

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **SEPTEMBER 9, 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: Gloria Baxevanis; John Hening; Nichelle Clemons; Justine Carter; Alexander Edwards; Uline Daniel; Anton Kreisl, 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 August 12, 2024 meeting.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to approve the minutes from the August 12, 2024, meeting.

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

Passed

6. NEW BUSINESS

a. Annexation - Guillermo Annexation - Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3

Ms. Driver gave an overview of the annexation. She stated the applicant is requesting a voluntary annexation of two (2) parcels at or near S. Ocean Drive and Blue Heron Boulevard. The subject properties have a St. Lucie County Future Land Use designation of Residential Suburban (RS) and a St. Lucie County Zoning classification of Hutchinson Island Residential District (HIRD). The proposed City Future Land Use designation is Residential Low Density (RL) and a Zoning classification of Single-family Low Density (R-1). The site area is approximately .38 acres and the current value of the properties is \$37,400.

Mr. Hening asked if the lots to the north and south are in St. Lucie county and why the city cannot annex the entire block. Mr. Freeman said the city does not have an annexation agreement with St. Lucie County and the city would need the majority vote of property owners to agree to be annexed. Mr. Freeman noted that the City Commission would need to discuss the overall annexation policy.

Guillermo Claire, property owner, answered questions from the Board about merging the lots, utilization of the lots and obtaining utilities. He stated he plans to build a single family home on each lot for his daughters, and he has only spoken with the restaurant close by regarding the utilities in the area.

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

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

Passed

b. Final Plat - Gator Trace on The Greens - 4150 and 4200 Gator Trace Road

Mr. Gilmore gave an overview of the application and answered questions from the Board. He stated the Final Plat application is to subdivide two (2) parcels into 67 platted residential lots, two (2) road tracts, two (2) stormwater tracts, one (1) open space tract, one (1) recreation tract, and associated easements and buffers. The subject site is 6.94 acres.

Mr. Freeman provided the board with the projects' prior history. He stated the Planned Development (PD) approval was for 67 units and a Planned Development Amendment application was submitted for 84 units. The Planning Board recommended approval and the City Commission denied the amendment for 84 units based on the underlying development agreement attached to the PD. The City Commission recommended the units be consistent with the underlying PD agreement.

Mr. Freeman noted the site plan is being reviewed as a minor site plan because it fits the threshold, and it does not increase the number of units, or substantially change the stormwater or roads.

Ekrem Uzman, owner, Engineer and General Contractor, stated he purchased the property in 2022. He said since the City Commission denied the request for 83 units, he is now requesting approval for 67 units and will start construction as soon as it is approved.

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

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.
2. Prior to final endorsement of the Plat Mylars by the City of Fort Pierce, the following original documents must be remitted to the City of Fort Pierce Engineering Department:
 - Bond No. 800124491 issued on May 9, 2023, in an amount of \$872,353.90.
 - Bond Continuation Certificate issued on August 16, 2024, which extends the expiration date of Bond No. 800124491 to May 9, 2025.
 - Bond Rider issued on July 11, 2024, which increases the value of Bond No. 800124491 from \$872,353.90 to \$1,202,841.20.
 - Bond Rider issued on August 29, 2024, which increases the value of Bond No. 800124491 from \$1,202,841.20 to \$1,213,661.01.

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

Passed

c. **Zoning Text Amendment - Chapter 121 – Subdivisions - Preliminary Plat Procedures**

Mr. Freeman gave an overview of the text amendment. He explained the Preliminary Plat process is voluntary and is usually used in large developments to start the lot infrastructure and move things forward. The Property Appraiser will not assign parcel identification numbers to Preliminary Plats, so the code is being amended to allow the designation of parcel identification numbers by the St. Lucie County Property Appraiser.

Chairman Kreisl asked if the intention is for property appraisers to assign parcel identification numbers and if any neighboring municipalities have this type of plan in place. Chairman Kreisl highlighted the amended process is an incentive for developers to start building permits and moving dirt, which helps make sense of the money being spent, and keeps the project on track.

Mr. Freeman said the city is now putting the emphasis on the Final Plat, which is where it should be and parcel identification numbers can now be assigned for better record keeping.

No one from the public spoke for or against the text amendment.

