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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 WEDNESDAY, **NOVEMBER 12, 2014**, 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: Eduardo Mujica; Phyllis Castro; Tim O'Connell; Erica Ganzi; Robert Poitier; Eloise Cummings; John George; Marcia Baker; Brian Paul; Steve Weaver; Mike Dahan; Bob Burdge, Chairman

Staff Present: Rebecca Grohall, AICP, Planning Manager
James Walker, Assistant City Attorney
Kori Benton, Historic Preservation Officer
Clarissa Davis, Planner
Alison Rutkowski, Planning Analyst
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

All members were present.

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Since all members were present, the alternate members were able to participate in discussions.

6. APPROVAL OF MINUTES

a. October 14, 2014 Meeting

Motion was made by Phyllis Castro, seconded by Robert Poitier to approve the minutes from the October 14, 2014 meeting.

Motion was made by Robert Poitier, seconded by John George to forward a recommendation of approval to the City Commission to construct a 10,000 square-foot Family Dollar retail facility.

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

Passed

i. Site Plan Approval and Application for Waiver of Distance - 1918 Seaway Drive

Mr. Benton gave an overview of the application. Board discussion ensued. Daniel Sorrow, Agent for Applicant from Coteleur & Hearing commented. Mr. Walker explained that the Planning Board does not have the ability to waive application of the code and ordinances therefore the applicant could go to the Board of Adjustment and get a Variance that would permit the lower foot candles on the Waiver of Distance.

Motion was made by Robert Poitier, seconded by Marcia Baker to forward a recommendation of approval to the City Commission for the proposed site plan to construct a restaurant and tiki bar.

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

Passed

Motion was made by Marcia Baker, seconded by Robert Poitier to forward a recommendation of approval to City Commission for the Waiver of Distance for a restaurant and tiki bar.

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

Passed

j. Application for Waiver of Distance – 510 Orange Avenue

Mr. Benton gave an overview of the application. Board discussion ensued. Mike Menard, Applicant Representative, from Cook & Menard Architecture commented. Kathy Krueger from First United Methodist Church commented. Robert Smith, Applicant, commented.

Motion was made by Marcia Baker, seconded by Robert Poitier to forward a recommendation to the City Commission for approval of the Waiver of Distance for a 4COP Alcoholic Beverage License for the proposed establishment in accordance with the proposed site improvements and parking plan, with the following conditions:

- 1) The applicant meets the City parking requirements contained in 22-60, by providing payment in-lieu for the space deficiency, or secure shared parking agreements with neighboring property owners, ensuring hours of operation do not overlap and satisfactory legal evidence is presented to the city commission to confirm authorization of use.
- 2) The applicant certifies that the parking lot lighting requirement (3 foot candle average) is met for the parking lot areas to be utilized in connection with the establishment.

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

NAY: Phyllis Castro

Passed