

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

---

### Planning Board Minutes

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, May 13, 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 at 6:00 PM.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

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

Absent: Phyllis Castro; John George; Erica Ganzi

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

**4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Weaver and Mr. Dahan may participate in discussions and voting.

**5. APPROVAL OF MINUTES**

a. Planning Board Minutes April 8, 2014

Motion was made by Steve Weaver, seconded by Eloise Cummings to approve minutes for the April 8, 2014 meeting.

AYE: Eduardo Mujica, Tim O'Connell, Robert Poitier, Eloise Cummings, Marcia Baker, Brian Paul, Chairman Bob Burdge, Steve Weaver, Mike Dahan

Passed

**6. NEW BUSINESS**

- a. Zoning Text Amendment - Request to amend City Code Section 22-22. Allowed uses; eliminating the differentiation of public and private elementary, middle or high schools.

Mr. Benton gave an overview of the application.

Ms. Baker asked about the differentiation for a kindergarten, pre-school or nursery school. Mr. Benton responded. Chairman Burdge asked if V-PK is considered part of kindergarten. Mr. Benton responded. Mr. Weaver asked if a concurrent conditional use application is being made and if there are any ramifications on how this overlaps with downtown business's that serve alcohol. Mr. Benton responded. Mr. Paul asked the reason why there was a differentiation in the city code between public and private schools. Mr. Benton responded.

Motion was made by Marcia Baker, seconded by Steve Weaver to approve the request to amend City Code Section 22-22.

AYE: Eduardo Mujica, Tim O'Connell, Robert Poitier, Eloise Cummings, Marcia Baker, Brian Paul, Chairman Bob Burdge, Steve Weaver, Mike Dahan

Passed

- b. Approval of a Conceptual Development Plan for Fresh Wind, Fresh Fire Church of God

Mr. Benton gave an overview of the application. Abraham Chabab, Agent, and Mike Menard of Cook and Menard Architecture commented. Mr. Benton responded.

Ms. Baker asked what provisions are being made to buffer Mr. Nelson's property from the proposed development and what kind of provisions are being made to protect the area around Moore's Creek. Mr. Benton responded.

Chairman Burdge asked if the church traffic will deposit on to 26<sup>th</sup> Street. Chairman Burdge asked what is being considered for the residential area, that is immediately south of the church, in regards to the number of vehicles that will be using the street. Mr. Benton responded. Chairman Burdge asked if any thought has been given to the city abandoning Avenue C from 25<sup>th</sup> Street to 27<sup>th</sup> Street, so the church could redesign how cars leave the parking lots. Mr. Benton responded. Chairman Burdge asked about the irrigation system for the landscaping. Mr. Benton responded.

Mr. Weaver asked if it is a city code requirement to light the grass parking area from dusk to dawn. Mr. Benton responded. Ms. Baker asked if the church would have to come back to the Planning Department if they wanted to have a full time school in the church. Mr. Benton responded. Mr. Weaver asked why 25<sup>th</sup> Street was not utilized as a point of ingress and egress for loading. Mr. Benton responded. Ms. Cummings addressed the parking spaces and the retention area that was listed in the Technical Review Committee comments. Mr. Benton responded. Ms. Baker asked if any security fencing will be around the property. Mr. Chabab responded. Chairman Burdge asked about abandoning Avenue C and North 26<sup>th</sup> Street so the traffic will move onto 25<sup>th</sup> Street sooner. Mr. Chabab and Mr. Benton responded. Ms. Baker asked what kind of material is being used on the walkway from the parking area to the church. Mr. Chabab responded.

Motion was made by Marcia Baker, seconded by Robert Poitier to approve the Conceptual Development Plan for Fresh Wind, Fresh Fire Church of God.

AYE: Eduardo Mujica, Tim O'Connell, Robert Poitier, Eloise Cummings, Marcia Baker, Brian Paul, Chairman Bob Burdge, Steve Weaver, Mike Dahan

Passed

c. Abandonment of Boston Avenue Extension East of S. Indian River Drive

Mr. Benton gave an overview of the application. Trina Angelone, Head of Schools, St. Andrews Academy, and Tod Mowery, St. Lucie County Commissioner commented.

Mr. Weaver asked if the applicant will maintain their riparian rights on the area east of the new extension of the north-south walkway. Mr. Benton responded. Mr. Weaver asked if the abandonment includes the east west element of the proposed walkway along Boston Avenue. Mr. Benton responded. Mr. Weaver asked if the blue area depicted on the aerial is an additional abandonment or if it is being proposed in another phase. Mr. Benton responded.

Chairman Burdge asked who owns the land immediately south of the walkway along Citrus Avenue. Mr. Benton responded. Chairman Burdge asked if the city owns any right-of-way property on the south side of the future river walk to Citrus Avenue. Mr. Benton responded. Chairman Burdge asked if there is any parking available for people to park and start walking along the riverfront. Mr. Benton responded. Chairman Burdge asked if the northern part of the riverfront walkway extension is where the city is contemplating putting the fishing pier. Mr. Benton responded. Chairman Burdge asked who owns the parking lot where # 7 is shown on the map. Mr. Benton responded. Chairman Burdge asked if staff has had discussions with the church regarding pedestrian easement. Mr. Benton responded.

Chairman Burdge asked the school's response to the request of the city getting the pedestrian access on Melody Lane for the right-of-way extension. Ms. Angelone responded. Chairman Burdge asked if the school considers having any problem as far as the crime situation. Ms. Angelone responded. Chairman Burdge asked if the county parking lot is lit at night. Ms. Angelone responded. Mr. Weaver asked about giving the city 25 feet of the school's property, to the south of the Melody Lane right-of-way, in exchange for the city abandoning the easement, so there is room for more public parking. Ms. Angelone responded.

Motion was made by Robert Poitier, seconded by Marcia Baker to approve the Abandonment of Boston Avenue Extension East of S. Indian River Drive.

AYE: Eduardo Mujica, Tim O'Connell, Robert Poitier, Eloise Cummings, Marcia Baker, Brian Paul, Chairman Bob Burdge, Steve Weaver, Mike Dahan

Passed

**7. BOARD COMMENTS**

**8. ADJOURNMENT**

Meeting was adjourned at 7:15 PM.