



# CITY OF FORT PIERCE PLANNING BOARD

## Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **JUNE 12, 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**

Mr. Albury entered the meeting at 2:04 PM.

Present: Anton Kreisl; John Hening; Alexander Edwards; Uline Daniel; Nichelle Clemons, Vice-Chair; Harold Albury; Frank Creyaufmiller, Chairman

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

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

a. Minutes from the May 25, 2023 Special Planning Board Meeting

Motion was made by Vice-Chair Nichelle Clemons, and seconded by Anton Kreisl to approve the minutes from the May 25, 2023, Special Planning Board meeting.

AYE: Alexander Edwards, Uline Daniel, Vice-Chair Nichelle Clemons, Anton Kreisl, John Hening, Chairman Frank Creyaufmiller

Passed

6. **NEW BUSINESS**

a. **Annexation - Rock Road - Parcel IDs: 2323-501-0011-000-6, 2323-501-0013-100-1**

Ms. Charles gave an overview of the application and answered questions from the Board. The applicant is requesting a voluntary annexation of two (2) parcels approximately 1.43

acres. The subject property has St. Lucie County Future Land Use designations of Residential Urban (RU) and a St. Lucie County Zoning designation of Agriculture 1 (AR-1). The applicant is proposing Future Land Use designations of Low Density Residential (RL) with a Zoning classification of Single Family Low-Density Residential Zone (R-1).

Richard Laventure, Applicant Representative from Atlantic Civil Engineering, said there are no specific development plans for the property or improvements on Rock Road at this time.

Chairman Creyaufmiller had concerns with the width of the utility easement. Mr. Freeman stated at the site plan stage, the utility easement will be fully reviewed for whatever is needed.

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

AYE: Uline Daniel, Vice-Chair Nichelle Clemons, Harold Albury, Anton Kreisl, John Hearing, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

b.

### **Zoning Text Amendment – Boarding Houses and Rooming Houses**

Mr. Freeman gave an overview of the text amendment and answered questions from the Board. The item proposes amendments to the Code of Ordinances which establishes and enforces standards for Boarding houses and Rooming houses in the city in a manner which protects and preserves the health, safety, appearance and general welfare of the citizens of the City. The issue was presented at the City Commission Conference agenda meeting on October 11, 2021.

The direction provided to staff was to move forward with a text amendment to propose a new use for Boarding Houses and Rooming Houses, and only allowing it in the C-2 zoning district.

The text amendment proposes amendments to Sec. 125-187 – Allowed Uses, in the C-2 zoning district, establishing Sec. 125-328 – Boarding Houses and Rooming Houses and the language would adopt minimum standards for such uses.

Mr. Freeman showed the existing definition and the proposed definition, and he said the existing definition did not adequately describe a Boarding house or Rooming house. The proposed definition splits them into two. He said a Boarding house or Rooming house shall mean a building in which sleeping accommodations are provided for a fee, where meals may be furnished for the occupants, but individual cooking facilities in the accommodations are prohibited. This definition shall not be deemed to include an adult congregate living facility or bed and breakfast. A Boarding house or Rooming house unit shall mean any room used or intended to be used as sleeping accommodations, excluding common areas.

Mr. Freeman highlighted the use does not fit into any existing definitions, and he noted that "Community Residential Home" use has a state statute definition and is regulated by the state.

Mr. Freeman stated Boarding and Rooming Houses would require a Conditional Use approval in the C2 zoning district. He showed a map of the C2 zoning locations in the city, with most concentrated in the Lincoln Park area and a few scattered in the White City area and Whiteway Dairy and Hartman Road. Mr. Freeman stated that C2 is not a common

zoning district. This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood.

Mr. Freeman explained that most of the current Boarding and Rooming houses are located in R4 zoning. He stated that if standards were applied and regulations were enforced there would be better control. Mr. Freeman said that R4 and R5 zoning make sense for Boarding and Rooming houses because both zones allow for higher residential density.

Mr. Freeman asked the Board how they view this type of use in the city. He said the big question is do we see this as a very restrictive use applied to one zoning district or a wider use, being suitable in multiple locations, specifically R5, if controlled, managed and enforced.

Board discussion ensued on adding Board and Rooming houses to existing group living uses, C2 creating a safety net to residential areas, and having sufficient transportation close in proximity to support the rooming houses. Mr. Freeman noted that more density is allowed when developments are 1/4 mile within a transit stop.

The Board had further discussion on the definition of Boarding and Rooming houses needing better clarification and being more specific. They also suggested adding a minimum number of rooms in the definition. The Chairman was hesitant to require Conditional Use on future Boarding and Rooming houses. Mr. Kreisl recommended a Conditional Use on Boarding and Rooming houses in C2 or C3 and for existing Boarding houses, to show residences that they will have to comply with the ordinance.

Motion was made by Anton Kreisl, and seconded by Vice-Chair Nichelle Clemons to recommend the text amendment comes back to the Planning Board with more clarification on some of the issues discussed during the meeting.

