

# 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, **DECEMBER 13, 2021**, 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: Marcia Baker; Bob Burdge; Nichelle Clemons; Michael Broderick; Harold Albury; Gloria Johnson-Scott; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister-Drew, Planning Director  
Vennis Gilmore, Senior Planner  
Alicia Rosenthal, Executive Assistant

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the November 8, 2021 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the November 8, 2021 meeting.

AYE: Nichelle Clemons, Michael Broderick, Harold Albury, Gloria Johnson-Scott, Marcia Baker, Bob Burdge, Chairman Frank Creyaufmiller

Passed

6. **NEW BUSINESS**

a. **Annexation - Treasure Coast Land Development - At or Near the SE Corner of Okeechobee Road and McNeil Road**

Mr. Gilmore gave an overview of the annexation. He stated the current St. Lucie County Future Land Use is Commercial and the proposed City of Fort Pierce Future Land Use is General Commercial and the current St. Lucie County zoning is Commercial Office and the proposed City of Fort Pierce zoning is Office Commercial. Mr. Gilmore answered a question from the Board regarding the zoning of surrounding properties.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to recommend approval of the proposed annexation.

AYE: Michael Broderick, Harold Albury, Gloria Johnson-Scott, Marcia Baker, Bob Burdge, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

b. **Rezoning - Angelos Property - SE Corner of Seaway Drive and N. US Highway 1**

Mr. Gilmore gave an overview of the rezoning application, and he stated the change is for one (1) parcel from C-6, Marine Commercial to C-3, General Commercial Zone.

Mr. Gilmore answered questions from the Board regarding a historical marker possibly being on the property, boundary lines, and why such a small property would be zoned marine commercial.

Ms. Hofmeister-Drew said there are lots of inconsistencies on the zoning map and the rezoning of this parcel is a more appropriate zoning district. She stated there are no plans for development on the site.

Mr. Albury noted there is a historical marker on the shopping center parcel to the south. After looking at Google Earth, Mr. Gilmore stated the historical marker is not on the subject parcel.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to recommend approval of the proposed rezoning.

AYE: Harold Albury, Gloria Johnson-Scott, Marcia Baker, Bob Burdge, Nichelle Clemons, Michael Broderick, Chairman Frank Creyaufmiller

Passed

c. **Site Plan and Conditional Use - Flagship Storage - Northeast corner of Jenkins and Okeechobee Road**

Ms. Hofmeister-Drew gave an overview of the application. She stated the subject parcels total approximately 4.73 acres and are zoned General Commercial, C-3. Ms.

Hofmeister-Drew said the site plan will consist of one three (3)-story storage building with office space, five (5), one (1)-story storage buildings and covered Boat/RV parking totaling 104,167 square feet of self-storage and 1,050 square feet of office space. Ms.

Hofmeister-Drew highlighted the landscape plan changes, site circulation, and the elevations and material board. Ms. Hofmeister-Drew noted that the net change in traffic is a minimal 236 daily trips with no level of service exceeded. Ms. Hofmeister-Drew answered a question from the Board on the traffic impact to the nearby school.

Brad Currie, Applicant Representative from EDC, stated that self-storage is the lowest intensity traffic generator and there is a large demand for this use. Mr. Currie noted that they are not changing the traffic or any access points on Jenkins Road, and they will be using the same access as Walgreens. Mr. Currie answered questions from the Board on ingress and egress and traffic flow.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to recommend approval with the following (2) conditions:

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

AYE: Gloria Johnson-Scott, Marcia Baker, Bob Burdge, Nichelle Clemons, Michael Broderick, Harold Albury, Chairman Frank Creyaufmiller

Passed

d. **Site Plan - Oleander Oaks - 2433-144-0002-000-3**

Item 6a and 6b were presented together.

Ms. Hofmeister-Drew gave an overview of the revised site plan and preliminary plat applications. Ms. Hofmeister-Drew reminded the Board that on October 11, 2021, the Planning Board recommended approval of the Planned Development and the Preliminary Plat and the Board asked that the site plan be tabled for review of the bus stop location. Ms. Hofmeister-Drew noted that a revised preliminary plat is necessary due to the site plan changes. Ms. Hofmeister-Drew pointed out the new school bus route plan, the revised site plan amenities, the relocation of Unit 50 and the minor changes to the landscape plan.

Chairman Creyaufmiller asked Ms. Hofmeister-Drew to explain the letter he received from a property owner regarding the shared abandoned access road to the west of the site. Ms. Hofmeister-Drew stated the property is in St. Lucie County and is not in the plat area and the title research by the applicant did not find anything.

Blaine Bergstresser, Applicant Representative from Kimley Horn, stated a pool was added to the site plan to enhance the amenities. Mr. Bergstresser clarified that vacation rentals are not allowed in the Planned Development regulations. Mr. Bergstresser answered questions from the Board on the HOA rental rules, square footage of homes, parked cars near the bus stop, larger corner lot homes, and shower amenity at the pool.

Mr. Broderick asked staff if the revised bus route plan was resolved per the St. Lucie County School Board's standards. Ms. Hofmeister-Drew stated the St. Lucie County Engineer, David Hays and Marty Sanders, School Board of St. Lucie County Growth Management, Land Acquisition & Inter-Governmental Relations both approved the revised plan.

Mr. Bergstresser said the solution was based off of the county criteria and the bus stop will occur before the gate of the development inside the neighborhood. Mr. Bergstresser said they will put up no parking signs in front of the bus stop and add a shelter to the concrete pad waiting area.

Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval of the requested Site Plan with the following conditions:

1. Pursuant to City Code Section 123-66.(d) - Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.
3. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site. (revised)
4. Should the subject PD not be issued a building permit within two (2) years from the date of PD approval, the zoning designation shall revert back to the R-4 zoning district zone.
5. Add covered shelter to the concrete pad bus loading area.

AYE: Marcia Baker, Bob Burdge, Nichelle Clemons, Michael Broderick, Harold Albury, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

e. **Preliminary Plat - Oleander Oaks - 2433-144-0002-0003**

This item was presented with 6d.

Motion was made by Michael Broderick, and seconded by Marcia Baker to approve the Preliminary Plat with the following condition:

1. Final Plat approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building final certification for development of the site.

AYE: Bob Burdge, Nichelle Clemons, Michael Broderick, Harold Albury, Gloria Johnson-Scott, Marcia Baker, Chairman Frank Creyaufmiller

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Ms. Hofmeister-Drew wished everyone Happy Holidays.

9. **BOARD COMMENTS**

Chairman Creyaufmiller wished everyone Happy Holidays, and he also thanked the Board members and the Planning department for their hard work and dedication throughout the year.

10. **ADJOURNMENT**