

# DRAFT



## CITY OF FORT PIERCE BOARD OF ADJUSTMENT

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### Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **MARCH 26, 2015**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PRAYER and PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Bennie Clark; Jim Crist; Joyce Calvert; Chairman Bret McCain

Absent: BJ Beavin; Clem Benton, Jr; William Nunn

Staff Present: Rebecca Grohall, AICP, Planning Manager  
Kori Benton, Historic Preservation Officer  
Alicia Rosenthal, Administrative Assistant

Attendees: Steve McCain, Assistant City Attorney

**4. CONSIDERATION OF ABSENCES**

Motion was made by Jim Crist, and seconded by Bennie Clark to excuse the absences of Mr. Benton, Mr. Nunn and Ms. Beavin.

AYE: Bennie Clark, Jim Crist, Joyce Calvert, Chairman Bret McCain  
Passed

**5. CERTIFICATION OF ALTERNATE MEMBER(S)**

No alternate members were present.

**6. APPROVAL OF MINUTES**

a. Minutes of the January 22, 2015 meeting

Motion was made by Bennie Clark, and seconded by Jim Crist to approve the minutes from the January 22, 2015 meeting.

AYE: Jim Crist, Joyce Calvert, Bennie Clark, Chairman Bret McCain  
Passed

## 7. NEW BUSINESS

Attorney McCain explained the procedural rule that in the event only four members of the Board attend a meeting, the applicant has the option to either proceed with the matter or have the matter continued to a meeting in which five members of the Board attend. Both Variances and Special Exceptions require the super majority or an affirmative vote of four. A decision of postponement needs to be made after the public hearing and prior to the vote.

The Special Exception and Variance for 61 Southpointe Drive were presented together and voted on together.

Item 7d was presented prior to Item 7c and both Variances for Treasure Coast Jaguar & Land Rover were voted on together.

- a. Special Exception - Onachila Residence - 61 Southpointe Drive
- b. Variance - Onachila Residence - 61 Southpointe Drive

Mr. Benton gave an overview of the Special Exception and Variance applications. Carl Onachila, Property Owner, spoke about the benefits of adding a covered porch with a hard roof to his property. Mr. Onachila provided a document showing the Ocean Village Homeowners Association had approved the screen porch. The Board discussed the application and asked questions of both Mr. Benton and Mr. Onachila.

Motion was made by Joyce Calvert, and seconded by Bennie Clark to approve the Special Exception to expand a nonconforming structure by 160 square feet to construct a covered porch with an impervious roof and to approve a Variance to construct a single-family home which exceeds the permitted lot coverage by 3.382%.

AYE: Joyce Calvert, Jim Crist, Bennie Clark, Chairman Bret McCain  
Passed

- c. Variance - Treasure Coast Jaguar & Land Rover – 4801 S. US Highway 1
- d. Variance - Treasure Coast Jaguar & Land Rover - 4771 S. US Highway 1

Item 7d was presented before Item 7c.

Mr. Benton gave an overview of both Variance applications. Larry Tabloff, General Manager of Treasure Coast Jaguar & Land Rover spoke on behalf of the dealership, answered questions from the Board and provided a packet of photos for the Board to review. Bob Rice, representative from Flamingo Signs, provided further information. Board discussion ensued.

Mr. Clark made a motion to approve a Variance to permit a monument sign of 145 square feet in sign area and 15 feet in height at the 4771 S. US Highway 1 property and to approve a Variance to permit a sign 84 square feet in sign area and 12 feet in height at the 4801 S. US Highway 1 property.

Mr. Clark rescinded his motion.

Motion was made by Jim Crist, and seconded by Bennie Clark to approve a Variance to permit a monument sign 145 square feet in sign area and 20 feet in height at 4771 S. US Highway 1 and to approve the requested Variance to permit a sign 84 square feet in sign area and 12 feet in height at the 4801 S. US Highway 1 location.

AYE: Bennie Clark, Joyce Calvert, Jim Crist, Chairman Bret McCain  
Passed

**8. DISCUSSION / OTHER BUSINESS**

Mr. McCain asked Mr. Benton to enlighten the Board of the outcome of the State Farmer's Market appeal that went before the Board of Adjustment at the last meeting.

**9. ADJOURNMENT**