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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, **FEBRUARY 14, 2022**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

After the Pledge of Allegiance, Chairman Creyaufmiller introduced the new Planning Board member, Alexander Edwards. Mr. Edwards told the Planning Board a little about himself. Ms. Hofmeister-Drew introduced the new Planning department employee, Ryan Alitzer, and Ryan told the Board with a little about himself.

3. ROLL CALL

Present: Nichelle Clemons; Marcia Baker; Harold Albury; Michael Broderick; Bob Burdge; Alexander Edwards; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Vennis Gilmore, Senior Planner
Ryan Alitzer, Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All Planning Board members were in attendance.

5. APPROVAL OF MINUTES

- a. Minutes from the January 10, 2022 meeting

Motion was made by Bob Burdge, and seconded by Michael Broderick to approve the minutes from the January 10, 2022 meeting.

AYE: Harold Albury, Michael Broderick, Bob Burdge, Alexander Edwards, Nichelle Clemons, Marcia Baker, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. Conditional Use and Site Plan - Flagship Self Storage - 3900 S. US Highway 1

Mr. Gilmore gave an overview of the application. Ms. Hofmeister-Drew answered questions from the Board on the demand for self storage facilities, regulating square footage and annexing neighboring homes.

Brad Currie, Engineering, Design, and Construction, Applicant Representative, stated that Flagship has multiple self storage facilities throughout the state of Florida, and is headquartered in Orlando. He noted that there is a huge demand for self storage, and it is a good investment. He highlighted that Port St. Lucie only allows self storage in the commercial industrial zoning district so the demand from Port St. Lucie is creeping into Fort Pierce. Mr. Currie stated that this will be a six to seven million dollar self storage facility without a big demand on the fire and police departments. Mr. Currie answered questions from the Board on maximum size, neighborhood meeting, Flagship purchasing the property, fencing material, RV and boat storage, and gated access. Mr. Currie explained that the building acts as a continuous wall and there will be two rows of landscaping along the residential side of the project. Mr. Currie said there will be no RV or boat storage and there will be gated access.

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

1. A certified letter of completion 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. 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: Michael Broderick, Bob Burdge, Alexander Edwards, Nichelle Clemons, Marcia Baker, 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 report.

9. BOARD COMMENTS

Mr. Burdge inquired about an additional driveway being added on the upcoming Aldi project located on Okeechobee and Jenkins Road.

Ms. Baker asked staff if the impact of the Brightline train is being considered on traffic studies.

Chairman Creyaufmiller said that St. Lucie County school system did a presentation at the February 14, 2022, conference agenda meeting and St. Lucie County came in 7th out of the state, and the county had a 94.5% graduation rate in 2021.

10. ADJOURNMENT