

# 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, **MARCH 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**

3. **ROLL CALL**

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

Staff Present: Vennis Gilmore, Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

a. Minutes from the February 14, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the February 14, 2022 meeting.

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

Passed

6. **NEW BUSINESS**

a. **Conditional Use Approval - Renaissance Business Park - 4100 and 4200 Okeechobee Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board. The applicant is requesting Conditional Use approval for Light Industrial Service/Manufacturing, Warehouse and Freight, Environmental Research and Education Facilities, Day Care Center (Adult/Child), College or University, Education (Elementary, Middle, High School, College/University), Medical Facilities, Social Service Institution, Self-Service Storage, Building Maintenance Facilities and Services, Microbrewery, Marine-Related Industrial, and Vehicle Storage to be located within the Renaissance Business Park (formerly the Orange Blossom Mall). The property has a Future Land Use designation of General Commercial (GC) with a compatible zoning classification of General Commercial Zone (C-3). Phase 1 consists of commercial re-use of the existing building and future plans for the subject property consists of multifamily development and additional commercial buildings. Mr. Gilmore provided examples of a few of the use restrictions that are contained in the declaration document.

Lee Dobbins, Applicant Representative, Dean Mead Law Firm stated the applicant is redeveloping 2/3 of the mall and the western section is owned by a different property owner. Mr. Dobbins explained that the mall will have flex space for different uses and since the Conditional Use process is time-consuming a menu of Conditional Uses was created. Mr. Dobbins highlighted that the mall is a unique situation of being isolated from the neighbors by a large parking lot.

Ms. Baker and Ms. Clemons asked how a microbrewery can be listed as one of the Conditional Uses when distilling is not allowed in the Declaration of Convenience. Mr. Broderick asked if the flooding mitigation has taken place on the property.

Mike O'Neil, Developer, stated the drainage has been fixed with the property owner association and the building is completely flood hardened with a flood gate on every door. Mr. O'Neil said the flood proofing meets the FEMA qualifications.

Board discussion ensued on removing distilling from the Declaration of Convenience. Mr. Dobbins stated they would remove the microbrewery from the list of approved Conditional Uses.

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

1. The subject Conditional Use approves only those requested uses in the subject staff report and site plan that require Conditional Use Approval. Those permitted by right do not require Conditional Use Approval.
2. The subject Conditional Use Approval is limited to Phase 1. Future Phases will require a separate Site Plan (Development and Design) Approval.
3. 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.
4. Remove microbrewery from the list of uses.

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

Passed

b. **Site Plan - Kieran Casey Warehouse and Office Building - 3621 US Highway 1**

Mr. Gilmore gave an overview of the application and answered questions from the Board. The applicant is seeking approval of a Site Plan to develop a 10,300 square foot warehouse and office building with associated site improvements on a 1.51-acre parcel of unimproved land. The subject property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial Zone (C-3). The proposed site plan meets the basic use standards for the C-3 zone. Careful consideration and thought has been given to the design, regarding orientation, access, landscaping, building design and budget. Mr. Gilmore noted that the influx of parking is for the possibility of a future restaurant.

Mark Landsman, Applicant Representative from Engineering, Design and Construction and Kieran Casey, Owner, introduced themselves and offered to answer any questions from the Board.

Motion was made by Bob Burdge, 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.

AYE: Marcia Baker, Nichelle Clemons, Alexander Edwards, Bob Burdge, Michael Broderick, 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 said he forgot to thank Ms. Johnson Scott for the time she spent on the Planning Board.

Chairman Creyaufmiller noted that the Short Term Rental report from the Conference Agenda meeting was positive and the efforts from the Planning Board and the Short Term Rental Task Force Committee are working.

Mr. Broderick stated the task force projections seem to be coming true.

Mr. Broderick asked if there has been any discussion requiring developers to install EV charging station facilities due to the high demand.

Mr. Broderick noted that the downtown parking assessment report, due out soon, will show the shortfall in downtown parking and the areas for vertical parking.

**10. ADJOURNMENT**