

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **JANUARY 8, 2024**, 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

Ms. Carter entered the meeting at 2:06 PM.

Present: John Hening; Nichelle Clemons; Justine Carter; Uline Daniel; Alexander Edwards; Anton Kreisl; Frank Creyaufmiller, Chairman

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

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

- a. Minutes from the December 11, 2023 meeting.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to approve the minutes from the December 11, 2023 meeting with the roll call correction.

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

Passed

6. NEW BUSINESS

a. RFP 2024-009 - Disposal of Surplus Property - 706 N. 20th Street

Ms. Garcia stated the five surplus properties were presented to the Planning Board in May; however the bids expired and there was another request for proposals. Ms. Garcia noted they were waiting for the development agreement from the City Attorney's office. Ms. Garcia noted some of the properties were awarded to a different respondent from when the surplus properties came before the Board in May 2023.

Ms. Garcia explained the way a property is determined to be used for surplus.

Ms. Garcia gave an overview of the surplus property and explained the evaluation criteria, evaluation results, purchase price, cost estimate and construction timeline for the single family home awarded to Sunrise City concrete Services. Ms. Garcia answered questions from the Board.

Motion was made by John Hening, and seconded by Alexander Edwards to forward a recommendation of approval to the Fort Pierce Redevelopment Agency for RFP 2024-009 for Disposal of Surplus Property located at 706 N. 20th Street.

AYE: Uline Daniel, Alexander Edwards, Anton Kreisl, John Hening, Nichelle Clemons, Justine Carter, Chairman Frank Creyaufmiller

Passed

b. RFP 2024-010 - Disposal of Surplus Property - 604 S. 6th Street

Ms. Garcia gave an overview of the surplus property and explained the evaluation criteria, evaluation results, purchase price, cost estimate and construction timeline for the single family home awarded to Joe John McVey.

Motion was made by John Hening, and seconded by Uline Daniel to forward a recommendation of approval to the Fort Pierce Redevelopment Agency for RFP 2024-010 for Disposal of Surplus Property located at 604 S. 6th Street.

AYE: Alexander Edwards, Anton Kreisl, John Hening, Nichelle Clemons, Justine Carter, Uline Daniel, Chairman Frank Creyaufmiller

Passed

AYE: John Hening, Nichelle Clemons, Justine Carter, Uline Daniel, Alexander Edwards, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

c. **RFP 2024-011 - Disposal of Surplus Property – 1204 Avenue E**

Ms. Garcia gave an overview of the surplus property and explained the evaluation criteria, evaluation results, purchase price, cost estimate and construction timeline for the fourplex awarded to Telco Investments. Ms. Garcia noted Telco Investments are owners of the adjacent properties, which will allow a larger building.

Motion was made by Nichelle Clemons, and seconded by John Hening to forward a recommendation of approval to the Fort Pierce Redevelopment Agency for RFP 2024-011 for Disposal of Surplus Property located at 1204 Avenue E.

AYE: Anton Kreisl, John Hening, Nichelle Clemons, Justine Carter, Uline Daniel,
Alexander Edwards, Chairman Frank Creyaufmiller

Passed

d. **RFP 2024-012 - Disposal of Surplus Property - 1620 Avenue E**

Ms. Garcia gave an overview of the surplus property and explained the evaluation criteria, evaluation results, purchase price, cost estimate and construction timeline for the single family home awarded to Sunrise City Concrete Services.

Motion was made by Nichelle Clemons, and seconded by John Hening to forward a recommendation of approval to the Fort Pierce Redevelopment Agency for RFP 2024-012 for Disposal of Surplus Property located at 1620 Avenue E.

