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CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE SPECIAL MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON THURSDAY, **MAY 25, 2023**, 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: Harold Albury; Anton Kreisl; John Hening; Alexander Edwards; Uline Daniel; Nichelle Clemons, Chair

Absent: Frank Creyaufmiller

Staff Present: Kev Freeman, Planning Director
Ryan Altizer, Senior Planner
Alicia Rosenthal, Planning and Development Organizer
Miriam Garcia, Redevelopment Specialist

4. CONSIDERATION OF ABSENCES

Chairman Creyaufmiller was excused.

5. APPROVAL OF MINUTES

a. Minutes from the April 10, 2023 meeting

Motion was made by John Hening, and seconded by Harold Albury to approve the minutes from the April 10, 2023 meeting.

AYE: John Hening, Alexander Edwards, Anton Kreisl, Uline Daniel, Harold Albury, Chair
Nichelle Clemons

Passed

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

a. **Future Land Use Map Amendment - Project Hunt - 7325 Pruitt Research Center Road**

Mr. Altizer gave an overview of the application and answered questions from the Board. The request is for a Future Land Use Map Amendment for one parcel from RM, Medium Density Residential to GC, General Commercial for approximately 19.54 acres at or near 7325 Pruitt Research Center Road. The subject property has a Zoning designation of Medium Density Residential Zone (R-4). The applicant is proposing construction of a "Thermo King" facility where semitrailer refrigeration units can be serviced and/or installed on Lot 1.

Mr. Hening said the luxury residential condominiums that were approved last month are adjacent to this property and adding a truck air-conditioning repair business is not a right fit. Mr. Albury asked staff what type of businesses are allowed in the general commercial.

Lee Dobbins, Applicant Representative from the Dean Mead Law Firm, stated the application was filed in 2020 for a Thermo King facility that will be installing and servicing refrigerated tractor trailers. He said the facility will employ over 20 people.

Mr. Kreisl asked what was planned for Lot 3 since the facility is located on Lot1, which is on the northeast portion of the property.

Mr. Dobbins stated that Lots 2 and 3 will be sold to other businesses that will share the drainage and access road. Mr. Dobbins noted that the application was held up by changes on the site plan, staff changes and the traffic plan review by the St. Lucie County Engineering department.

Mr. Albury stated there needs to be enough buffers on site and the architecture needs to reflect what is going on in the area to keep the building from being an eyesore. Mr. Albury suggested restaurants be put on the vacant parcels to accommodate the recently approved luxury apartments.

Brian Nolan, Applicant Representative from Lucido and Associates, stated there is a 25 and 30 foot buffer surrounding the entire parcel. On the west property line there is a 34-foot buffer and drainage easement and on the south side there is a 40-foot drainage easement.

Mr. Dobbins answered questions from the Board on the hours of operation and trucks coming and going from the facility.

Mr. Kreisl said both the Thermo King and Farrell Communities applicants need to be aware of each other, so each applicant can proceed with their site plan development.

Mr. Dobbins highlighted that Kings Highway is being developed as a commercial corridor and when the owners met with the Economic Development Council they were directed to Kings Highway.

Mr. Freeman stated communication will take place with the residential applicant, and he will work with the Thermo King applicant to reinforce the buffer on the western and southern boundary line to accommodate the residential property.

Mr. Hening said the issue is the noise the residential community will have to encounter, and Pruitt Road is being used for the homeowners and the trucks entering and leaving the property. Mr. Hening asked if the buffer is empty space or a wall with trees.

Brian Nolan stated Pruitt Road and Kings Highway will be signalized., The residential units will back up to Kings Highway, where there are tractor trailers driving 45 mph, power breaking, and stopping and starting 24 hours a day. He noted that the trucks entering the Thermo King facility will be idle and much less noise than on Kings Highway.

Mr. Freeman said industrial uses are subject to the city's noise ordinance. It is in Thermo Kings best interest to provide a buffer because the adjacent properties Future Land Use is residential, and the buffer will need to account for that and should be on the site plan.