Motion was made by Uline Daniel, and seconded by Nichelle Clemons to forward a recommendation of approval of the proposed amendment to the plat process to the City Commission.

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

Passed

d. **Zoning Text Amendment - Chapter 125-314 – Architectural Design Standards**

Mr. Freeman gave an overview of the text amendment. He said the purpose of the text amendment is to set out what sort of quality development the city is going to get and to help the design professionals work with their clients. Mr. Freeman said the idea is to manufacture the design guidelines into standards without being too harsh on the parameters of the design. He stated the design guidelines have been broken down into general architectural styles with some flexibility, so the Planning Board and staff can negotiate to get to something appropriate. Mr. Freeman noted he is well aware of the potential building and development costs of standardized architectural elements. Mr. Freeman explained that the staff looked at what was happening in Fort Pierce, the history of Fort Pierce and the architectural styles seen in Fort Pierce. He said there are six general broad styles to allow for a wide range of individual identity options and flexibility in terms of architecture. Mr. Freeman showed pictures of each style of building in Fort Pierce: South Florida Style, Anglo-Caribbean Style, Mediterranean Style, Classical Style, Art Deco Style and Masonry Modern Style. Mr. Freeman said he is expecting the applicant to explain how the design has met the standards, what they are trying to achieve in their impression and how the design meets the character of Fort Pierce.

Mr. Freeman explained a separate standards booklet will be created as adopted, so at any time the booklet can be amended based on experience and how the styles look. He explained an amendment to the code would not be needed, only an amendment to the booklet. The code will relate by reference to the booklet.

Chairman Kreisl asked Mr. Freeman if he foresees amendments to the standards document being made on a regular or annual basis. If so, whatever version of the standards document will be used at the time a building permit is applied for. Mr. Freeman recommended discussing any issues or difficulties in using the standards document at a Planning Board meeting, so changes can be made to the booklet to make it easier to use. Mr. Freeman stated he would like to incorporate more examples of designs that have been well received by the Planning Board, so architects and applicants have a better reference of what is expected of them when they come forward.

Chairman Kreisl suggested adding lighting for safety and security purposes and also for color conformity to the standards. He noted the color temperature of the building facade lighting, for elements of the building that face the street, can be helpful in creating continuity.

Mr. Hanning asked about flexibility with large hotels having their own style. Mr. Freeman said he understands corporations and large entities have their own prototype, template and styles, and they want their brand carried through when they are building something. He stated that brands have different designs and a catalog of architectural styles which is used to look at what kind of architectural design requirements the city has.

Ms. Carter asked if the standards would apply to both residential and commercial properties. Mr. Freeman stated the state statute does not allow city or planning departments to set architectural standards for single-family homes or duplexes unless the city has standards in place or the property is in the Community Redevelopment Area (CRA).

Mr. Freeman said the standards will allow the city to get engaged more with the design of properties within the infill lots. He stated at a future date he would like the city to have a catalog of pre-approved architectural designs for infill projects. The designs would be pre-approved, off the shelf, ready at a fixed cost.

Ms. Carter asked how staff determines what design is okay. Mr. Freeman said there is a bit of subjectivity, but there are some underlying basic criteria. He stated it is up to the design

professional to say I met the design criteria, even though it may not look like any of the styles. Mr. Freeman highlighted that the city does not want to end up like a museum where everything looks the same.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission for the proposed Zoning Text Amendment and Fort Piece Architectural Standards Guideline to Sec.125-314 Design Review.

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

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman said the ordinances for development on small lots, "Innovative Community Development, Amendments to Definitions and Use Criteria", were approved at the last City Commission meeting. He said the approved ordinances are another step in putting pieces together to having a very flexible code, to enable the Planning Board to do a more thorough job and to have the tools to do that.

Mr. Freeman said he is working on the sign code, which will be very appropriate for the architectural design standards and bring consistency with lighting and sizes.

Mr. Freeman said he has been working on the city port for two years, and he is hoping to get closer to the end soon.

Mr. Freeman said the landscaping is the next big piece of the code that he will be working on. He is not aiming to be restrictive, but more consistent throughout the city and with neighborly respect.

9. BOARD COMMENTS

Chairman Kreisl extended his gratitude to the City Commission for allowing him to remain on the Board for another two years. He was very happy to see how many people applied for the seat on the Board.

10. ADJOURNMENT