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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, **APRIL 11, 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: Bob Burdge; Michael Broderick; Harold Albury; Marcia Baker; Nichelle Clemons; Alexander Edwards; Frank Creyaufmiller, Chairman

Staff Present: Vennis Gilmore, Senior 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 March 14, 2022 meeting

Motion was made by Bob Burdge, and seconded by Michael Broderick to approve the minutes from the March 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 and Site Plan - Fort Pierce Self Storage - 1300 S. US Highway 1**

Mr. Gilmore gave an overview of the application and answered questions from the Board on egress and ingress, existing oak trees, Aldi building height and parking requirements.

Edward McDonald, Thomas Engineering Group, introduced himself and entertained any questions the Board had.

Paul Trembly, Owner Representative, stated the 4-story climate controlled building is built stronger for load. Mr. Trembly answered questions from the Board on re-purposing the building, adding decorative features to the facade and type of market studies done.

Motion was made by Marcia Baker, and seconded by Michael Broderick to approve the Site Plan and Conditional Use with the following condition:

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

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

Passed

b. **Site Plan - Fort Pierce Commerce Center - Energy Lane (Southeast of Glades Cut Off Road and West of Selvitz Road) - 2431-800-0002-000-0, 2431-800-0003-000-7, 2431-800-0004-000-4, 2431-800-0005-000-1, 2431-800-0007-000-5, 2431-800-0006-000-8.**

Mr. Gilmore gave an overview of the application and answered questions from the Board on parking requirements, residential areas in the immediate vicinity, Selvitz Road expansion, future transit facility, and the number of employees. Mr. Gilmore stated the reduction in parking spaces will help with the drainage.

Alexandra Chu, Dynamic Engineering Consultants, stated there will be around 3,000 employees and the hours of operations vary between the warehouses and flex space. She said the large warehouses will operation 24/7 with three shifts and the small warehouse will operate from 10 AM to 7 PM. Ms. Chu explained tha the parking is based on the ITE national study and other approvals in the City of Fort Pierce have been based on this same study.

Angel Pinero, Dynamic Engineering Consultants, answered questions from the Board on workforce housing. He stated that workforce housing is not a requirement

Motion was made by Michael Broderick, and seconded by Marcia Baker to approve 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. 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: 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 encouraged Planning Board members to watch the City Commission meetings. Mr. Burdge asked about changes in the makeup of the Planning Department. Chairman Creyaufmiller introduced, Bridgette Romer, the new Planning department Growth Management Coordinator and Ms. Romer gave a brief overview of herself.

10. ADJOURNMENT