

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

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

Present: Justine Carter; Nichelle Clemons; John Heaning; Alexander Edwards; Gloria Baxevanis; Anton Kreisl, Chairman

Absent: Uline Daniel

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

4. CONSIDERATION OF ABSENCES

Ms. Daniel was excused.

5. APPROVAL OF MINUTES

- a. Planning Board Minutes June 10, 2024

Motion was made by John Heaning, and seconded by Nichelle Clemons to approve the minutes from the June 10, 2024 meeting.

AYE: John Heaning, Alexander Edwards, Gloria Baxevanis, Justine Carter, Nichelle Clemons, Chairman Anton Kreisl

Passed

6. NEW BUSINESS

a. **Zoning Text Amendment - Chapter 125 - Zoning, Article V - Conditional Uses, Section 125-243 - Innovative Residential Developments**

Mr. Freeman gave an overview of the application and answered questions from the Board. He explained that the Innovative Residential Developments are for small mixed use or residential lots, not needing a major planned development. Mr. Freeman said the city's Comprehensive Plan supports innovative and affordable residential and mixed-use development. He noted the city will need to develop administrative procedures that modify development requirements and streamline development approval procedures. Mr. Freeman stated the City would allow the development of accessory dwelling units in all low and medium density zoning districts. Mr. Freeman highlighted the Innovative Community Development code supports the elements of the accepted Affordable Housing Advisory Committee (AHAC) incentive strategies. Mr. Freeman provided a summary of the code amendments, and he explained the purpose of the subjective review to enhance the community.

Chairman Kreisl asked if this process would function like a Planned Development. Mr. Freeman said yes, the text amendment will give more flexibility to what can be built. He also answered questions from the Board about parking, green space and if the neighbors would be notified.

Mr. Freeman concluded by saying the applicants will need to show how they are contributing to the community. He said nothing is guaranteed and there are no entitlements. Mr. Freeman compared the innovative development to an action plan for the community.

Ms. Carter said it is nice to see the bigger picture of things and Chairman Kreisl said the text amendment is an ambitious and creative idea.

Chad Ingram, a resident, stated he supports the idea, and the Innovative Residential Development plan will have an economic impact on infill lots. He said there will be people living in various sized structures and it will allow a flow of houses along the street. He noted it is for people who are livened by the community and still want to have their own space but still be connected.

Henry Harbinson, a resident, said the idea is good for housing and developers and will blend in well with the neighborhood.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission for the proposed amendments.

AYE: Alexander Edwards, Gloria Baxevanis, Justine Carter, Nichelle Clemons, John Heaning, Chairman Anton Kreisl

Passed

b. **Annexation - Savannah Landing Partners
2427-801-0056-000-3 and 2427-801-0053-000-2**

Ms. Driver gave an overview of the annexation and answered questions from the Board. She said the Annexation is for two (2) parcels of land at or near the intersection of S. US Highway 1 and Dickson Drive. Ms. Driver stated the subject properties have a St. Lucie County Future Land Use designation of Residential High (RH) and a St. Lucie County zoning designation of Residential Multi Family. She said the proposed City Future Land Use designation is Residential High (RH) with a zoning classification of High Density Residential (R-5). The total site area is around 7.26 acres and the current value is \$756,500.

Mr. Hening asked who owns Dickson Drive. He said the road is in need of repair. Mr. Freeman said the road will need to meet county standards and a larger conversation with the city is needed for the city to consider taking over the road.

James Hackett, applicant, stated he understands the roadway approval process with St. Lucie County and the issues will be addressed at the site plan stage. He said the overall vision is for multifamily affordable housing, and he said at this time he does not know what is going to happen at 310 Dickson Drive.

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

AYE: Gloria Baxevanis, Justine Carter, Nichelle Clemons, John Hening, Alexander Edwards, Chairman Anton Kreisl

Passed

c. **Annexation - 1835 and 1839 Sandridge Road**

Ms. Driver gave an overview of the application and answered questions from the Board. She stated the properties have a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County zoning classification of Commercial General (CG). The proposed City Future Land Use designation is General Commercial (GC) with a zoning classification of General Commercial (C-3). The site is approximately 2.15 acres and the value of the property is \$600,000.

Jason Merritt, property owner, stated the future use of the property will be a restaurant and outdoor entertainment. He stated they are having major issues with the St. Lucie County roadway and the required setbacks shrinking the size of the property.