Motion was made by Anton Kreisl, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission for a Future Land Use change for one parcel from RM, Medium Density Residential to GC, General Commercial.

AYE: Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, Chair Nichelle Clemons

NAY: John Hening

Passed

b. Future Land Use Map Amendment - Haisley Funeral Home - 1602 S. 30th Street

Mr. Freeman gave an overview of the application and answered questions from the Board. The purpose of this proposed Future Land Use Change is to increase the use of what they are currently doing on a small portion of property (0.16 Acres, one parcel), utilized under a unity of title by the Haisley Funeral Home.

The lot is subject to a Low Density Residential (RL) Future Land Use (FLU) and R-3 zoning and, both of which restrict commercial use.

The larger part of the property, utilized by the business, has a Future Land Use of General Commercial and Zoning of C-3.

The proposal is to amend the FLU to a category it should be in by moving it from Low Density Residential (RL) to Commercial General (CG).

Motion was made by Harold Albury, and seconded by John Hening to forward a recommendation of approval to the City Commission for the Future Land Use change for a portion of one (1) parcel from RL, Low Density Residential to GC, General Commercial.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chair Nichelle Clemons

Passed

7. NEW BUSINESS

a. Rezoning - Haisley Funeral Home - 1602 S. 30th Street

Mr. Freeman gave an overview of the application. The purpose of this Zoning Atlas amendment is to regularize the use of a small portion of property,(0.16 Acres, one parcel), utilized under a unity of title by the Haisley Funeral Home, as part of the same business.

The larger part of the property utilized by the business has a Future Land Use of General

Commercial and Zoning of C-3. The request is to change one (1) parcel from R-3, Single Family Moderate-Density Zone to C-3, General Commercial Zone.

Motion was made by John Hening, and seconded by Harold Albury to forward a recommendation of approval for the Zoning Atlas Map Amendment of one (1) parcel from R-3, Single Family Moderate-Density Zone to C-3, General Commercial Zone.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chair
Nichelle Clemons

Passed

b. Rezoning - Planned Development - Project Hunt - 7325 Pruitt Research Center Road

Mr. Altizer gave an overview of the application and answered questions from the Board. The request is for review of a Zoning Atlas Map Amendment, Site Plan and Design Review for Project Hunt at or near 7325 Pruitt Research Center Road.

The subject property has a Future Land Use designation of Medium Density Residential (RM) and a Zoning designation of Medium Density Residential Zone (R-4).

The applicant is proposing construction of a "Thermo King" facility on Lot 1. The proposed Thermo King facility will comprise a building housing air-conditioned office space, a 4-bay garage/warehouse area wherein semitrailer refrigeration units can be serviced and/or installed, and a covered open air flex space attached to the rear of the building; vehicle and trailer parking areas are also proposed.

Mr. Kreisl expressed concern with the noise intrusion to the adjacent residential property. He asked if the site plan mitigated the sound being created on the site.

Mr. Freeman said he wants to make the applicant and the residential property owner aware of the noise ordinance and let them know it is measured differently from General Commercial to Residential and the hours of operation are restricted. Mr. Freeman stated the City Commission's methodology is to alleviate the sound by a physical barrier. Mr. Freeman said he was concerned that a mesh fence will not take the sound away from the neighbors. He noted the applicant will be forced to create a buffer based on the code and landscaping is not the best option. Mr. Freeman suggested a joint buffer between both applicants, so the entire cost will not be on one owner.

Mr. Hening expressed concerns with all the residential and truck traffic being on Pruitt Road.

Lee Dobbins, Applicant Representative from the Dean Mead Law Firm, asked the Board to recommend approval of the project with the barrier condition, so the project is not delayed. Mr. Dobbins said they would work it out with the residential applicant to keep the project on track. Mr. Dobbins noted that FDOT is requiring Thermo King to use Pruitt Road access, due to a safety issue.

Mr. Albury suggested the City of Fort Pierce think about how future planning goes into integrating businesses while saving land for residential use.

