



# 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, **February 10, 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: Brian Paul; Robert Poitier; Marcia Baker; Erica Ganzi; Mike Dahan; Eloise Cummings; Eduardo Mujica; Tim O'Connell; Steve Weaver; Chairman Bob Burdge

Absent: John George

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

Mr. Paul joined the meeting at 7:33 PM.

**4. CONSIDERATION OF ABSENCES**

At the request of the chairman, this item was moved after New Business.

Motion was made by Marcia Baker, and seconded by Robert Poitier to excuse the absence of Mr. George.

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

Passed

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

Mr. Weaver participated in discussions and voting.

**6. APPROVAL OF MINUTES**

a. January 13, 2015 Meeting

Motion was made by Robert Poitier, and seconded by Tim O'Connell to approve the minutes from the January 13, 2015 meeting.

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

Passed

**7. NEW BUSINESS**

a. Conditional Use - Treasure Coast Bible Assembly Church - 4146 Edwards Road

Mr. Benton gave an overview of the application. Board discussion ensued. Mr. Benton answered questions regarding the application and provided additional information. David Cleveland, Applicant Representative, answered questions from the Board.

Motion was made by Steve Weaver, and seconded by Robert Poitier to forward a recommendation to the City Commission for approval with the following conditions:

- 1) The proposed landscape plan is updated to comply with City Code Section 22-187 (6) a. & b, providing adequate landscaping along the eastern property line; and
- 2) The plan provide for the integration of the facility to existing FPUA sewer service pursuant to City Code Sections 20-40 (3) and (4), prior to any future expansion.

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

Passed

b. Conditional Use with New Construction and Site Plan - Diocese of Palm Beach Inc. - 2912 Delaware Avenue

Ms. Rutkowski gave an overview of the application. The Board discussed the application and Ms. Rutkowski answered questions. Liz Colome', Applicant Representative, from Colome' and Associates, spoke on behalf of the church.

Motion was made by Marcia Baker, and seconded by Erica Ganzi to forward a recommendation of approval to the City Commission with the following condition:

All Engineering comments are satisfied at the time of building permit application.

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

Passed

c. Site Plan - Family Dollar - 1210 S 25<sup>th</sup> Street (Approximate Address)

Mr. Benton gave an overview of the application. Board discussion ensued. Erik Juliano, Applicant Representative, from Bowman Consulting, provided additional information and answered questions from the Board.

Motion was made by Steve Weaver, and seconded by Robert Poitier to forward a recommendation to the City Commission for approval of the Site Plan with the following conditions:

1. The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit.
2. The applicant shall provide an Owner and Encumbrances title search for each of the right-of-way (R.O.W.) dedications presented prior to the issuance of building permit.
3. The applicant shall record and provide a recorded copy of said R.O.W. dedications and/or R.O.W. easements prior to the issuance of a Certificate of Occupancy.
4. The applicant shall work with staff, between now and the City Commission meeting, towards a resolution, regarding the Boards concerns about a loading space.

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

Passed

d. Conditional Use with New Construction and Site Plan - Artistry In Mosaics - 900 S US Highway 1 (Approximate Address)

Mr. Benton gave an overview of the application and answered questions from the Board. John Foster, Applicant's Representative, provided further information. Andy Hochstetter, President and Owner of Artistry in Mosaics, expounded on Artistry in Mosaics history.

Motion was made by Robert Poitier, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the Site Plan and Conditional Use with the following conditions:

1. The applicant install an additional bike rack within fifty (50) feet of the main entrance to the new structure, pursuant to City Code Section 22-60(f)(1)c.;
2. The applicant shall record a shared access agreement, between the two facilities, and benefitting the abutting properties to northwest, prior to issuance of a Certificate of Occupancy;
3. The applicant shall record and provide a recorded copy of said easement dedications prior to the issuance of a Certificate of Occupancy;
4. The future warehouse expansion is completed within five (5) years from the issuance of a Certificate of Occupancy for the primary structure, unless an extension is granted by the City Commission;
5. The concurrent request for alleyway abandonment is completed, as the development plan encompasses the subject property; and
6. The applicant successfully acquires the city owned property encompassed within the boundaries of the development plan.

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

Passed

e. Abandonment - Artistry in Mosaics - Remaining Alleyway located between Georgia Avenue and Hayes Road

Mr. Benton gave an overview of the application. The Board discussed the item and asked questions of Mr. Benton. Mr. Walker asked staff questions to provide some clarification on the abandonment.

Motion was made by Marcia Baker, and seconded by Robert Poitier to forward a recommendation to the City Commission for approval of the requested abandonment with the following conditions:

1. A 30 ft. easement, encompassing the affected alleyway, is recorded concurrent with the abandonment;
2. The applicant record a shared access agreement benefiting the abutting properties, in order to ensure cross access of the sites, and provide an alternative means of ingress/egress for the established and future site(s); and
3. The applicant coordinate and complete the elimination of the existing access point to the alley considered for abandonment and remaining segment of existing asphalt which will no longer be in use.

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

Passed

- f. Sale or Transfer of Surplus Property - Informal Bid No. 2015-015 - Property (.18 acres) Located on South 3<sup>rd</sup> Street, between Georgia Avenue and Hayes Road

Mr. Benton gave an overview of the Informal Bid Response. Board discussion ensued. Mr. Benton answered questions and provided additional information. John Foster, Applicant Representative, spoke on behalf of the proposal.

Motion was made by Steve Weaver, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the requested acquisition.

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

Passed

- g. Abandonment - James P. Flynn - 1906 S. Ocean Drive

Ms. Rutkowski gave an overview of the application and answered questions from the Board. James Flynn, Property Owner, answered questions from the Board.

Motion was made by Erica Ganzi, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

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

Passed

- h. Design Review - State Farmer's Market - 3503 S US Hwy 1

At the request of the Chairman, this item was moved to the first item under New Business.

Ms. Davis gave an overview of the application. The Board discussed the Design Review application and asked questions of staff. Ms Davis answered the Board questions and provided additional information. Mr. Walker clarified the language in the code and explained why the Design Review application went from the Board of Adjustment back to the Planning Board. Craig Crist, Project Manager, Florida Department of Agriculture spoke about the project and answered questions from the Board.

Motion was made by Erica Ganzi, and seconded by Robert Poitier to forward a recommendation to the City Commission to uphold code Sections 22-59(g)(4)d *Elevations* based on Section 22-59(d)(2)l *Procedure of Approval* that the metal pre-engineered structure with the handrails and picket fence is appropriate based on the surrounding area structures

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

Passed

**8. BOARD COMMENTS**

**9. ADJOURNMENT**