

# 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, **AUGUST 8, 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; Harold Albury; Michael Broderick; Nichelle Clemons; Alexander Edwards; Marcia Baker; Frank Creyaufmiller, Chairman

Staff Present: Kevin Freeman, Planning Director  
Vennis Gilmore, Senior Planner  
Alicia Rosenthal, Planning and Development Organizer  
Venetia Barnes, Stormwater Engineer

**4. CONSIDERATION OF ABSENCES**

All members were in attendance.

**5. APPROVAL OF MINUTES**

a. Minutes from the July 13, 2022 meeting

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

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

Passed

## 6. HEARING OF THE LOCAL PLANNING AGENCY

### a. **Future Land Use Map Amendment - Kings Highway Commerce Center - Parcel ID: 2313-331-0000-000-4**

Mr. Gilmore gave an overview of the application and answered questions from the Board. The subject site is seeking a Future Land Use designation of GC, General Commercial for the parcel to be consistent with three (3) parcels to the west that are being annexed to the City of Fort Pierce with the same Future Land Use and Zoning designations. All four (4) parcels will be combined later for a proposed development.

Mr. Broderick asked if there is sufficient road access and Mr. Freeman stated that roadway access will be fully analyzed during the site plan.

Board discussion ensued on the area being over built with general commercial, crowding of Jenkins Road and infrastructure becoming problematic. The Board expressed concerns with the Jenkins Road study not being completed by the county until 2026 and that a global perspective of the area is needed.

Mr. Freeman suggested a wider analysis of the entire area be done with the county and FDOT due to the ongoing movement of commercial development in the area.

Susan O'Rourke, Traffic Engineer and Applicant Representative, from O'Rourke Engineering and Planning, explained that a network of streets has been created for all the development being proposed in the area. She also stated that a traffic signal will be placed at Graham Road and Kings Highway. Ms. O'Rourke noted that there will be an overall improvement in the area when all the roads are built. Ms. O'Rourke highlighted that the Peters Road improvement will support the trucks connecting to I-95 and the turnpike, and Graham and Jenkins Road will also be improved. Ms. O'Rourke explained that trucks take the path of the least resistance and Jenkins Road is not a popular alternative.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

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

NAY: Harold Albury

Passed

## 7. NEW BUSINESS

### a. **Annexations - Kings Highway Commerce Center - Parcel ID(s): 2313-333-0001-000-7, 2313-332-0000-000-7, and 2313-332-0000-010-0**

Mr. Gilmore gave an overview of the annexation. The applicant is requesting a voluntary annexation of three (3) parcels at or near the northeast corner of South Kings Highway and White Road. The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning designation of Agricultural-1 unit (AG-1). The proposed Future Land Use designation is General Commercial (GC) with a Zoning classification of Commercial Parkway (CP-1).

No one spoke for or against the application.

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

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

NAY: Harold Albury

Passed

b. **Zoning Atlas Map Amendment - Kings Highway Commerce Center - Parcel ID: 2313-331-0000-000-4**

Mr. Gilmore gave an overview of the application. The applicant is requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from R-1, Single-Family Low-Density Zone to CP-1, Commercial Parkway Zone. All four (4) parcels will be combined later for a proposed development.

No one spoke for or against the application.

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

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

NAY: Harold Albury

Passed

c. **Annexation- Canadian Corporation Rental Apartments- 3000 Virginia Avenue**

Mr. Altizer gave an overview of the annexation. The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning designation of Commercial General (CG). The proposed Future Land Use designation is General Commercial (GC) with a Zoning classification of General Commercial (C-3). Mr. Altizer noted that the Future Land Use and Rezoning annexations will be going to the Technical Review Committee meeting on August 18, 2022.

Logan Welmeier, Applicant Representative, from Dean Mead Law Firm, stated the purpose of the annexation is to bring the northern parcel into compliance in order to move forward with the rezoning, Future Land Use change and site plan.