AYE: Vice-Chair Nichelle Clemons, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Chairman Frank Creyaufmiller

Passed

**c. Site Plan and Design Review - ABS Gas & Go - 3810 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The request is to construct an approximately 5,590 square foot gas station, convenience store and retail drive-thru facility with associated site improvements at the NE corner of St. James Drive and US Highway 1. The subject parcel is approximately 1.05 acres. Mr. Gilmore noted a former gas station existed on the property but was demolished in 2015. The existing Future Land Use is General Commercial and the Zoning is C-3, General Commercial. Mr. Gilmore showed the site plan, landscape plan, and he highlighted the stucco and stone faced accents on the elevations. Mr. Gilmore answered questions from the Board on buffering the back of the gas station and roadway improvements on St. James Drive.

Adrian Robaina, Engineer of Record, answered questions from the Board on the type of trees being planted under the power lines, keeping water on site with the French drain system, and treating stormwater run off. Mr. Robaina noted that a maintenance plan is needed to keep the French drain from getting clogged.

Abdo Akl, Owner, said the state issued a 100% clean ROA for the storage tank cleanup from the previous gas station that existed on the property.

Motion was made by Vice-Chair Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission for the Site Plan and Design Review 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.

AYE: Harold Albury, Anton Kreisl, John Heaning, Alexander Edwards, Uline Daniel, Vice-Chair Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

d. **Site Plan and Design Review - John Carroll High School Field House - Delaware Ave - Parcel ID: 2408-324-0002-000-7**

Mr. Gilmore gave an overview of the application. The request is to construct an approximately 6,000 square foot Field House facility with associated site improvements to support the schools sports program. The subject parcel has a total of approximately 0.762 acres. The existing Future Land Use is Medium Density Residential and the existing zoning is R-4, Medium Density Residential.

Mr Gilmore answered questions from the Board regarding the septic system proposed for the site instead of sewer.

Blaine Bergstresser, Applicant Representative from Velcon Engineering, stated there is no existing sewer on the parcel. He said there will not be a large sewer usage at the property and the main campus has sewer hook up.

Motion was made by John Heaning, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the proposed Site Plan and Design Review 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.

AYE: Anton Kreisl, John Heaning, Alexander Edwards, Uline Daniel, Vice-Chair Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

e. **Preliminary Plat - Savannah Preserve - E. side of S. US Highway 1 at the intersection of Dickson Drive, lying N. of the existing Gator Trace Planned Development**

**Parcel IDs: - 2426-333-0015-000-5, 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8**

Chairman Creyaufmiller recused himself and Vice-Chair Clemons was the acting chair.

Mr. Gilmore gave an overview of the application and answered questions from the Board. The request is for a Preliminary Plat to subdivide approximately 132.696 acres of land (more or less) into 650 platted lots including common-area tracts, drainage & access easements, water management tracts, lift station easements, and utility easements for The Preserve at Savannah Lakes Subdivision. The subject property has a Future Land Use of Medium Density Residential and a zoning designation of Planned Development (PD).

Dennis Murphy, Applicant Representative from Culpepper and Terpening, stated the application is coming back to the Planning Board because changes were made to the platting documents required for the city. He said the 650 unit community will be split in half with family villas and townhomes and the Preliminary Plat will provide the ability to get overall lot lines and tract definitions. He noted that a Final Plat will follow, and he hopes Phase 1 will be coming forward before the end of the year.

Motion was made by Anton Kreisl, and seconded by John Heaning to forward a recommendation of approval of the Preliminary Plat for (650 Lots) with common-area tracts, drainage & access easements, water management tracts, lift station easements, and utility easements for The Preserve at Savannah Lakes Subdivision, to the City Commission with the following condition:

1. Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.

AYE: John Heaning, Alexander Edwards, Uline Daniel, Harold Albury, Anton Kreisl, Vice-Chair Nichelle Clemons

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

## **7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## **8. DIRECTOR'S REPORT**

Mr. Freeman spoke about the recent legislative changes going into effect July 1, 2023, for the amendments to developers coming forward with affordable housing. He noted that the Planning Board and City Commission will not be involved in the administrative review, but the applicant will still need to go through the Technical Review Committee. Mr. Freeman stated he is waiting on a formal submittal from a couple of developers and both developers are willing to provide an information packet to update the Board. He said the benefit to the affordable housing change is that it will encourage people to live and work in the community, and it may cut down on transportation cost.

Mr. Freeman explained Brightline was discussed at the Conference Agenda meeting on June 12, 2023, and there is an attempt by the city to consolidate and apply a consistent approach to entice Brightline to put a station in the city of Fort Pierce. He said the city manager's office will be issuing a RFQ for interested parties to bid on a potential design

concept for the layout of where a station can be located.

Mr. Freeman stated the Planning department is still getting a lot of applications. He explained a landscape and design checklist is in process of being implemented to make the review process consistent. The checklist will go out at the Technical Review stage and the results will be presented with the Planning Board packets. Mr. Freeman highlighted the value of ingrained design creates expectations and improvements with the standard of living. Mr. Freeman wants the Board to be more involved with the design by asking developers and applicants questions when they come forward.

## **9. BOARD COMMENTS**

Chairman Creyaufmiller stated he is working on changes to the present rules, with one key element being the election date changed to be more inline with new Commissioner appointment dates. The revised rules will be presented to the Board for review.

Chairman Creyaufmiller congratulated Mayor Hudson and Commissioner Curtis Johnson for receiving the "Heroes" award from the Florida League of Cities.

## **10. ADJOURNMENT**