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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.

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

Passed

7. NEW BUSINESS

a. Annexation - Twenty-two (22) Parcels

Ms. Davis gave an overview of the application. Board discussion ensued. Harold Smith commented. Ms. Grohall commented on a better annexation strategy.

Motion was made by John George, seconded by Robert Poitier to forward a recommendation of approval to the City Commission to annex these parcels into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

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

Passed

b. Proposed Zoning Regulations for Medical Marijuana Facilities

Because Medical Marijuana was not passed by the state of Florida on November 5, 2014 the item is being removed from the agenda.

Motion was made by Phyllis Castro, seconded by Robert Poitier to remove this item from the agenda.

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

Passed

c. Zoning Atlas Amendment - Seaway Drive (Eight Parcels)

Ms. Davis gave an overview of the application. Board discussion ensued. William Stoddard, Applicant Representative from Schulke, Bittle and Stoddard commented. Harold Smith, Resident, suggested to make single family residence an approved use in C-5 zoning instead of a conditional use. Terry Wolters, Property Owner, commented. Blades Robinson, Property Owner, commented.

Motion was made by Marcia Baker, seconded by John George to forward a recommendation of approval to the City Commission for a Zoning Atlas Amendment (Rezoning) from C-5 Tourist Commercial to R-4A, Hutchinson Island Medium Residential.

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

Passed

d. Comprehensive Plan Map Amendment (LPA Hearing) - Seaway Drive (Eight Parcels). The Planning Board, as the Local Planning Agency, is to review and provide a recommendation.

Ms. Davis gave an overview of the application.

Motion was made by Marcia Baker, seconded by John George to forward a recommendation of approval to the City Commission for a Comprehensive Plan Amendment from GC, General Commercial to HR, Hutchinson Island Residential.

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

e. Conditional Use Approval - 1913 Surfside Drive

Ms. Rutkowski gave an overview of the application. Board discussion ensued. Jeff McCauley, Representative, commented.

Motion was made by Phyllis Castro, seconded by Erica Ganzi to forward a recommendation of approval to the City Commission for a Conditional Use for a portion of the new deck.

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

f. Conditional Use Approval - 1905 Okeechobee Road

Mr. Benton gave an overview of the application. Board discussion ensued. Mike Menard, Representative, from Cook and Menard Architecture commented.

Motion was made by Erica Ganzi, seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the following condition that all landscaping be completed prior to final inspection and Certificate of Occupancy and that the parking lot lighting is up to code.

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

g. Conditional Use Approval (with no new construction) - 3204 Ohio Avenue

Ms. Davis gave an overview of the application. Board discussion ensued.

Motion was made by John George, seconded by Robert Poitier to forward a recommendation of approval to the City Commission with the following conditions to be completed and within 7 days of City Commission approval:

1) That all Code Compliance issues be resolved including:

- Operating a business without a business license
- Fence maintenance
- Lot Clearing - Landscape Maintenance
- Outside Storage

2) That landscaping per Section 22-67(e)(5) shall be provided along the fence on Nebraska Avenue.

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

h. Site Plan Approval - Orange Avenue & N. 17th Street

Ms. Davis gave an overview of the application. Board discussion ensued. Matt Walker, Engineer of Record, from LBYD, commented.

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

8. BOARD COMMENTS

Chairman Burdge announced Ms. Castro's resignation due to her relocation out of Ft. Pierce.

Mr. Walker commented on what the City Commission will be doing to fill the vacancy.

Chairman Burdge asked the board to fill out the demographic form that was given out and turn into the Planning Department.

9. ADJOURNMENT