Motion was made by Anton Kreisl, and seconded by Uline Daniel to forward a recommendation of approval to the City Commission for the Zoning Atlas Map Amendment from R-4, Medium Density Residential Zone to PD, Planned Development with an associated Development Plan and ten (10) conditions.

1. Prior to development of Lots 2 and 3, future site plan applications shall be submitted as a Major Amendment to the PD zoning.
2. Future Site Plan Phases shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
3. Future Site Plan Phases shall include a development phasing schedule indicating the approximate date when construction of the project can be expected to begin and the number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and be completed.
4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
5. After completion of the Subdivision, a General Address Request Form for the newly created Parcel ID(s) and for any and each proposed building shall be submitted to the Planning Department.
6. 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.
7. 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.
8. 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.
9. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped areas shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.
10. The applicant shall provide a buffer screen which meets the requirements of City Code 123-37. - General landscaping requirements, or similar as approved by the Planning Director, specifically in respect of commercial activities within the approved site plan where such activities directly abut residential zoning.

AYE: Harold Albury, Anton Kreisl, Alexander Edwards, Uline Daniel, Chair Nichelle Clemons

NAY: John Heaning

Passed

c. **Final Plat - Project Hunt - 7325 Pruitt Research Center Road**

Mr. Freeman gave an overview of the application and answered questions from the Board. The request is for a Final Plat to subdivide approximately 19.54 acres of land (more or less) into 3 platted lots, a Road Tract, Stormwater Tract, and associated easements and buffers for the commercial subdivision of Project Hunt, at or near 7325 Pruitt Research Center Road.

Motion was made by Anton Kreisl, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission for a Final Plat for (3 platted lots, a Road Tract, Stormwater Tract, and associated easements and buffers) for the Project Hunt subdivision with one (1) condition.

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

AYE: Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Harold Albury, Chair
Nichelle Clemons

Passed

d. **Rezoning - Planned Development - Resurrection Life Multi-Family - 1910 S. Jenkins Road**

Mr. Edwards recused himself from this item.

Mr. Altizer gave an overview of the application. The request is for a Zoning Atlas Map Amendment of one (1) parcel of land to change the zoning classification from Medium Density Residential (R-4) to Planned Development (PD). The site area is 4.88 +/- acres and the Future Land Use is RH (High Density Residential). Mr. Altizer showed the bubble plan, which will guide the planned development.

Brad Currie, Applicant Representative from EDC, stated the Future Land Use change was recently approved by the City Commission. After the rezoning is approved they will submit for site plan approval. Mr. Currie stated Trevor Banks, from Resurrection Life, was in attendance to answer any questions.

Motion was made by Harold Albury, and seconded by John Hening to forward a recommendation of approval to the City Commission with the following two (2) conditions:

1. Application is dependent on the lot split to subdivide the proposed parcel into two lots with differing PD zoning.
2. A Site Plan shall be submitted as a Major Amendment to the PD Zoning.

AYE: John Hening, Uline Daniel, Harold Albury, Anton Kreisl, Chair Nichelle Clemons
Other: Alexander Edwards (ABSTAIN)

Passed

- e. **Final Plat - Coral Sands - 511 S. Ocean Drive** Mr. Altizer gave an overview of the application and answered questions from the Board. The request is for a Final Plat to subdivide approximately 1.7 acres of land (more or less) into 13 platted lots, including 1 common-area tract for the Coral Sands subdivision at or near 511 S. Ocean Drive. The subject property has a Future Land Use designation of Hutchinson Island Residential (HIR) and a Zoning designation of Planned Development (PD).

Dennis Murphy, Applicant Representative from Culpepper and Terpening, stated the homes were sited to not impact the neighbors.

Motion was made by Harold Albury, and seconded by John Hening to forward a recommendation of approval to the City Commission for the Final Plat for (13 Lots) of the Coral Sands subdivision with one (1) condition:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

AYE: Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Chair
Nichelle Clemons

Passed

- f. **City Initiated Annexation - Twenty-Five (25) Parcels**

Mr. Freeman gave an overview of the annexations and answered questions from the Board. The item proposes the annexation of twenty-five (25) properties located at or near the intersection of Orange Avenue with north and south Jenkins Road.

