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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 TUESDAY, April 8, 2014, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

Chairman Burdge called the meeting to order.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Bob Burdge, Chairman; Marcia Baker; Erica Ganzi; Eduardo Mujica; Phyllis Castro; Tim O'Connell; Robert Poitier; John George; Eloise Cummings; Brian Paul; Steve Weaver; Mike Dahan

Staff Present: Rebecca Grohall, Planning Manager
James Walker, Assistant City Attorney
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

All members are present.

5. APPROVAL OF MINUTES

- a. Planning Board Minutes 3/11/2014

Motion was made by Robert Poitier, seconded by Marcia Baker to approve minutes for the March 11, 2014 meeting.

AYE: Chairman Bob Burdge, Marcia Baker, Erica Ganzi, Eduardo Mujica, Phyllis Castro, Tim O'Connell, Robert Poitier, John George, Eloise Cummings, Brian Paul

Passed

6. NEW BUSINESS

The order of new business was changed by Chairman Burdge.

- a. Request for Authorization of Similar Use - Recreational Vehicle (RV) Sales & Service in the C-6, Marine Commercial Zoning District.

Mr. Benton gave an overview of the application. Keith and Cody Danks, applicants, commented. Mr. Paul inquired about adding rentals to part of the authorization of similar use. Mr. Benton commented.

Motion was made by Marcia Baker, seconded by Brian Paul to approve the request for Authorization of Similar Use of recreational vehicles (RV) sales, service and rentals in the C-6, Marine Commercial Zoning District.

AYE: Brian Paul, Eloise Cummings, John George, Erica Ganzi, Marcia Baker, Tim O'Connell, Robert Poitier, Phyllis Castro, Eduardo Mujica, Chairman Bob Burdge
Passed

- b. Conditional Use - Sunrise Marine & RV - Approval to add Recreational Vehicle Sales & Service to the former St. Lucie Outboard Marine site located at 657 N. 2nd Street.

Mr. Benton gave an overview of the application. Keith and Cody Danks, applicants, commented. Ms. Baker asked about the impact of the current and proposed construction on N. 2nd Street. Mr. Benton commented. Ms. Baker inquired if Bancshares Realty is a subsidiary of PNC Bank. Ms. Baker asked about provisions, so larger boats and RV's being towed do not cause traffic problems. Mr. O'Connell inquired about the grant from the port to re-do 2nd Street. Ms. Grohall, Planning Manager, commented. Ms. Ganzi asked about the actual area of the parcel, RV only sales on the parcel and if improvements are being planned for the driveway along Avenue H. Mr. Benton commented.

Motion was made by Marcia Baker, seconded by Robert Poitier to approve the Conditional Use of Sunrise Marine & RV to add recreational vehicle sales and service at 657 N. 2nd Street with the conditions recommended by staff.

AYE: Phyllis Castro, Tim O'Connell, Robert Poitier, Marcia Baker, Erica Ganzi, John George, Eloise Cummings, Eduardo Mujica, Chairman Bob Burdge

NAY: Brian Paul
Passed

- c. Approval of a Special Exception to expand a nonconforming structure by 542.5 sq. ft.

This item was discussed first. Mr. Benton gave an overview of the application. Ms. Baker asked about the flood zone for the area. Ms. Cummings inquired about the existing structure. Mr. Benton responded.

Motion was made by Marcia Baker, seconded by John George to approve a Special Exception to expand a nonconforming structure by 542 square feet.

AYE: Eduardo Mujica, Phyllis Castro, Tim O'Connell, Robert Poitier, John George, Eloise Cummings, Brian Paul, Marcia Baker, Erica Ganzi, Chairman Bob Burdge

Passed

7. BOARD COMMENTS

The Technical Review Comments are useful. A potential educational workshop focusing on Crime Prevention through Environmental Design is being planned for the board.

8. ADJOURNMENT