

# 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 WEDNESDAY, **JULY 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: Nichelle Clemons; Michael Broderick; Marcia Baker; Bob Burdge; Harold Albury; Alexander Edwards; Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director  
Vennis Gilmore, Senior Planner  
Ryan Altizer, Planner  
Alicia Rosenthal, Planning and Development Organizer

Attendees: Marty Sanders, Ex-officio member, St. Lucie County School Board

**4. CONSIDERATION OF ABSENCES**

All members were in attendance.

**5. APPROVAL OF MINUTES**

- a. Minutes from the June 13, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the June 13, 2022 meeting.

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

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment - Hillpointe Residential - 2101 and 2151 S. Jenkins Road**

Mr. Altizer presented Items 6a and 7a together. He stated the applicant is requesting a Future Land Use Map Amendment from GC, General Commercial, to RH, High Density Residential and to rezone from C-3, General Commercial, to R-5, High Density Residential. Mr. Altizer said the 17.25-acre property is surrounded by properties with the Future Land Use of General Commercial, High Density Residential and Low Density Residential and surrounded by properties zoned as General Commercial, Office Commercial, High Density Residential, and Agricultural Residential. Mr. Altizer noted the Future Land Use of High Density Residential is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre and the zoning of High Density Residential is intended to encourage the development of multifamily dwellings.

Mr. Altizer answered a question from the Board regarding the shift from commercial to residential Future Land Use. Mr. Freeman explained the Comprehensive Plan in detail and how market conditions will change the demand for commercial and residential use. Mr. Freeman stated the change of the Future Land Use will withdraw the amount of traffic but will have differential impacts in the area. He said there are pros and cons for each land use impact and this request will be a reduction of intensity in the area.

Mr. Sanders highlighted that the Comprehensive Plan Goals and Objectives are not static, and the community has to adapt to change as the community grows.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the Future Land Use Map Amendment change from GC, General Commercial, to RH, High Density Residential.

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

Passed

b. **City Initiated Future Land Use Map Amendment - St. Peters Church - 2900 S. Jenkins Road**

Items 6b and 7b were presented together. Mr. Altizer explained that on May 3, 2021, St. Peters Lutheran Church petitioned to the City Commission to appeal a decision made by the City of Fort Pierce Board of Adjustment on February 25, 2021, to deny a sign Variance. The City Commission recommended approval of the Variance request for a 9 foot 2 inch sign. The Mayor and Commission agreed that staff should initiate a rezoning of the property, which requires a Future Land Use Map Amendment to be consistent with the zoning change.

Mr. Altizer said the request is for the approval of a Rezoning from R-2, Single Family Intermediate Density, to C-3, General Commercial, and a Future Land Use Map Amendment from RM, Residential Medium Density, to GC, General Commercial. Mr. Altizer said the 11.51-acre property is surrounded by properties with the Future Land Use of General Commercial and Residential Medium Density and surrounded by properties zoned as General Commercial, Planned Developments and Single-Family Intermediate Density. The

Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. The Single-Family Intermediate Density (R-2) district is designed mainly for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments.

No one spoke for or against the applications.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to recommend approval of the proposed Future Land Use Map Amendment from Residential Medium Density (RM) to General Commercial (GC).

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

Passed

## 7. NEW BUSINESS

### a. Rezoning - Hillpointe Residential - 2102 and 2151 S. Jenkins Road

This item was presented with 6a. The Board asked questions on the site development, checkerboard zoning around the city, housing need, traffic on Jenkins Road, sidewalks, gross floor area and the increase in dwelling units per acre.

Mr. Sanders stated St. Lucie County and the TPO have a preliminary design study planned for 2026 for Jenkins Road from Orange Avenue to Midway Road.

Alejandro Toro, Applicant Representative from EDC, introduced himself and Ms. Baker asked if federal assisted housing will be available.

Nick Everly, Applicant, stated the development will be market rate housing, and they do not have current plans for government subsidies nor do they anticipate applying for any government funding.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval for the Rezoning from C-3, General Commercial, to R-5, High Density Residential.

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

Passed

### b. City Initiated Rezoning - St. Peters Church - 2900 S. Jenkins Road

This item was presented with 6b.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to recommend approval of the proposed Rezoning from Single-Family Intermediate Density (R-2) to General Commercial Zone (C-3).

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

Passed

c. **Conditional Use - Lindsay School of the Arts -- 515 Avenue A**

Mr. Altizer gave an overview of the application and answered questions from the Board. The applicant is requesting the review and approval of a Conditional Use with No New Construction to allow a School of the Arts. The applicant is seeking to operate the school in an existing 23,742 square foot structure located inside the First United Methodist Church with access to adequate parking spaces for the use of employees and visitors.

Mr. Altizer answered questions from the Board on signage and if parking was based on the Peacock Arts District parking requirements.

Cindy Bridges, Applicant, stated the school is non-profit, and they have been offering free arts education since 2017. She stated the location is temporary due to needing a larger space for unexpected growth.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the Conditional Use.

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

Passed

d. **Site Plan (Development Review and Design Review) - Bev Smith Toyota South - 3350 S. US Highway 1**

Mr. Gilmore gave an overview of the application. He said the applicant is requesting the review and approval for Development and Design Review to construct a 21,162 square foot building expansion to the existing Automobile Sales and Service Facility, including adjacent site improvements consisting of drainage, sanitary and parking lot adjustments. The addition will include an interior expansion to the existing main building, and a proposed attached canopy for car services.

Mr. Gilmore answered questions from the Board on sidewalks, bicycle racks, shared parking agreement and the impact on intensity and parking.

Bill Pittsley, Applicant Representative from MBV Engineering, explained the application is completely different from the application that was submitted four years ago. He stated this application is an enhancement of the existing facility and part of the Toyota rebranding program. He said the north canopy will be replaced with a larger canopy for service and a car wash facility will be added to the rear of the building. Mr. Pittsley stated the county is requiring a pedestrian easement. Mr. Pittsley answered questions from the Board on the outfall of the stormwater and who maintains the ditch.

Frank Gonzalez, General Manager and Partner of Bev Smith Toyota, said they are making the showroom bigger and more comfortable for the customers, and they will have a vendor to provide food.

Mr. Gilmore stated that the conditions #5 through #7, that were placed on the application can be removed and added to the Bev Smith Toyota North application that will be coming forward to the Planning Board in the near future.

Motion was made by Bob Burdge, and seconded by Harold Albury to forward a recommendation of approval 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 (bike racks or lockers) 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 sidewalks and sidewalk connections along abutting ROW(s) per City Code Section 125-317 (b).

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

Passed

**8. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**9. BOARD COMMENTS**

Ms. Baker asked the Planning Director, for a six-month update on approved projects.

**10. ADJOURNMENT**