AYE: John Hening, Nichelle Clemons, Justine Carter, Uline Daniel, Alexander Edwards,
Anton Kreisl, Chairman Frank Creyaufmiller

Passed

e. **RFP 2024-013 - Disposal of Surplus Property – N. 25th Street, Lot 1 & 2
Parcel IDs: 2408-501-0066-000-6 and 2408-501-0067-000-3**

Ms. Garcia gave an overview of the surplus property and explained the commercial property evaluation criteria, evaluation results, purchase price, cost estimate and construction timeline for the commercial property awarded to Larry Lee Jr. and family. Ms. Garcia answered questions from the Board on surrounding properties and if there is a point threshold for surplus properties.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the Fort Pierce Redevelopment Agency for RFP 2023-029 for Disposal of Surplus Property located at N.25th Street, Lot 1 & 2, Parcel IDs: 2408-501-0066-000-6 and 2408-501-0067-000-3.

AYE: Nichelle Clemons, Justine Carter, Uline Daniel, Alexander Edwards, Anton Kreisl,
John Hening, Chairman Frank Creyaufmiller

Passed

f. **Annexation - Harry Blue Annexation - Parcel IDs: 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0**

Mr. Altizer gave an overview of the annexation. The request is to annex four (4) parcels into the city, with a City Future Land Use of RH, High Density Residential, and a City Zoning of R-4, Medium Density Residential. The site area is around 2.95 acres. The current Zoning is RM-11 (Residential Multi-Family 11 – County) and the current Future Land Use is RH (Residential High – County). Mr. Altizer explained that four of the lots shown on the warranty deed are in the City of Fort Pierce and do not need to be annexed.

Motion was made by Nichelle Clemons, and seconded by Uline Daniel to forward a recommendation of approval for the annexation of Parcel IDs: 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0.

AYE: Justine Carter, Uline Daniel, Alexander Edwards, Anton Kreisl, John Hening, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

g. **Major Amendment - Trinity Lutheran Church of Fort Pierce - 2011 S. 13th Street**

Ms. Driver gave an overview of the application. The request is for a Major Amendment to add a 6,530 square foot classroom building to be used in association with religious education and day care programs offered by the Church. The proposed building addition, a prefabricated modular structure, will be located along the western side of the existing developed area of the property. The proposed use will require minor modifications to the existing parking lot and the site's storm water systems. The site area is around 4.77 acres. The current Future Land Use is INST- Institutional and the current Zoning is OS-1 General Recreational Open Space. Ms. Charles noted an updated drainage plan has been submitted to the city.

Thomas DeGrace, Engineer with Culpepper and Terpening, answered questions from the Board on the type of structure and drainage. He explained the building is pre-fabricated and will be anchored to the foundation and will look like it was built on site. Mr. DeGrace explained the existing pond on site was oversize when it was built, so there are no major modifications being done to the drainage system and minimal impervious area is being effected. Mr. Hening asked why they are using modular construction, and he stated he does not like the look of the building. Mr. DeGrace said the building is built in an environmental control building, it is quicker to construct, and more economical.

Kurt Bravo, of Trinity Lutheran Church, said the building will have ramps, covered walkways and covered exit doors.

Mr. Freeman said the building does not meet the Design Review guidelines and there are no regulations in place, so the guidelines cannot be enforced. Mr. Freeman noted he is in the process of standardizing Design Review regulations to the code.

Mr. Kreisl asked if there were any modifications to the landscape plan and if the applicant is aware that they do not meet the design guidelines. Mr. Freeman said the landscape meets the code and there were no modifications. Mr. Kreisl said since the Board has no authority to force the architectural details, he would be happier to see less of the building from the street and use landscaping to completely conceal the building.

Chairman Creyaufmiller said he was in a quandary because the building and landscaping meet the code but not the design guidelines. He highlighted that the Board can request the applicant to beautify the landscape.

Mr. Freeman said the Planning Board can make a suggestion but if the application meets the code it will need to be approved. Until the city has regulations in place, no conditions can be imposed.

Ms. Carter said other St. Lucie County schools have modular buildings and the function and purpose is appropriate, even though she does not like the design of the building.

Chairman Creyaufmiller suggested the applicant meet with the Planning department to discuss beautifying the landscaping.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission.

