

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JANUARY 13, 2015**, 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; Tim O'Connell; Erica Ganzi; Robert Poitier; Eloise Cummings; John George; Marcia Baker; Mike Dahan; Steve Weaver; Bob Burdge, Chairman

Absent: Brian Paul

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

**4. CONSIDERATION OF ABSENCES**

Chairman Burdge stated since Mr. Paul did not call in, his absence will be unexcused.

Motion was made by Marcia Baker, seconded by John George to excuse Mr. Weaver's absence from the December 16, 2014 meeting.

AYE: Eduardo Mujica, Tim O'Connell, Erica Ganzi, Robert Poitier, Eloise Cummings, John George, Marcia Baker, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

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

Mr. Weaver will be voting.

**6. APPROVAL OF MINUTES**

- a. December 9, 2014 Meeting

Motion was made by Robert Poitier, seconded by John George to approve the minutes from the December 9, 2014 meeting.

AYE: Tim O'Connell, Erica Ganzi, Robert Poitier, Eloise Cummings, John George, Marcia Baker, Mike Dahan, Steve Weaver, Eduardo Mujica, Chairman Bob Burdge  
Passed

b. December 16, 2014 Meeting

Motion was made by Robert Poitier, seconded by John George to approve the minutes from the December 16, 2014 meeting.

AYE: Erica Ganzi, Robert Poitier, Eloise Cummings, John George, Marcia Baker, Mike Dahan, Steve Weaver, Eduardo Mujica, Tim O'Connell, Chairman Bob Burdge  
Passed

**7. NEW BUSINESS**

a. Conditional Use & Site Plan - Allied Well - 650 S. 29th Street

Mr. Benton gave an overview of the application. Board discussion ensued. Abraham Chabab, Agent for the Applicant, elaborated on what Mr. Benton said and answered questions from the Board. Mr. Walker encouraged the board to confine its attention to the facts that are brought before them, in light of the purpose for requiring conditional use approval.

Motion was made by Robert Poitier, seconded by John George to forward a recommendation of approval to the City Commission.

AYE: Robert Poitier, Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Steve Weaver  
NAY: Marcia Baker, Tim O'Connell, Chairman Bob Burdge  
Passed

Motion was made by Eduardo Mujica, seconded by Marcia Baker to reconsider Item 7A.

AYE: Marcia Baker, Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Tim O'Connell, Steve Weaver, Chairman Bob Burdge  
NAY: Robert Poitier  
Passed

Motion was made by Steve Weaver, seconded by Robert Poitier to approve the proposed conditional use.

AYE: Eloise Cummings, Mike Dahan, John George, Erica Ganzi, Robert Poitier, Steve Weaver  
NAY: Tim O'Connell, Eduardo Mujica, Marcia Baker, Chairman Bob Burdge  
Passed

b. Proposed amendment to the LDC Section 22-420 - Impact Fee Mitigation Program

Mr. Benton gave an overview of the proposed amendment. Both Mr. Benton and Ms. Grohall answered questions from the board and added additional information.

Motion was made by Steve Weaver, seconded by Robert Poitier to forward a recommendation of the proposed ordinance and program to provide further opportunities to incentivize qualified target industries (QTI) to the City of Fort Pierce to support job growth, capital investment and greater quality of life.

AYE: Marcia Baker, Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Tim O'Connell, Steve Weaver, Robert Poitier, Chairman Bob Burdge

Passed

- c. Proposed amendment to LDC Section 22-40, Planned Unit Development zone (PUD)

Ms. Ramseth gave an overview of the proposed amendment. Ms. Grohall and Mr. Benton both provided further information and responded to board discussion.

Motion was made by Marcia Baker, seconded by Erica Ganzi to forward a recommendation of approval to the City Commission with the proposed changes and that open space will be 20% across the board.

AYE: Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Tim O'Connell, Steve Weaver, Robert Poitier, Marcia Baker, Chairman Bob Burdge

Passed

- d. Discussion of Section 2-223 with emphasis on (1) and (8) and discussion of Section 2-225. Requested by Chairman Burdge.

Chairman Burdge discussed the different code sections with the Board. Ms. Grohall responded to board questions and contributed additional information.

Motion was made by Robert Poitier, seconded by Mike Dahan to recommend to the City Commission that the compensation per board member per meeting go from \$10.00 to \$20.00.

AYE: John George, Eduardo Mujica, Robert Poitier, Chairman Bob Burdge

NAY: Mike Dahan, Eloise Cummings, Tim O'Connell, Steve Weaver, Erica Ganzi, Marcia Baker

Failed

## **8. BOARD COMMENTS**

## **9. ADJOURNMENT**