Twenty-four (24) of the properties are subject to existing utility agreements with the City of Fort Pierce, and the Fort Pierce Utility Authority. The agreement provides for the annexation of the subject property at a time that the subject property becomes contiguous with the City limit. The twenty-fifth lot to be annexed is in City and FPUA ownership and will become contiguous during the annexation process.

Mr. Freeman noted that all landowners were informed, and the municipal boundary is the only thing being changed. He stated that ten (10) ordinances were created by owned entities that were connected to a group.

Motion was made by Anton Kreisl, and seconded by Harold Albury to forward a recommendation of approval of Ordinance 23-031 for the annexation of 13 lots under the same ownership and contiguous to city property to the east.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chair
Nichelle Clemons

Passed

Motion was made by Uline Daniel, and seconded by Alexander Edwards to forward a recommendation of approval of Ordinance 23-032 for the annexation lot 14.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chair
Nichelle Clemons

Passed

Motion was made by Alexander Edwards, and seconded by Harold Albury to forward a recommendation of approval of Ordinance 23-033 for the annexation lot 15.

AYE: Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Chair
Nichelle Clemons

Passed

Motion was made by Uline Daniel, and seconded by John Hening to forward a recommendation of approval of Ordinance 23-034 for the annexation lot 16 and lot 17.

AYE: Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Harold Albury, Chair
Nichelle Clemons

Passed

Motion was made by Harold Albury, and seconded by Alexander Edwards to forward a recommendation of approval of Ordinance 23-035 for the annexation lot 18.

AYE: John Hening, Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, Chair
Nichelle Clemons

Passed

Motion was made by Anton Kreisl, and seconded by Harold Albury to forward a recommendation of approval of Ordinance 23-036 for the annexation lot 19.

AYE: Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Chair
Nichelle Clemons

Passed

Motion was made by John Hening, and seconded by Uline Daniel to forward a recommendation of approval of Ordinance 23-037 for the annexation lot 20.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chair
Nichelle Clemons

Passed

Motion was made by Harold Albury, and seconded by John Hening to forward a recommendation of approval of Ordinance 23-038 for the annexation lot 21 and lot 22.

AYE: Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Chair
Nichelle Clemons

Passed

Motion was made by Harold Albury, and seconded by Uline Daniel to forward a recommendation of approval of Ordinance 23-039 for the annexation lot 23 and lot 24.

AYE: Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Harold Albury, Chair
Nichelle Clemons

Passed

Motion was made by Harold Albury, and seconded by John Hening to forward a recommendation of approval of Ordinance 23-040 for the annexation lot 25.

AYE: John Hening, Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, Chair
Nichelle Clemons

Passed

g. **Zoning Text Amendment - Code Of Ordinances Section 125-322 - Fences on Vacant Lots**

At the request of staff, item 7g was moved to the beginning of the meeting after the approval of the minutes.

Mr. Freeman requested the Zoning Text Amendment be tabled because further clarification is needed by the City Attorney. Mr. Freeman said the item can stay on the agenda for discussion. Mr. Freeman gave a brief overview of the Zoning Text Amendment. He said the initial language on the Ordinance will be addressed. This item proposes to permit fences to be erected on a vacant lot to prevent trash dumping and allow for shielding and security. Mr. Freeman noted the design will allow for limited height and certain setback parameters will be coming forward at a later date.

Mr. Freeman answered questions from the Board on how the request came about.

Motion was made by Anton Kreisl, and seconded by Harold Albury to table the Zoning Text Amendment for Fences on Vacant Lots Chapter 125-322.

AYE: John Hening, Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, Chair
Nichelle Clemons

Passed

h. **Zoning Text Amendment - Establish the Port of Fort Pierce (PFP) Overlay Zoning District - Code of Ordinances Section 125-214 - Incorporating Planned Maritime Development (PMD) Site Plan Process**

At the request of staff, this item was moved to the beginning of the meeting after the Fence Zoning Text Amendment.