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

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

Passed

d. **Annexations - Millcreek - Parcel ID(s): 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5 and 2408-233-0001-000-1**

Mr. Gilmore gave an overview of the annexation and answered questions from the Board on the proposed zoning and use. The applicant is requesting a voluntary annexation of four (4) parcels at or near approximately 650 feet west of the northwest corner of Orange Avenue and N. 39th Street. The subject properties have St. Lucie County Future Land Use designations of Commercial (COM) and St. Lucie County Zoning designations of Commercial General (CG). The applicant is proposing Future Land Use designations of Mixed Use (MXD) with Zoning classifications of Planned Development (PD).

Tod Mowery, Applicant Representative from Redtail, showed a West Orange corridor presentation that encompasses items 7d-7g. Mr. Mowery explained that they would like to rebrand the corridor coming off of the turnpike and I-95 in Fort Pierce to be called West Orange. Mr. Mowery noted 186 acres are planned to be developed with 85 acres in the West Orange development and 83 acres in the Millcreek development and a small piece in St. Lucie County jurisdiction. Mr. Mowery said the proposed zoning will be Planned Development (PD), which will consist of Single Family, Multifamily, and Commercial. Mr. Mowery answered questions from the Board on gated communities, school bus stops, number of site plans, and traction from other property owners in the area.

The Board recommended that the city get advice on how the development will be supported due to increased traffic and being able to supply fire safety, police and hospital expansion.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission.

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

Passed

e. **Annexation - Millcreek - Parcel ID: 2407-124-0001-000-3**

Mr. Gilmore gave an overview of the application. The applicant is requesting a voluntary annexation of one (1) parcel at or near approximately 2250 feet west of the northwest corner of Orange Avenue and N. 39th Street. The subject property has St. Lucie County Future Land Use designations of Residential High 15 du/ac (RH) and Residential Medium 9 du/ac (RM) and a St. Lucie County Zoning designation of Planned Unit Development (PUD). The applicant is proposing Future Land Use designations of Medium Density Residential (RM) with a Zoning classification of Planned Development (PD).

The applicant showed a presentation with item 7d. No one spoke for or against the application.

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

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

Passed

f. **Annexations - West Orange - Parcel ID(s): 2407-221-0001-000-1, 2407-212-0001-000-3, 2407-211-0001-000-0**

Mr. Gilmore gave an overview of the application. The applicant is requesting a voluntary annexation of three (3) parcels at or near the southeast corner of N Jenkins Road and Floyd Johnson Road. The subject property has a St. Lucie County Future Land Use designation of Residential Urban 5 du/ac (RU) and a St. Lucie County Zoning designation of Single-Family 2 du/ac (RS-2). The applicant is proposing a Future Land Use designation of High Density Residential (RH) with a Zoning classification of Planned Development (PD).

The applicant showed a presentation with item 7d. No one spoke for or against the application.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission.

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

Passed

g. **Annexations - West Orange - Parcel ID(s): 2407-231-0000-000-5, 2407-241-0001-000-3**

Mr. Gilmore gave an overview of the annexation. The applicant is requesting a voluntary annexation of three (3) parcels at or near the southeast corner of N Jenkins Road and Floyd Johnson Road. The subject property has a St. Lucie County Future Land Use designation of Residential Urban 5 du/ac (RU) and a St. Lucie County Zoning designation of Single-Family 2 du/ac (RS-2). The applicant is proposing a Future Land Use designation of High Density Residential (RH) with a Zoning classification of Planned Development (PD).

The applicant showed a presentation with item 7d. No one spoke for or against the application.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission.

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

Passed

h. **Conditional Use- Telecommunications Tower- 1601 N. 25th Street**

Mr. Altizer gave an overview of the application and answered questions from the Board on buffering, fencing, enclosed cannisters, camouflaging the pole and needs study. The applicant is seeking approval to construct a one hundred and sixty (160) foot slim pole communications tower. The communications tower will be located on the vacant part of the parcel. The applicant will provide an eight (8) foot tall wood fence that will shield the site from the right of way and from nearby properties.

