

# 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, **AUGUST 11, 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; Robert Poitier; John George; Marcia Baker; Brian Paul; Charles Hayek; Steve Weaver; Mike Dahan; Bob Burdge, Chairman

Absent: Erica Klevers; Eloise Cumings

Staff Present: Rebecca Grohall, AICP, Planning Manager  
James Walker, Assistant City Attorney  
Kori Benton, Senior Planner  
Clarissa Davis, Planner  
Vennis Gilmore, Planning Analyst

**4. CONSIDERATION OF ABSENCES**

Motion was made by Tim O'Connell, and seconded by John George to approve the absences of Ms. Cumings and Ms. Klevers.

AYE: Mike Dahan, Steve Weaver, Charles Hayek, Brian Paul, Marcia Baker, John George, Robert Poitier, Tim O'Connell, Eduardo Mujica, Chairman Bob Burdge

Passed

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

Mr. Weaver and Mr. Poitier were made active members for the meeting.

**6. APPROVAL OF MINUTES**

- a. Minutes of the July 14, 2015 meeting.

Motion was made by Charles Hayek, and seconded by John George to approve the minutes of the July 14, 2015 meeting.

AYE: Tim O'Connell, Robert Poitier, John George, Marcia Baker, Brian Paul, Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Chairman Bob Burdge

Passed

## 7. NEW BUSINESS

### a. Conditional Use - 4490 Okeechobee Road - Daniel M. Foundation, Specialized Childcare Facility

Mr. Benton noted a minor address update to the application. The correct address is 4300 Okeechobee Road, Suite 48 and 48A. Mr. Benton gave an overview of the conditional use application. The Board discussed the application and asked questions of Mr. Benton.

Greg Melton, Executive Director for the Daniel M. Center for Behavioral Change, provided additional information about the facility and answered questions from the Board.

Motion was made by Marcia Baker, and seconded by Tim O'Connell to forward a recommendation to the City Commission for approval of the requested Conditional Use.

AYE: Robert Poitier, John George, Marcia Baker, Brian Paul, Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Tim O'Connell, Chairman Bob Burdge

Passed

### b. Zoning Atlas Amendment - 601 Seaway Drive - Causeway Cove

Mr. Paul recused himself from voting because he has an existing business relationship with the property owner.

Chairman Burdge asked Assistant City Attorney Walker if a recused member has the ability to ask questions and Mr. Walker stated no.

Mr. Weaver recused himself because he has an ongoing business relationship with the applicant.

Mr. Walker explained that only an elected public official may participate in discussion while abstaining from voting. An appointed member of a Board does not have the ability under the statute to participate in discussions.

Mr. Benton gave an overview of the application. Bill Stoddard from Schulke, Bittle and Stoddard provided additional information on the property. Greg Melton, Business Owner, inquired about the traffic impact and the boat ramp being available to the public.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the request.

AYE: Marcia Baker, Charles Hayek, Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Chairman Bob Burdge

Passed

c. Site Plan and Design Review - 3200 Edwards Road - Proposed 216 unit rental apartment development

Ms. Davis gave an overview of the application for Mariner Cove apartments and stated the project was approved back in 2005/2006 but it has since expired. Ms. Davis answered questions from the Board.

Stanley Markofsky, Owner and Developer, clarified that he was not the original applicant in 2005-2006 and he also provided additional information on the playground area, lighting and security.

William McCain, Engineer of Record on the Project, explained how the parking was configured.

Buford Yates, Resident of 3424 Jenkins Road, inquired about road improvements and traffic on Edwards Road and Jenkins Road.

The Board discussed the application and asked questions of Mr. Markofsky and Mr. McCain.

Motion was made by John George, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission to approve the Site Plan and Design Review application with the condition that active security cameras be placed around the clubhouse and recreation area.

AYE: Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Marcia Baker, Brian Paul, Charles Hayek, Steve Weaver, Chairman Bob Burdge

Passed

d. Comprehensive Plan Map Amendment - 401, 411, 426, 500, 507, 509 and 515 S. Indian River Drive

Ms. Davis gave an overview of the Amendment and answered questions from the Board.

William Stoddard, Applicant, provided additional information on the properties on Indian River Drive and also answered questions from the Board.

Mr. Benton, Senior Planner and Former Historic Preservation Officer explained the Historic Districts in the City of Ft. Pierce and benefits of being in a historic district.

Rick Reed, Resident who used to live in the neighborhood, explained the Historic District designation was placed upon the homes.

Motion was made by Brian Paul, and seconded by John George to forward a recommendation of approval to the City Commission.

AYE: Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Marcia Baker, Brian Paul, Chairman Bob Burdge

Passed

- e. Proposed Amendment to City Code Section 22-22 - Allowed uses; to allow Bed and Breakfasts as a Conditional Use within the C-1, Office Commercial District.

Mr. Gilmore gave an overview of the proposed amendment and answered questions from the Board.

Motion was made by Charles Hayek, and seconded by Marcia Baker to forward a recommendation of approval of the proposed amendment to the City Commission.

AYE: Brian Paul, Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Marcia Baker, Chairman Bob Burdge

Passed

## 8. **BOARD COMMENTS**

The next meeting will be held on Tuesday, September 15, 2015.

Mr. Walked expanded on discussion earlier in the evening regarding Board participation in conflict situations within the context of the motion. He stated that Board participation does not preclude the individual as a private citizen from speaking in the public portion of that agenda item.

## 9. **ADJOURNMENT**