

# 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, **JUNE 13, 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; Alexander Edwards; Bob Burdge; Frank Creyaufmiller, Chairman

Staff Present: Kevin Freeman, Planning Director  
Vennis Gilmore, Senior Planner  
Audria Moore-Wells, Special Projects Coordinator  
Alicia Rosenthal, Planning and Development Organizer

**4. CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

**5. APPROVAL OF MINUTES**

a. Minutes of the May 9, 2022 meeting

Motion was made by Bob Burdge, and seconded by Michael Broderick to approve the minutes from the May 9, 2022.

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

Passed

## 6. NEW BUSINESS

### a. Zoning Atlas Map Amendment - Coral Sands Planned Development - 511 S. Ocean Drive

Mr. Gilmore gave an overview of the application and answered questions from the Board.. Mr. Gilmore stated the applicant is requesting rezoning from R-4A, Hutchinson Island Medium Density Residential Zone to PD, Planned Development. He said the applicant intends to develop a residential subdivision that will have 12 platted lots consisting of single-family attached and detached homes. Mr. Gilmore noted that Planned Development, (PD) is an appropriate zoning that is compatible with the Future Land Use classification of Hutchinson Island Medium Density Residential (HIR).

Dennis Murphy, Applicant Representative from Culpepper and Terpening, stated the applicant is requesting PD zoning for lot size and flexibility. He highlighted that the 3-story homes will have internal driveways and a glorified alleyway access. Mr. Murphy answered questions from the Board regarding the dry retention pond, roadway responsibility, internal lighting, height of units, gating and fencing.

Phil Thompson, Developer, stated Coral Sands will add intrinsic value to the property and will be an enhancement to South Hutchinson Island.

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

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

Passed

### b. Major Amendment to Site Plan - Jetson - 4145 S. US Highway 1

Mr. Altizer gave an overview of the application and answered a question from the Board on the auto-turn movement condition. He stated the original site plan was approved by City Commission on February 22, 2022, to construct a 32,330 square foot addition. The applicant is requesting approval for a Major Amendment to the Site Plan to construct a 34,065 square foot addition with associated site improvements. Mr. Altizer said the amended site plan will have three major changes which include increasing the square footage of the addition by 1,735 square feet, re-orientation of the loading docks with an additional loading dock, and removal of an existing driveway connection and proposed access road.

Ryan McLean, Applicant Representative from MBV Engineering, noted that the rear orientation of the loading base will make for a unified operation with more functionality to allow for long term bays where the Samsung and LG trucks can park for 1- 2 days.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval of the requested applications 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. Provide an auto-turn movement showing how trucks will back into the new loading bays

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

Passed

c. **Preliminary Plat - The Oaks at Moore's Creek - 1206 Avenue B (Lot 1) and Lots 1-10 and 16-24, South of Moore's Creek and North of Avenue B**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He explained the Preliminary Plat subdivides 16 parcels into 17 platted lots that include a reconfigured right-of-way, 15 single-family residential lots and 2 water-management tracts. Mr. Gilmore noted the project is the second phase of a City of Fort Pierce initiative to provide modern housing stock and workforce housing within the City's Community Redevelopment Area.

Corey O'Gorman, Non--Profit Partner from East to West Development Corporation, stated once the plat is approved and the infrastructure is in place, the single family homes will be built. Mr. O'Gorman said they are hoping to have enough pre-qualified buyers, so they can build all the homes in a years period. Mr. O'Gorman explained to Ms. Baker that the project is not big enough to offer an apprenticeship program.

Audria Moore-Wells, Special Projects Coordinator, stated the project will increase the city's housing stock, and the city is vigorously working on the city's infill to try and get developers to build workforce housing. Ms. Moore-Wells added that the homes will be nestled within the 1st phase of the Oaks at Moore's Creek located on 12th and 13th Street.

Motion was made by Michael Broderick, and seconded by Harold Albury to forward a recommendation of approval to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.

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

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **BOARD COMMENTS**

Ms. Baker asked the Planning department to formulate a plan for workforce housing construction to be financed by the people demanding the workforce. Mr. Freeman, Planning Director, stated there is an obstacle in the state statute, but he is looking into it and there may be some options to move forward.

Chairman Creyaufmiller reminded the Board that the July Planning Board meeting will be held on Wednesday, July 13, 2022. Chairman Creyaufmiller thanked the Board for their regular attendance at the meetings.

**9. ADJOURNMENT**