AYE: Uline Daniel, Alexander Edwards, Anton Kreisl, John Hening, Nichelle Clemons, Justine Carter, Chairman Frank Creyaufmiller

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman said he is trying to look at the city as a whole and improve the appearance of the city. He said he is in the process of amending the landscape code to incorporate elements and buffers through a visual code. Mr. Freeman said he is looking for a balance between making the city look better and the cost of developing the city. He said he is also looking at better architectural standards and flexibility to enable alternative building types of construction with aesthetic value.

9. BOARD COMMENTS

Chairman Creyaufmiller stated the South Beach overlay has no teeth when it comes to joining properties and losing setbacks on Ocean Drive. He mentioned the unintended negative consequences for the Surfside community of a project that was recently approved by the Planning Board.

Mr. Kreisl asked Mr. Freeman if he had made any progress in changing the ordinance. Mr. Freeman explained he had done research in other municipalities, and it becomes a delicate situation when taking the value and entitlement of a property. He also noted the recent change in state statute not allowing the city to enforce regulations on single-family homes.

Chairman Creyaufmiller said a lot of old ordinances were loosely written in terms of specifics. He said new ordinances being reviewed by the Planning Board need to be read and understood.

Mr. Hening asked about not allowing temporary buildings to be used as permanent buildings. Mr. Freeman said he cannot guarantee this will not happen again because the industry is going with manufactured building construction methodology due to material cost and supply chain availability.

Mr. Freeman noted the frustration for staff and the Board, and he said he is trying to improve

the design standards, so the Board can have the ammunition to enforce better design.

10. ADJOURNMENT



THE SUNRISE CITY

FORT PIERCE

Florida

DISPOSITION OF SURPLUS PROPERTY

706 N 20TH ST



EVALUATION CRITERIA



Development Plan
(20 points)



Timeline
(20 points)



**Construction Cost
Estimates (10
points)**



**Proof of Financial
Ability (15 points)**



**Property
Utilization
(20 points)**



**Summary of
Development
(15 points)**



706 N. 20TH ST

EVALUATION RESULTS

| RESPONDENTS | EVALUATOR #1 | EVALUATOR #2 | EVALUATOR #3 | EVALUATOR #4 | TOTAL |
|-------------------------------------|--------------|--------------|--------------|--------------|-------|
| Sunrise City Concrete Services, Inc | 95 | 82 | 92.5 | 95 | 364.5 |
| Progression Properties, LLC | 67 | 38 | 70 | 65 | 240 |

SUNRISE CITY CONCRETE SERVICES INC.



FRONT ELEVATION
C/SME - NTC



Purchase Price
3K



Single Family
Home
3BR/2BATH



Construction
Cost Estimates
185K



Complete
Construction
within 7
months of
closing

RECOMMENDATION

- IN ACCORDANCE WITH THE FORT PIERCE CODE OF ORDINANCES, SECTION 101-23 (4), STAFF RECOMMENDS THE PLANNING BOARD REVIEW THE REQUEST AND FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF THE SALE OF REAL PROPERTY LOCATED AT 706 N 20TH ST, TO SUNRISE CITY CONCRETE SERVICES, INC.





QUESTIONS



THE SUNRISE CITY

FORT PIERCE

Florida

DISPOSITION OF SURPLUS PROPERTY
604 S 6TH ST

EVALUATION CRITERIA



Development Plan
(20 points)



Timeline
(20 points)



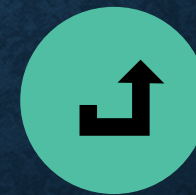
Construction Cost Estimates (10 points)



Proof of Financial Ability (15 points)



Property Utilization
(20 points)



Summary of Development
(15 points)



604 S. 6TH ST

EVALUATION RESULTS

| RESPONDENTS | EVALUATOR #1 | EVALUATOR #2 | EVALUATOR #3 | EVALUATOR #4 | TOTAL |
|-----------------------------|--------------|--------------|--------------|--------------|-------|
| Journey Equity Partners LLC | 85 | 84 | 65 | 77 | 311 |
| Joe John McVey | 80 | 82 | 82.5 | 85 | 329.5 |