Jon Nolli, a business owner, said he owns the land to the south. He stated he wants to develop a creative community-oriented place for people to hang out. Mr. Nolli said the property is long and skinny and what they want to do may not work because of the setbacks and problems with the road.

Kev Freeman noted the city will not accept a county road without it being fixed. He said the setbacks can be resolved through the Planned Development process and any roadway negotiations need to be made with St. Lucie County. Mr. Freeman suggested phasing of the project and on-street parking to help with the roadway negotiations and cost.

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

AYE: Justine Carter, Nichelle Clemons, John Hening, Alexander Edwards, Gloria Baxevanis, Chairman Anton Kreisl

Passed

d. **Major Amendment to Planned Development (Master Planned Development)
Sunrise Residential - 9850 Midway Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on Midway roadway improvements. He stated the request is for a Major Amendment to a Planned Development (PD) zone of two (2) parcels of land to amend the PD Zoning from Village at Midway Planned Development to Sunrise Residential Planned Development. Mr. Gilmore said the site area is approximately 516 acres and the Future Land Use is Mixed Use Development (MXD). He showed the adjoining St. Lucie County and Port St. Lucie properties zoning and Future Land Use. Mr. Gilmore provided a brief history of the parcels and compared the original Village at Midway PD plan to the proposed Master Plan Development. He stated the proposed PD plan will be built in two phases and has fewer residential units and less commercial space, which will be a reduction in traffic value. Mr. Gilmore stated the applicant still needs to work with St. Lucie County on the traffic review.

Mr. Freeman said there is significant development on Midway Road with this development and other developments in surrounding municipalities. He stated a Master PD agreement including the traffic contribution improvements is currently being reviewed and will need to be finalized before going to the City Commission. Mr. Freeman said the city has been working with Port St. Lucie, St. Lucie County, Transportation Planning Organization (TPO) and FDOT to keep them informed of the loading and improvements on Midway Road. He highlighted it is important to align with the other developments in the area.

Steve Garrett, applicant representative from Lucido and Associates, gave a presentation on the Sunrise Planned Development and said this will be the southern gateway to the City of Fort Pierce. He showed a rendering of the development plan highlighting the residential single-family and multifamily units and the environmental conservation passive recreation area. Mr. Garrett said the main entrance would be off of Midway Road, and they would be adding an arterial road and an access easement. He said they hope to expand the environmental conservation passive recreation area to the north with other agencies and have over three (3) miles of trail. Mr. Garrett answered questions from the Board on access points and connection to Port St. Lucie, green space, and single-family lot sizes.

Motion was made by John Hening, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission with the following condition:

1. The applicant and developer of the proposed Master Planned Development Plan shall adhere to and meet all requirements of the Planned Development and Traffic Contribution Agreement submitted with the application for Major Amendment to a Planned Development Zone.

AYE: Justine Carter, Nichelle Clemons, John Hening, Alexander Edwards, Gloria Baxevanis, Chairman Anton Kreisl

Passed

e. **Preliminary Plat - Sunrise Residential - 9850 West Midway Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the applicant is proposing to subdivide approximately 516 acres into 1,590 platted lots for residential use. Mr. Gilmore stated the current zoning is Planned Development (PD) and the Future Land Use is Mixed Use (MXD). He showed the surrounding zoning and Future Land Use for the municipal boundaries of St. Lucie County and Port St. Lucie.

No one spoke for or against the Preliminary Plat.

Motion was made by Nichelle Clemons, and seconded by John Hening to forward a recommendation of approval to the City Commission with one 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: Nichelle Clemons, John Hening, Alexander Edwards, Gloria Baxevanis, Justine Carter, Chairman Anton Kreisl

Passed

f. **Conditional Use with New Construction - Rowe Duplex
1001 Tennessee Avenue**

Mr. Gilmore gave an overview of the application and answered questions from the Board. The request is to build a 2,595 square foot residential duplex with associated site improvements on one (1) parcel of land located in the (C-1), Office Commercial zone with a Future Land Use of Office Professional (OP). The site plan will include three (3) parking spaces per unit; above the minimum required parking spaces and the applicant is proposing the installation of additional landscaping.

David Rowe, owner, said he has owned the property for 60 years, and he wants to put the property to good use.