Mr. Freeman stated some notifications did not meet the intended destinations, and he is requesting the Zoning Text Amendment be tabled. Mr. Freeman gave an overview of the Port of Fort Pierce Zoning Overlay. He showed the boundary of the port and ownership. The city wants to move forward with the zoning code on how to engage redevelopment in the area.

The Port of Fort Pierce is one of Florida's 15 deep water Seaports and has huge economic value to the City and to the Region. In 2020, St. Lucie County, together with partners and substantial public outreach through the Port of Fort Pierce Master Plan Advisory Committee, updated the Port of Fort Pierce Master Plan, culminating in the Final Draft which was presented to City Commission in December 2020. City Commission directed staff at its December 14, 2020, City Commission Conference meeting, to bring forward a rezoning of the area identified within the Port of Fort Pierce Master Plan in order to promote its redevelopment.

This item proposes to establish the Port of Fort Pierce Overlay Zoning District at Section

125-214 of the Code Of Ordinances. This text amendment to the Zoning Code proposes that any future development within the Port of Fort Pierce Overlay District, which exceeds ten (10) acres shall require a Planned Maritime Development Site Plan.

The current Zoning and Future Land Use of the properties will not be amended at this time.

Marcia Baker, resident, asked city staff to add a project to the Port Master Plan by asking for the right-of-way from the Army Corps of Engineers, so the restaurants have full use of their frontage, and it will allow authorities to keep the area secure. Ms. Baker said this will add value and increase property tax inventory.

Joshua Revord, St. Lucie County Port Director, stated he will be working with city staff on the overlay, and he will be looking at the Master Plan for guidance, and he wants the development to be consistent with the Master Plan. Mr. Revord highlighted a new boat ramp is proposed for Harbour Point at Avenue M and 2nd Street to satisfy the needs of the city and the county.

Motion was made by Harold Albury, and seconded by Anton Kreisl to table the Port of Fort Pierce Zoning Text Amendment.

AYE: Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Chair
Nichelle Clemons

Passed

i. RFP 2023-020 Disposal of Surplus Property – 706 N. 20th Street

Ms. Garcia gave a presentation on each surplus property noting the evaluation criteria and answered general questions from the Board on how quickly construction needs to start, how many past surplus properties have completed construction and what happens when applicant does not meet the deadlines. Ms. Garcia stated that the legal department is coming up with guidelines for the development agreement for FPRA approval. She said there is a reverter clause in the deed if deadlines are not met and the past surplus property projects have pulled permits but not commenced construction.

Mr. Freeman noted that recommending approval of the award to the City Commission does not grant site plan approval.

Ms. Garcia stated the surplus property at 706 N. 20th Street is in the Historic District, and it was awarded to 2nd Generation Building Group for a Single Family Home or 3BR/2BATH Duplex for a purchase price of \$10,000.

Motion was made by Anton Kreisl, and seconded by Alexander Edwards to forward a recommendation to the City Commission for approval of the sale of real property located at 706 N. 20th Street, to 2nd Generation Building Corporation.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chair
Nichelle Clemons

Passed

j. **RFP 2023-021 Disposal of Surplus Property – 604 S. 6th Street**

Ms. Garcia said the property is South of Delaware Avenue and was awarded to JoeJohn McVey for the purchase price of \$15,0000 for a 2 BR/1BATH Single Family Home.

Motion was made by John Hening, and seconded by Harold Albury to forward a recommendation to the City Commission for approval of the sale of real property located at 604 S. 6th Street to JoeJohn McVey.

AYE: Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Chair
Nichelle Clemons

Passed

k. **RFP 2023-023 Disposal of Surplus Property – 515 Douglas Court**

Ms. Garcia stated the property is located in the Lincoln Park Historic District. The Board asked if there are design guidelines for the Historic District. The property was awarded to Progression Properties LLC for the purchase price of \$10,000 for a 3BR/2BATH Single Family Home (1,200 SF).

