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CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **FEBRUARY 10, 2025**, 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: Clayton Johnson; Nichelle Clemons; Alexander Edwards; Christopher Widing;
Justine Carter; Anton Kreisl, Chairman

Staff Present: Kev Freeman, Planning Director
Kerry Driver, Planner
Bridgette Romer, Growth Management Coordinator

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the January 13, 2025 meeting

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to approve the minutes from the January 13, 2025, meeting with a change to the vote on Item 6b.

AYE: Alexander Edwards, Christopher Widing, Justine Carter, Clayton Johnson, Nichelle Clemons, Chairman Anton Kreisl

Passed

6. **NEW BUSINESS**

a. **Conditional Use - Elite Academy Daycare - 2210 Orange Avenue**

Ms. Driver gave an overview of the application. She stated the property is in the C-3, General Commercial zoning district and has a Future Land Use designation of GC, General Commercial. She noted the parcel is surrounded by RL (Low Density Residential) Future Land Use and is surrounded by R-3, Single Family Moderate density zoning. Ms. Driver provided details of the daycare, showed the existing building, site plan, elevations, floor plan, and the landscape plan.

Chairman Kreisl asked if there was any discussion about modifying the traffic flow to disperse the traffic off of Orange Avenue. Ms. Driver stated the Engineering department approved the final plan.

Lany Romuls, applicant, stated she has been in the daycare business for 10 years, and she plans to relocate her current business to a larger building to accommodate an extensive waitlist. Ms. Romuls answered questions from the Board on staggered pickup times, maximum number of students, and traffic flow for pickups and drop-offs. Ms. Romuls said the parents must park and come inside to pick up their child.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval for the proposed Conditional Use application to the City Commission with the following two (2) conditions.

1. Sign permits should be applied for prior to the issuance of a certificate of occupancy
2. A notarized Landscape Maintenance Agreement is due prior to the issuance of a certificate of occupancy

AYE: Christopher Widing, Justine Carter, Clayton Johnson, Nichelle Clemons, Alexander Edwards, Chairman Anton Kreisl

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman said the slight agenda is due to staff shortage issues which he is trying to resolve.

Mr. Freeman said he has recently been involved with the 2025 Strategic Plan meetings, and he will be bringing a presentation to the Planning Board with the priorities assigned by the City Commission.

Mr. Freeman noted the Comprehensive Plan Evaluation and Appraisal Report is due by January 2026. He said the various sections will be reviewed by the Board at the Planning Board meetings through 2025. Mr. Freeman said the city is engaging with a consultant to help.

9. **BOARD COMMENTS**

There were no Board comments.

10. ADJOURNMENT