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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 TUESDAY, **JUNE 9, 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: Marcia Baker; Mike Dahan; Eduardo Mujica; Brian Paul; Erica Ganzi; Tim O'Connell; Eloise Cummings; Charles Hayek; Steve Weaver; Robert Poitier; Bob Burdge, Chairman

Absent: John George

Staff Present: James Walker, Assistant City Attorney
Kori Benton, Senior Planner
Clarissa Davis, Planner
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by Charles Hayek, and seconded by Marcia Baker to approve the absence of Mr. George.

AYE: Brian Paul, Erica Ganzi, Tim O'Connell, Eloise Cummings, Charles Hayek, Steve Weaver, Marcia Baker, Mike Dahan, Eduardo Mujica, Chairman Bob Burdge

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver was made an active member for the meeting.

6. APPROVAL OF MINUTES

a. May 12, 2015 Meeting

Motion was made by Marcia Baker, and seconded by Tim O'Connell to approve the May 12, 2015 minutes.

AYE: Erica Ganzi, Brian Paul, Eduardo Mujica, Mike Dahan, Marcia Baker, Steve Weaver, Charles Hayek, Eloise Cummings, Tim O'Connell, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Site Plan - Lawnwood Medical Center - 1860 N. Lawnwood Circle

Ms Davis gave an overview of the application. Board discussion ensued. George Huddleston, Civil Engineer from Little John spoke on behalf of Lawnwood Medical Center and answered questions from the Board.

Motion was made by Steve Weaver, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the following conditions: Updated Site Plan application, Capacity Analysis and narrative needed to show correct proposed square footage prior to City Commission.

AYE: Marcia Baker, Mike Dahan, Eduardo Mujica, Brian Paul, Erica Ganzi, Tim O'Connell, Eloise Cummings, Charles Hayek, Steve Weaver, Chairman Bob Burdge

Passed

b. Planned Development (PD), Zoning Atlas Amendment & Preliminary Plat - Inlet Palms - 1502 Seaway Drive

Ms Davis gave an overview of the application. The Board discussed the application and asked questions from the Board. Jodah Bittle, P.E. and Applicant Representative from Schulke, Bittle and Stoddard provided additional information. Joe Foglia, Owner of the Property from Foglia Contracting Corporation, answered questions from the Board. Mr. Walker, encouraged more specificity in the motion with concerns over the height of the wall.

Motion was made by Marcia Baker, and seconded by Mike Dahan to forward a recommendation of approval to the City Commission to approve the Zoning Atlas Amendment, Planned Development Plan as well as the Preliminary Plat with the condition that the applicant provides an updated landscape plan prior to the scheduled City Commission meeting and with the hope that some mitigation of the height of the wall can be accomplished.

AYE: Steve Weaver, Charles Hayek, Eloise Cummings, Tim O'Connell, Erica Ganzi, Brian Paul, Eduardo Mujica, Mike Dahan, Marcia Baker, Chairman Bob Burdge

Passed

c. Planned Development (PD) - Rocla Concrete Tie Manufacturing Plant - 600 S. 3rd Street

Mr. Benton gave an overview of the application. Mr. Burdge along with Mr. Weaver, Mr. O'Connell, Mr. Dahan and Ms. Baker acknowledged they had received phone calls from Culpepper & Terpening prior to the meeting.

John Dickens, Owner of Select Autos, spoke about the dust from the trucks that are currently clearing the property and his concerns about the concrete dust and the weight of the delivery trucks destroying the roads. Michael Jacquin, President of Jacquin & Sons Construction addressed John Dickens concerns about the clearing of the FEC property.

Stefan Matthes P.E. at Culpepper & Terpening and Agent for Applicant, Dennis Murphy, Senior Planner at Culpepper & Terpening and Rusty Croley, Vice President-Engineering

Services at Rocla, gave a presentation on Rocla and passed out hard copies of the slide presentation to the Board members. Peter Tesch, President of the Economic Development Council of St. Lucie County spoke about the economic benefits of bringing Rocla to Fort Pierce. Paul Dritenbas, Architect at EDB Architects, spoke about the aesthetics of the building. Bob Ledoux, Senior Vice-President and General Counsel and Corporate Secretary for Florida East Coast Railway provided additional information on the use of the railway and the property.

Patricia Weiner, Fort Pierce resident, gave her thoughts on the future of Fort Pierce, longevity of the Rocla project, and her concerns about the water and dust issues from the concrete tie plant.

The Board discussed the item and asked questions of Mr. Benton and the Rocla representatives.

The Board asked Mr. Walker if they are able to separate the PD and Design Review into separate motions.

Mr. Walker stated that traditionally the Planning and Design Review functions have been executed concurrently however the Board may break them out and treat them as separate motions. If a Design Review application is recommended for disapproval on design grounds, it would need to be specifically stated and that would be the additional grounds for wanting a separate motion.

The Board asked If the rezoning is approved by the City Commission can the Design Review be brought back to the Planning Board. Mr. Walker stated there is no authority that would permit the Planning Board to make a recommendation and then to ask the City Commission to send it back to the Planning Board for another recommendation. The Commission is the final arbiter and it is the Planning Boards function to provide advice in the form of recommendations. The Board does have the discretion to continue to a time certain for the Design Review aspect, as to obtain further information or to permit additional notice.

Ms. Baker made a motion to accept the rezoning and the building as it is presented with the adjusted landscaping. Mr. Paul seconded the motion.

Mr. Walker explained that the Comprehensive Plan and the zoning are two fundamentally different issues. No zoning measure can be approved unless it is consistent with the Comprehensive Plan. Ordinarily we don't have separate motion treatments. In the event this Board does not withstand the recommendation of the Planner, that this plan is in fact consistent with the Comprehensive Plan, it is recommended that the motion include a specific finding that the Board feels it is consistent with the Comprehensive Plan. This will make it clear that the Board is not confusing the planning aspects of this matter with the zoning aspects of the matter.

Ms. Baker amended her motion to forward a recommendation of approval to the City Commission to approve the Zoning Atlas Amendment and Planned Development with the adjusted landscaping. The Board feels the application is in conformity with the Comprehensive Plan notwithstanding the staffs recommendation. Ms. Ganzi asked to amend the motion.

Mr. Walker stated the floor may offer a friendly amendment to the motion. If the maker of the motion accepts it as a friendly amendment and if the second accepts the friendly amendment then the main motion stands amended. If the maker of the main motion does not feel it is friendly then the maker of the amendment would then make a motion to amend and that would be the subject under discussion.

Ms. Ganzi made a friendly amendment to add "the Future Land Use of this property is industrial."

Motion was made by Marcia Baker, and seconded by Brian Paul to forward a recommendation of approval to the City Commission to approve the Zoning Atlas Amendment and Planned Development with the adjusted landscaping. The Board feels the application is in conformity with the Comprehensive Plan, notwithstanding staffs recommendation because the Future Land Use of this property is industrial

AYE: Eduardo Mujica, Brian Paul, Erica Ganzi, Eloise Cummings, Steve Weaver, Marcia Baker, Chairman Bob Burdge

NAY: Tim O'Connell, Charles Hayek, Mike Dahan

Passed

8. BOARD COMMENTS

Chairman Burdge reminded Board members to turn in their financial disclosure form.

Mr. Benton distributed maps of the Fort Pierce Utilities Authority service area.

9. ADJOURNMENT