JOEJOHN MCVEY



Purchase Price
\$15K



2BR/2BATH
Single Family
Home



Construction
Cost Estimates
\$225K



Complete
Construction
within 18
months of
closing

RECOMMENDATION



- In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at 604 S 6th St. to JoeJohn McVey



QUESTIONS



THE SUNRISE CITY

FORT PIERCE

Florida

**DISPOSITION OF SURPLUS PROPERTY
1204 AVENUE E**

EVALUATION CRITERIA



Development Plan
(20 points)



Timeline
(20 points)



Construction Cost Estimates
(10 points)



Proof of Financial Ability
(15 points)



Property Utilization
(20 points)



Summary of Development
(15 points)



1204 AVENUE E

EVALUATION RESULTS

| RESPONDENTS | EVALUATOR #1 | EVALUATOR #2 | EVALUATOR #3 | EVALUATOR #4 | TOTAL |
|-----------------------------|--------------|--------------|--------------|--------------|-------|
| Progression Properties, LLC | 70 | 41 | 70 | 65 | 246 |
| Vincent Marcellino | 72 | 65 | 82.5 | 85 | 304.5 |
| Telco Investments, LLC | 87 | 67 | 80 | 85 | 319 |

TELCO INVESTMENTS, LLC



Purchase Price
\$25K



3BD/2BATH
Fourplex



Construction
Cost Estimates
\$462,602K



Complete
Construction
within 12
months of
closing

RECOMMENDATION



- In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at 1204 Avenue E, to Telco Investments, LLC.



QUESTIONS



THE SUNRISE CITY

FORT PIERCE

Florida

**DISPOSITION OF SURPLUS PROPERTY
1620 AVENUE E**

EVALUATION CRITERIA



Development Plan
(20 points)



Timeline
(20 points)



Construction Cost Estimates (10 points)



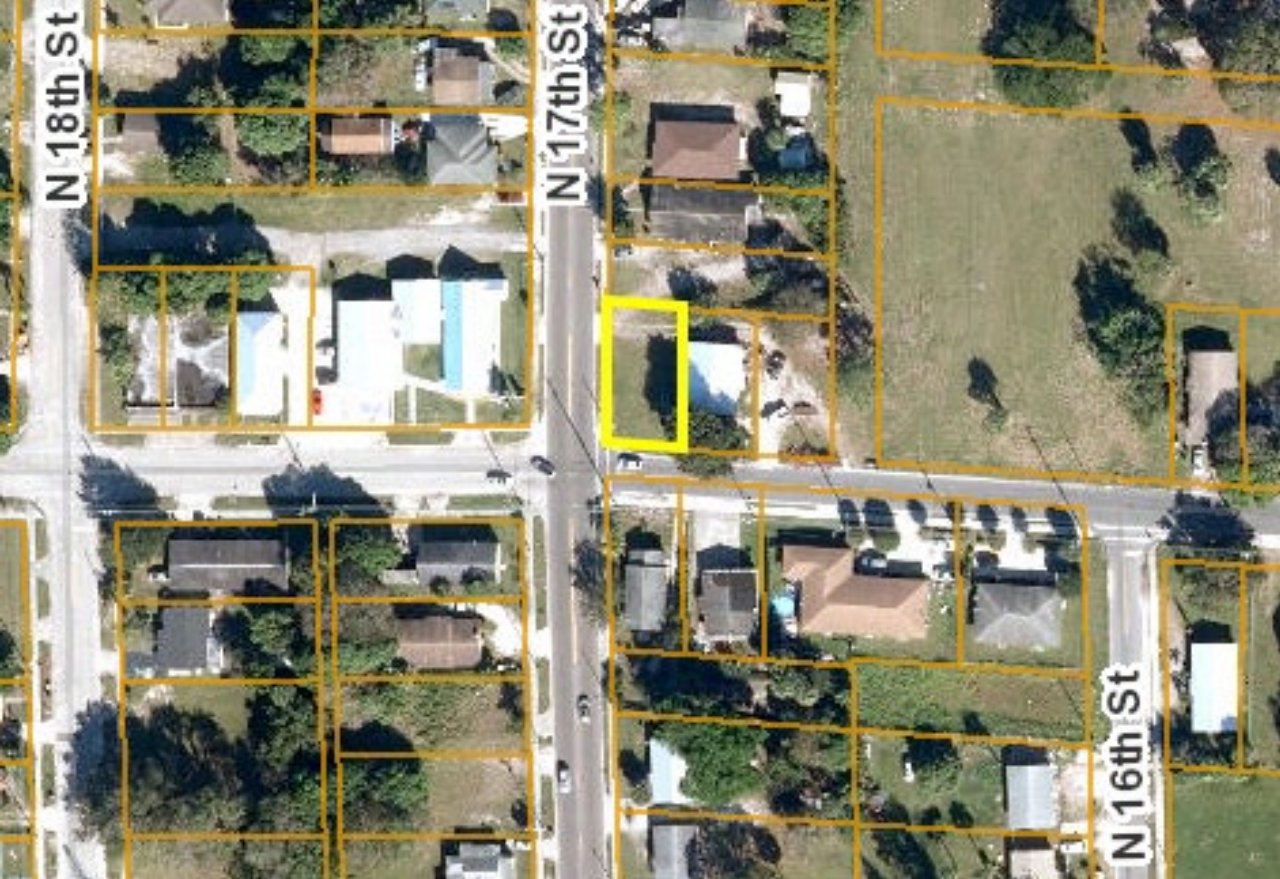
Proof of Financial Ability (15 points)