Motion was made by Nichelle Clemons, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission with the following four (4) conditions:

1. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:
The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
 - b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
 - c. Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the

- special magistrate for appropriate action.
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.
 3. The proposed sidewalk on South 10th Street and Tennessee Avenue shall be constructed per the City of Fort Pierce Details. A Right-of-Way permit application shall be required and approved by the City of Fort Pierce Engineering Department prior to sidewalk installation.
 4. Prior to Certificate of Occupancy, a sidewalk easement shall be required and filed for the portion of sidewalk on South 10th Street to Tennessee Avenue that crosses onto the property.

AYE: John Hening, Alexander Edwards, Gloria Baxevanis, Justine Carter, Nichelle Clemons, Chairman Anton Kreisl

Passed

g. Site Plan - Asphalt Plant - 4060 Selvitz Road

Ms. Driver gave an overview of the application and answered questions from the Board. She said the request is to operate and maintain a portable asphalt plant. The subject parcel has a total of 12.79 acres but only 7.48 acres will be used for the "portable" asphalt plant. While the plant is portable, in that it is capable of being taken apart, shipped and set up in another location, the portable asphalt plant will be permanent on the property. The site is surrounded by Heavy Industrial (I-3) and Planned Development (PD) zoning districts and Heavy Industrial (HI) Future Land Uses. Ms. Driver showed the route plan and noted the applicant meets the landscape requirements.

Tom DeGrace, applicant representative from Culpepper & Terpening answered questions from the Board. He stated that access to the site was from the south driveway, but St. Lucie County asked them to use the driveway to the north. The applicant modified the driveway to get access along the private driveway in place. Mr. DeGrace said the typical hours of operation are 6 AM to 6 PM, but sometimes work is done at night as FDOT and St. Lucie County prefer night work due to traffic concerns. He noted there could be 24-hour shifts. Mr. DeGrace said the proposed stormwater management plan is a discharge pond and is addressed on the site plan.

Rick Mancil, owner of property to the north, granted an access easement, which allows the applicant to use the asphalt roadway. Maintenance is included in the access agreement and shared by all parties. Mr. Mancil said he owns an asphalt plant in Palm City and has been in business for 36 years. He employs 30–40 people, including truck drivers and operators, and only 3–5 people actually work on site. He stated the operation is quiet with no emissions and a lot of the day nothing is running because they are loading out.

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

1. Prior to issuance of the final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

2. A painted stop bar and defined driveway/width at the property line is required to be installed prior to issuance of the final certificate of occupancy.

AYE: Justine Carter, Nichelle Clemons, John Heaning, Alexander Edwards, Gloria Baxevanis, Chairman Anton Kreisl

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman explained the city is working through the law enforcement impact fee that will be tied to the impact of development on police services. He said the final data, provided by the police department, will go to the consultant and recommendations will be presented to the City Commission.

Mr. Freeman said he will be presenting a number of ordinances that the Planning Board has seen at the August 19, 2024, City Commission meeting. He said he is hoping to bring the Port Overlay District back to the Planning Board in September.

Mr. Freeman stated he is making very good progress with code changes which are part of the city's strategic plan. He noted that he was already processing some of the code changes prior to the updated strategic plan.

Mr. Freeman said staff is spending lots of time working through the new Tyler online application submittal system.

Mr. Freeman noted the Wave Garden issued a request to move forward with a Community Development District (CDD). It will go to the City Commission once it has been reviewed by the legal department.

Mr. Freeman said the first Live Local Affordable Housing Development has been approved. Since the Live Local Act does not require any public hearings and is approved administratively like a Minor Site Plan, Mr. Freeman said he will bring an update to the Planning Board.

Chairman Kreisl asked about inter-agency roadway improvements. Mr. Freeman said this was used for the Sunrise Planned Development project. All the agencies were pulled together and reviewed the traffic analysis in parallel. In the future, the different agencies will team together to review large-scale developments and developments on the edge of the city.

9. BOARD COMMENTS

Chairman Kreisl asked if there were any updates on amending the Family Entertainment Center definition. Mr. Freeman stated the definition to amend the Family Entertainment Center use and the use table to incorporate it in certain zoning districts will go to the August 19, 2024, City Commission meeting for approval.

Mr. Edwards asked for updates on the Sandridge development. Mr. Freeman said there are no updates because of the high roadway improvement cost required by St. Lucie County.

10. ADJOURNMENT