on property access, signage, visibility from US Highway 1, and the zoning of the northern adjoining properties. The applicant is proposing to construct 33,603 square feet of commercial development, consisting of 23,600 square feet of retail, 2,103 square feet of fast casual restaurant space and 7,900 square feet of fine dining with associated site improvements on approximately 5.33 acres of land.

Ms. Hofmeister- Drew noted that St. Lucie County will be abandoning Sandridge Road and with the widening of North Bridge, there will be changes to Juanita Avenue. Ms. Hofmeister-Drew stated a separate building application will be coming in for the Master sign plan.

Rebecca Grohall, Applicant Representative, MBV Engineering, provided additional information on the ingress and egress rights, and the master signage plan. She stated that there possibly could be a new driveway connection with the St. Lucie County roadway improvements. Ms. Grohall answered questions from the Board on properties in the master plan and improvements made to the access road. Ms. Grohall said striping and signage will be added to the access road. Ms. Grohall highlighted that in discussion with FDOT regarding the US Highway 1 and North Bridge expansion, there will be a traffic signal at Juanita Avenue and the timing of the signal will be adjusted at US Highway 1 and North Bridge.

Motion was made by Nichelle Clemons, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission with the following conditions:

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. A certified letter of completion 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.
3. Restripe the access drive into the Taylor Creek Plaza from North US Highway 1 to differentiate the access easement more adequately into the subject property from the Taylor Creek Plaza surrounding parking area

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

Passed

e. **Site Plan - Crossroads Parkway Warehouse - 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, 2324-710-0022-000**

Ms. Hofmeister- Drew gave an overview of the application and answered question from the Board regarding the functional ability of 18 wheelers in a multi-tenet building. The applicant is proposing to develop a 207,458 square foot office/warehouse building with associated site improvements on five (5) parcels. She said there will be a substantial perimeter buffer and heavily landscaped dry retention area with visual appeal from I-95. Ms. Hofmeister-Drew stated the applicant meets the minimum requirements of the site plan.

Brad Currie, EDC- Engineering, Design and Construction, Applicant Representative, stated the back fo the building is designed for 18 wheelers, and it is not going to change regardless of the tenants. They are looking at about nine (9) tenants and only the internal build out will be different depending on the tenants. Mr. Currie noted the developer, Michael Rem, was in the audience, if the Board had any questions for him.

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

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. A certified letter of completion 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.
3. Prior to the issuance of a Building Permit, a parking in lieu fee for the eight (8) parking spaces not provided on site shall be paid.
4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

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

Passed

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

Chairman Creyaufmiller thanked the Board for continuing to do good work.

10. ADJOURNMENT