

# 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, **SEPTEMBER 12, 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**

Prior to roll call, Chairman Burdge introduced the new Planning Board member, Anthony Kreisl and Mr. Kreisl told the Board a little about himself.

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

Staff Present: Kev Freeman, Planning Director  
Vennis Gilmore, Planner  
Alicia Rosenthal, Planning & Development Organizer

**4. CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

**5. APPROVAL OF MINUTES**

a. Minutes from the August 8, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the August 8, 2022 meeting.

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

Passed

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

a. **Future Land Use Map Amendment - Allegra at Fort Pierce - Parcel ID: 2419-113-0001-000-6**

Mr. Freeman stated the applicant requested the application be held until the annexation is approved by City Commission.

7. **NEW BUSINESS**

a. **Zoning Atlas Map Amendment - Allegra at Fort Pierce - Parcel ID: 2419-113-0001-000-6**

Mr. Freeman stated the applicant requested the application be held until the annexation is approved by City Commission.

b. **Conditional Use and Site Plan - Fort Pierce Utilities Authority Water Reclamation Facility - 4515 Energy Lane**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval for a Site Plan to construct an approximately 78,408 square foot closed-roof Water Reclamation Facility development with one (1) administration and maintenance building, open-roof processing, pump stations, aqua basins, storage tanks and ponds, chlorine tanks and basins, and associated site improvements. Mr. Gilmore stated Fort Pierce Utilities Authority (FPUA) will decommission the Hutchinson Island Water Reclamation facility and build a new Water Reclamation facility on the mainland adjacent to the Treasure Coast Energy Center. Mr. Gilmore answered questions from the Board on landscape buffering and adjacent property owners. Mr. Freeman said he had discussions with the neighboring business park about the odor and noxious activity concerns and the landscape buffer did not come into conversation. Mr. Freeman said the applicant has requested to go with the minimum landscaping. Mr. Freeman stated he prefers a landscape buffer around the entire development.

Mr. Broderick stated he would like to see the landscape buffer and the applicant needs to meet the landscape code. Mr. Broderick also expressed safety concerns with no perimeter enclosure.

Joe Franko, Applicant Representative and Project Manager from Hazen and Sawyer, stated there will be a perimeter security fence with a two to three foot berm, that is required for the Environmental Resource Permit. Mr. Franko said there will be no landscaping around the perimeter fence due to maintenance. He said landscape is difficult with the berm and the security fence will be similar to the fence around the island facility. Mr. Franko noted the administration building, located on the east side of the property, has plenty of landscaping.

Board discussion ensued on the applicant meeting the landscape code and fulfilling all the requirements.

Motion was made by Michael Broderick, and seconded by Bob Burdge 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. 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. Install a green vinyl coated chain link fence around the perimeter with no slats.
4. The landscaping throughout the site needs to meet the landscape code.

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

Passed

**c. Site Plan - Bev Smith North - 3300 and 3330 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval for a Site Plan to construct a 7,329 square foot Vehicle Reconditioning Facility with associated site improvements. The applicant intends to subdivide the property and create two (2) new commercial out parcels with a possible new access tract between the newly created parcels.

Chairman Creyaufmiller noted that the property holds water, and he is not sure if it is classified as wetlands. He stated he did not see a specific stormwater report from the city's Engineering department, and he has concerns of where the water goes as it moves south.

Bill Pittsley, Applicant Representative from MBV Engineering, stated they have to work with several agencies on stormwater approvals. He said the stormwater will discharge to a ditch offsite and there are no wetlands on the site but there will be a dry retention pond on site. Mr. Pittsley added that crosswalks are in the design for access to the Bev Smith parcel to the south.

Mr. Burdge asked if the East Palatka Holly tree variety being used is susceptible to disease.

Mr. Freeman asked the applicant if the current conditions on the site contain no water control structures or management on site and if there are no restrictions on the topography of the site of where the water can flow to. He also asked the applicant if the design is putting in control measures which are not existing at the moment and if those control measures will meet or exceed the design requirements.

Mr. Pittsley answered yes to Mr. Freeman's question, and he added the ponds are oversized for additional development in the future for the out parcels up front.

Motion was made by Bob Burdge, and seconded by Harold Albury to forward a recommendation of approval to the City Commission 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. 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. Per City Code Chapter 121 Subdivisions, a Preliminary and Final Plat are required.
5. Provide sidewalks and sidewalk connections along abutting ROW(s) per City Code Section 125-317 (b).
6. A crosswalk from Bev Smith Toyota's south parcel to the proposed employee parking to the north shall be provided when the site plan for the north parcel is submitted.
7. Provide a Covenant in Lieu of Unity of Title or Shared Parking Agreement between Bev Smith Toyota north (Parcel ID: 2427-421-0002-000-4) and south (Parcel ID: 2427-801-0001- 000-3) parcels.
8. 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, Michael Broderick, Nichelle Clemons, Bob Burdge, Harold Albury, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

## 8. **ELECTION OF CHAIR AND VICE CHAIR**

Mr. Broderick nominated Frank Creyaufmiller as Chair. Mr. Burdge closed the nominations.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to elect Frank Creyaufmiller as Chair.

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

Passed

Motion was made by Bob Burdge, and seconded by Alexander Edwards to elect Nichelle Clemons as Vice-Chair.

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

Passed

## 9. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## 10. **DIRECTOR'S REPORT**

Mr. Freeman gave an overview of the Impact Fee Moratorium that was presented at the Conference Agenda Meeting on Monday morning, September 12, 2022. He stated that the data from year to year was similar and there were no pros or cons for the Fort Pierce Redevelopment Agency. He said the moratorium will continue with the challenge to city staff to move the redevelopment of attainable housing into the Central Business District

(CBD) downtown. He noted that only 4% of the overall development was in the Community Redevelopment Area (CRA). Mr. Freeman said he is focusing on developing workforce housing, code amendments with incentives for the CBD, expansion of the CBD, engagement in the Peacock Arts District, helping existing citizens in the area to see improvement, maintain local involvement in the communities and consolidate redevelopment in the redevelopment area. He highlighted that the City Commission is looking to get better quality and a wider spectrum of housing.

## **11. BOARD COMMENTS**

Chairman Creyaufmiller thanked the Planning Board members for the continued endorsement each year. Chairman Creyaufmiller stated he participated in a panel with other Planning Board agencies and the other agencies have problems with a lack participation and not able to have a quorum. He stated that the City of Fort Pierce Planning Board does not have any of those issues, and it says a lot about the dedication of the Board members.

Mr. Freeman stated he heard feed back regarding the conference Chairman Creyaufmiller attended from staff he had worked with in the past. They noted how impressed they were with the City of Fort Pierce Planning Board, and they asked why can't we have a Planning Board like the City of Fort Pierce.

Mr. Broderick asked about the status of the Savannah Preserve project. Mr. Broderick mentioned keeping the 10,000-foot view of the Jenkins Road, Kings Highway interchange in the forefront of everyone's mind.

Mr. Burdge asked if the Planning Department knew anything about the realignment on Peterson Road.

Chairman Creyaufmiller asked if there had been any discussion with the city attorney's office regarding a workshop on the Sunshine Law and recusal process.

## **12. ADJOURNMENT**