Property Utilization
(20 points)



Summary of Development
(15 points)



1620 AVENUE E

EVALUATION RESULTS

| RESPONDENTS | EVALUATOR #1 | EVALUATOR #2 | EVALUATOR #3 | EVALUATOR #4 | TOTAL |
|-------------------------------------|--------------|--------------|--------------|--------------|-------|
| Sunrise City Concrete Services, Inc | 95 | 82 | 72.5 | 95 | 344.5 |
| Journey Equity Partners, LLC | 85 | 84 | 65 | 77 | 311 |

SUNRISE CITY CONCRETE SERVICES INC.



FRONT ELEVATION
C/SME - NYC



Purchase Price
\$3K



Single Family
Home
3BR/2BATH



Construction
Cost Estimates
\$185K



Complete
Construction
within 7
months of
closing

RECOMMENDATION



- In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at 1620 Avenue E to Sunrise City Concrete Services Inc.



QUESTIONS



THE SUNRISE CITY

FORT PIERCE

Florida

DISPOSITION OF SURPLUS PROPERTY

N. 25TH ST – LOT 1 & 2

2408-501-0066-000-6 & 2408-501-0067-000-3

COMMERCIAL C-3

EVALUATION CRITERIA



Development Plan
(25 points)



Timeline
(20 points)



Construction Cost Estimates
(10 points)



Proof of Financial Ability
(15 points)

