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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, **OCTOBER 10, 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: Anton Kreisl; Harold Albury; Bob Burdge; Nichelle Clemons; Michael Broderick; Alexander Edwards; Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Assistant Planning Director
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

- a. Minutes from the September 12, 2022 meeting

Motion was made by Bob Burdge, and seconded by Anton Kreisl to approve the minutes from the September 12, 2022, meeting with a change to the first paragraph under Roll Call.

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

Passed

6. NEW BUSINESS

Prior to new business Chairman Creyaufmiller informed the Board of Mr. Gilmore's promotion to Assistant Planning Director and Ms. Clemons being appointed to Vice-Chair of the Planning Board.

- a. **Annexations - Woods Family Annexations - 8 Parcels - 3403-312-0000-000-4, 3403-312-0001-010-4, 3403-311-0005-010-9, 3403-311-0005-050-1, 3403-502-0075-000-3, 3403-804-0043-000-7, 3403-502-0070-000-8, 3403-502-0069-000-8**

Mr. Gilmore said the applicant is requesting a voluntary annexation of eight (8) parcels plus or minus 35.79 acres at or near the southeast and southwest corners of S. US Highway 1 and Midway Road in Fort Pierce. Mr. Gilmore explained that the applicant is requesting Future Land Use designations of High-Density Residential (RH) with a Zoning designation of High-Density Residential Zone (R-5) for six (6) parcels and the applicant is requesting Future Land Use designations of General Commercial (GC) with a Zoning designation of General Commercial Zone (C-3) for two (2) parcels. Mr. Gilmore noted the total impact of Future Land Use re-designation for commercial use is a maximum reduction of 2,371,842 square feet and, a maximum increase of 521 dwelling units for residential use.

Mr. Gilmore answered questions from the board on the surrounding property jurisdiction, FPUA annexation agreements, approving annexations independent of zoning request, like for like zoning, and if a unity of title will be needed.

Chairman Creyaufmiller expressed concern with the width and the condition of Melville Road in handling a high density residential project.

Mr. Freeman explained to the Board that the Future Land Use (FLU) is already in place and will allow development whether the property is in the city or county. He said you have to look at the intensity the development will create. Mr. Freeman highlighted the annexation will reduce commercial development by almost two (2) billion square feet and create far less traffic. He noted that there will be control over the site planning.

Chairman Creyaufmiller suggested that the city look at signage notification for residential properties at the annexation stage instead of waiting until the planning stages. He also said better communication is needed with St. Lucie County regarding the road concerns.

Don Cuozzo, Applicant Representative, from Cuozzo Planning Solutions, stated they have not started any planning for the properties and the roads can be addressed at the site plan stage. Mr. Cuozzo said they will be signing the FPUA utilities agreement once the parcels are annexed. Mr. Cuozzo explained that the zoning has changed from over 30 years ago and the area and market has seen significant changes in housing request. Mr. Cuozzo answered questions from the Board on drainage, justification and impacts for more residential units and ownership of property to the west.

Mr. Freeman explained to the Board that staff has to look at the overall impacts on roadways and communities surrounding the eight parcels. He stated that commercial use is more intense and could possibly increase the potential of 30,000 vehicular movements per day. Mr. Freeman noted that the consideration of higher density will add more units on the property and hopefully lower the cost and provide lower rental rates.

Mr. Albury suggested creating a buffer between the high density residential and the single family residential by not only buffering with trees, but also building from two stories to four stories to avoid overcasting.

Mr. Broderick stressed that there is a short fall of work force housing in the city, and the annexations are a prudent move to convert commercial use to R-5 zoning because like for like zoning would not accomplish this.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to approve the proposed four (4) annexations along with the Future Land Use designations of RH, High-Density Residential and the Zoning designation of R-5, High-Density Residential Zone for parcels: 3403-312-0000-000-4, 3403-311-0005-010-9, 3403-311-0005-050-1, and 3403-312-0001-010-4.

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

Passed

Motion was made by Nichelle Clemons, and seconded by Bob Burdge to approve the proposed annexation along with the Future Land Use designations of RH, High-Density Residential and the Zoning designation of R-5, High-Density Residential Zone for 3403-502-0075-000-3.

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

Passed

Motion was made by Bob Burdge, and seconded by Harold Albury to approve the proposed the annexation along with the Future Land Use designations of RH, High-Density Residential and the Zoning designation of R-5, High-Density Residential Zone for 3403-502-0070-000-8.

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

Passed

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the proposed two (2) annexations along with the Future Land Use designations of GC, General Commercial and the Zoning designation of C-3, General Commercial Zone for 3403-804-0043-000-7 and 3403-502-0069-000-8.

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

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman said the City Attorney was not available for a Sunshine presentation for the October 2022 meeting. Depending on the November 2022 Planning Board agenda, the Sunshine Presentation may be added.

Mr. Freeman stated that staff is working with the City Attorney on the Edgartown code, and he hopes to present it at the November Planning Board meeting.

Mr. Freeman said that the staff is working with port stakeholders in developing a new Future Land Use for the port.

Mr. Freeman said the city is working internally with the Planning, Engineering and City Manager's office to come up with a strategy to analyze annexations, and traffic impacts specifically around Jenkins Road, and to look at stormwater as a whole. Mr. Freeman highlighted that once the strategy is in place there will be discussion with St. Lucie County to address the issues being seen.

Mr. Freeman noted that staff is also looking at workforce housing and creating a balance with commercial and residential use so that Fort Pierce is a viable community. Mr. Broderick asked what the city can do to functionally create workforce housing on the number of vacant FPUA infill lots. Chairman Creyaufmiller suggested increasing the density on infill lots owned by the city. Mr. Broderick said there are many older non-conforming lots on Delaware Avenue, Orange Avenue and Avenue D that don't meet the code requirements, and it needs to be addressed.

9. BOARD COMMENTS

Chairman Creyaufmiller asked staff who makes the decision on the colors for the City's painting program. Mr. Albury suggested a diverse look in the community that meets certain criteria. Mr. Freeman stated the program is being handled by the Community Redevelopment Agency and the Planning staff is working on a color palette to present to the Historic Preservation Board for approval, in order to fast track the process.

Chairman Creyaufmiller reminded the Board and the citizens to vote at the November 8, 2022 election.

Chairman Creyaufmiller asked for a phone list of the Planning Board members, Planning Staff and Commissioners.

Mr. Broderick congratulated Mr. Gilmore on his well deserved promotion to Assistant Planning Director.

10. ADJOURNMENT