Motion was made by John Hening, and seconded by Harold Albury to forward a recommendation to the City Commission for approval of the sale of real property located at 515 Douglas Court to Progression Properties, LLC.

AYE: Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Harold Albury, Chair
Nichelle Clemons

Passed

l. **RFP 2023-024 Disposal of Surplus Property – 1204 Avenue E**

Ms. Garcia said the property is located in the Lincoln Park Historic District and was awarded to Vincent Marcellino for the purchase price of \$21,000 for a 2 BR/2BATH duplex.

Motion was made by Harold Albury, and seconded by Uline Daniel to forward a recommendation to the City Commission for approval of the sale of real property located at 1204 Avenue E, to Vincent Marcellino.

AYE: John Hening, Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, Chair
Nichelle Clemons

Passed

m. **RFP 2023-027 Disposal of Surplus Property – 1620 Avenue E**

Ms. Garcia stated the property was awarded to the Journey C & D Group for the purchase price of \$10,000 for a 3BR/2BATH duplex.

Motion was made by John Hening, and seconded by Harold Albury to forward a recommendation to the City Commission for approval of the sale of real property located at 1620 Avenue E to Journey C & D Group.

AYE: Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Chair
Nichelle Clemons

Passed

n. **RFP 2023-028 Disposal of Surplus Property – Avenue D - Parcel ID#: 2409-603-0055-000-2**

Ms. Garcia stated it is recommended to the Board to not take action on the commercial surplus property because it does not meet the goals and objectives for redevelopment in the targeted area. Ms. Garcia answered a question from the Board on how points are scored on construction cost.

Motion was made by Harold Albury, and seconded by Alexander Edwards to take no action on Bid 2023-028 due to the proposal's inability to meet the goals and objectives for redevelopment in the targeted area. This recommendation is in accordance with the General Conditions included in the bid document on page 5, section 20.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chair
Nichelle Clemons

Passed

o. **RFP 2023-029 Disposal of Surplus Property – N. 25th Street, Lot 1 & 2- Parcel ID #'s: 2408-501-0066-000-6 and 2408-501-0067-000-3**

Ms. Garcia stated the commercial property was awarded to Larry Lee Jr. & Family LLC for the purchase price of \$10,100 for a 2,000 square foot Office Building (4 shared offices and 1 anchor business).

Ms. Garcia answered questions from the Board on how the city obtains the surplus property and if the city clears the site.

Motion was made by Harold Albury, and seconded by Alexander Edwards to forward a recommendation to the City Commission for approval of the sale of real property located at TBD N 25th Street, identified by Parcel IDs: 2408-501-0066-000-6 & 2408-501-0067-000-3, to Larry Lee Jr. & Family, LLC.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chair
Nichelle Clemons

Passed

8. **DIRECTOR'S REPORT**

Mr. Freeman notified the Board of the date change for the July 2023 Planning Board meeting to Wednesday, July 12, 2023, at 2 PM.

Mr. Freeman informed the Board of State Bill 102, which proposed affordable housing with market rate housing within a development. He stated he has three inquiries to date and there could be complications because the approval is carried out administratively. The Planning Board and City Commission would not see the projects. Mr. Freeman said the developers do not want to be seen as not working with the Planning Board or City Commission, so they would still make a presentation for informational purposes only, with

no action taken. Mr. Freeman noted there will be administrative review for the zoning and site plan. This bill allows residential to go on commercial property. Mr. Freeman highlighted that the compromise is the developer has to have 40% affordable housing for 30 years. Mr. Freeman concluded by saying the affordable housing could be single family but would primarily be for rentals.

9. BOARD COMMENTS

Mr. Hening stated he did not want to vote "No" on the Project Hunt Future Land Use and Rezoning, but he had to speak his mind and do what he felt was right.

10. ADJOURNMENT

11. COMMENTS FROM THE PUBLIC

There were no comments from the public.