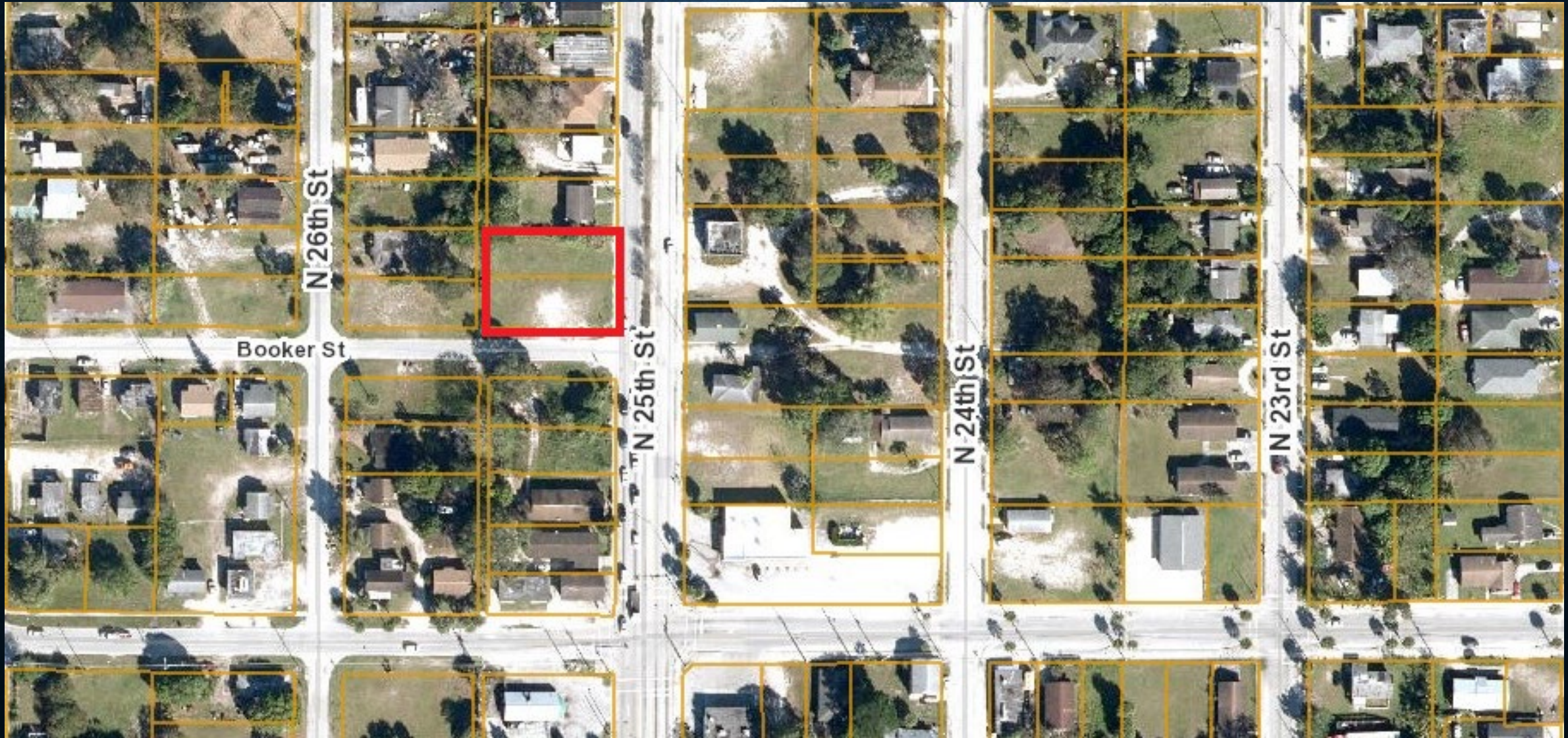


Property Utilization
(15 points)



Summary of Development
(15 points)

N. 25TH ST LOT 1 & 2 (C-3) COMMERCIAL)



EVALUATION RESULTS

| RESPONDENTS | EVALUATOR #1 | EVALUATOR #2 | EVALUATOR #3 | EVALUATOR #4 | TOTAL |
|------------------------------|--------------|--------------|--------------|--------------|-------|
| Larry Lee Jr and Family, LLC | 55 | 61 | 65 | 80 | 261 |
| Progression Properties, LLC | 70 | 43 | 60 | 65 | 238 |



LARRY LEE JR. & FAMILY LLC



Purchase Price
\$10,100



2000 SF Office
Building (4 shared
offices & 1 anchor
business)



Construction Cost
Estimates \$350-
550K



Complete
Construction
within 2 years

RECOMMENDATION



- In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at TBD N 25th St, identified by Parcel IDs: 2408-501-0066-000-6 & 2408-501-0067-000-3, to Larry Lee Jr. & Family, LLC



QUESTIONS