Telsula Morgan and Tara Duhy, Applicant Representatives, from Lewis, Longman, Walker Law Firm, provided the Board with additional details and displayed a map showing the gap in service along with the demands in the area. She stated a lease agreement has been signed with T-Mobile to offer 5G service. Ms. Morgan answered questions from the Board on the fall

zone, buffering, leasing the property, camouflage options, landscape maintenance, 911 service, and the existing flagpole telecommunications tower on 25th Street.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the condition that staff determines what camouflage is possible for the tower.

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

Passed

i. **Site Plan - Waypoint Jenkins - Parcel ID(s): 2418-322-0002-0000-2, 2418-331-0001-000-3 and 2418-343-0001-000-0**

Mr. Gilmore gave an overview of the application and answered questions from the Board on the elevation height and access point. The applicant is requesting approval to construct a 324-unit multifamily development with eight (8) multifamily buildings, a clubhouse with a pool and associated site improvements. The project is proposed on approximately 32.85 acres of land, consisting of three (3) parcels of land located at or near the southeast corner of S. Jenkins Road and Graham Road.

Mark Landsman, Applicant Representative from EDC (Engineering, Design and Construction), explained to the Board that they are not providing any access on Swain Road, only on Jenkins Road. He stated they are in conversation with the development to the south for an agreement to get emergency and or full access from their property. He stated there will be a 10 foot right-of-way dedication on Swain Road and no construction is planned on Swain Road. Mr. Landsman answered questions from the Board on the size of the mitigation pond, details of the mail pick up area, playground, ample turn around for a school bus and sidewalks along Jenkins Road.

Brad Currie, EDC, stated the secondary access shown on the site plan is to the south and the main access will be off an extension of Graham Road, that will be shared with the church property. The main access will be at Graham and Jenkins Road. Graham Road will be a private road that will be extended into the property. The southern access will be emergency access unless they can work out an agreement for full access with the property owner to the south.

Chairman Creyaufmiller asked for detailed information on the mitigation pond and stormwater flow. Venetia Barnes, City of Fort Pierce Stormwater Engineer, stated the applicant has an outfall structure that drains into the St. Lucie Canal Number 37 and the applicant will need permit approval from North St. Lucie and the South Florida Water Management District. Chairman Creyaufmiller expressed concerns with the historical flooding in the area, and the outflow of the water.

Motion was made by Bob Burdge, and seconded by Alexander Edwards 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. 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.

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.
4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit

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

Passed

**8. COMMENTS FROM THE PUBLIC**

Susan O'Rourke, Applicant Representative for Kings Highway Commerce Center, stated she spoke with her client and, he was not in attendance because he had the Planning Board meeting dates confused.

**9. DIRECTOR'S REPORT**

Mr. Freeman updated the Board on the Savannah Preserve Preliminary Plat application. He stated the applicant withdrew the application and will be submitting revised plat drawings that may have to come back to the Planning Board. Mr. Freeman stated that staff is working on redefining the code for the Edgartown District and once it has been reviewed by the legal department, it will be presented to the community. Mr. Freeman said he has reached out to the port owners and the Board should see some movement on the port real soon. Mr. Freeman noted the inquiries to the city are increasing and, he does not see a downturn. Mr. Freeman said he will look into having a presentation with various consultants regarding the roadways.

**10. BOARD COMMENTS**

Chairman Creyaufmiller reminded the Board that an election of Chair and Vice-Chair will take place at the September Planning Board meeting. Chairman Creyaufmiller requested a workshop with the attorney's office for the Board to get a clearer understanding of the Sunshine Law and the laws regarding recusal from an item. Chairman Creyaufmiller wants to make sure the Board members are protected legally by the city attorney's office.

Mr. Albury said he would like the Board to make sure they are not building the city around cars and more around pedestrians. He said the new development that is coming in is not connected with the rest of the city and is very isolated. Mr. Albury stated he does not want Fort Pierce to fall into the scheme of the southern cities like West Palm Beach. Mr. Albury highlighted that gated communities create dead ends in the city and do not provide connectivity. He said main roads will be the only access for employees of the industrial warehouses being built and that will cause a build up of additional traffic.

**11. ADJOURNMENT**