

# 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, **NOVEMBER 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: **Marcia Baker; Tim O'Connell; Brian Paul; Eduardo Mujica; Charles Hayek; Mike Dahan; Steve Weaver; Eloise Cumings; John George; Robert Poitier; Bob Burdge, Chairman**

Staff Present: **Rebecca Grohall, AICP, Planning Manager  
James Walker, Assistant City Attorney  
Kori Benton, Senior Planner  
Clarissa Davis, Planner  
Alicia Rosenthal, Administrative Assistant**

4. CONSIDERATION OF ABSENCES

All Board members were present.

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

All regular members were present.

6. APPROVAL OF MINUTES

- a. Approval of minutes from the October 13, 2015 meeting.

**Motion was made by Tim O'Connell, and seconded by John George to approve the minutes from the October 13, 2015 meeting.**

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

Passed

## 7. NEW BUSINESS

### a. Voluntary Annexation - Oleander Avenue South of Edwards Road

Ms. Davis gave an overview of the annexation and answered questions from the Board. Rich Laventure, Representative from Laventure and Weiss Engineering, provided concept plans and answered questions from the Board.

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

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

Passed

### b. Conditional Use - Dwelling Rental - 1916 Rio Vista Drive

Mr. Benton gave an overview of the Conditional Use application and answered questions from the Board.

Jeff Sarasin and Dale Sarasin, Representatives, provided additional information on the home and answered questions from the Board.

Mr. Walker stated it is not apparent that the line of questioning regarding the idea that people can buy single family homes in residential neighborhoods and turn them into short term vacation rentals falls within the scope of the code of ordinances which describes standards for Board consideration of Conditional Use applications.

Al Griffin spoke in favor of the application.

Mr. Walker stated it would be helpful in maintaining focus by focusing on this application and not applications in general. The task is to determine whether the use applied for is appropriate in the neighborhood for which approval is sought.

Carol Mashir, South Beach President, Charlene Adair, Carol Luscher and Carol Evans spoke in opposition of the application.

Mr. Sarasin stated the applicant is willing to rent the home for a minimum of 30 days and addressed comments made from the public.

**Motion was made by Brian Paul, and seconded by Marcia Baker to forward a recommendation to the City Commission to deny the request.**

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

Passed

### c. Conditional Use - Sailfish Brewery & Taproom -130 N 2nd Street

Mr. Hayek asked Mr. Walker if there is a reason for him to recuse himself from the vote since he is the landlord of Sailfish's present location at 407 N. 2nd Street. Mr. Walker read the code and stated since Mr. Hayek is not specifically being retained in this matter and he is not acting for the entity there did not appear to be a conflict of interest requiring Mr. Hayek to submit form 8b.

Mr. Benton gave an overview of the application and answered questions from the Board.

Nick Bischoff, Co-owner and Founder of Sailfish Brewery, spoke briefly about the building and his love for the City of Fort Pierce.

**Motion was made by Brian Paul, and seconded by John George to forward a recommendation of approval to the City Commission of the requested Conditional Use with the following conditions:**

- 1) The applicant establishes a shared dumpster agreement, or authorized refuse collection location, prior to Certificate of Occupancy;**
- 2) The applicant integrates compatible fenestration on the northern façade that reveals interior activity and encourages interest in the products or services provided, consistent with City Code Section 22-59(g)(3) & (4) prior to occupancy of the taproom.**

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

Passed

**d. Conditional Use - Harbor Community Bank - 600 Edwards Road**

Ms. Cumings recused herself from voting since she works at Harbor Community Bank.

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

J. Hal Roberts Jr., President of Harbor Community Bank, spoke about the growth of Harbor Community Bank and the need to move into a larger administrative office and he also answered questions from the Board.

**Motion was made by Steve Weaver, and seconded by John George to forward a recommendation of approval to the City Commission of the requested Conditional Use application with the following conditions:**

- 1. Sidewalks are required along the Edwards Road right-of-way. Please coordinate with Saint Lucie County Engineering department if payment in lieu of is pursued.**
- 2. Please provide shrubs along the front property line.**
- 3. The site needs three additional parking spaces to become code compliant. Please provide these spaces or "payment in lieu of".**

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

**Other: Eloise Cumings (RECUSE)**

Passed

e. **Conditional Use - St. James Christian Academy - 4300 Okeechobee Road**

Mr. Benton gave an overview of the application and answered questions from the Board. Board discussion ensued.

Chris Robertson, Assistant Principal of St. James Christian Academy addressed questions about the playground area and landscaping.

**Motion was made by John George, and seconded by Charles Hayek to forward a recommendation of approval to the City Commission with the following conditions:**

**1) The applicant adheres to the proposed landscape improvements to install a vegetative hedge along Hartman Road. City Code Section 22-194 d(4) requires installation within 60 days after conditional use approval; and**

**2) Provide an updated traffic report displaying any traffic impacts of the school expansion.**

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

Passed

f. **Zoning Text Amendment - Fueling Stations**

Mr. Benton gave an overview of the application and answered questions from the Board. No one spoke for or against the Zoning Text Amendment.

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

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

Passed

8. **BOARD COMMENTS**

Ms. Baker asked for an annexation map showing the holes south of Edwards Road on US Highway 1.

Mr. Weaver addressed concerns about the state law on vacation rentals.

Mr. Hayek stated it is way to easy to circumvent the law and he does not know how short term rentals are going to be regulated.

9. **ADJOURNMENT**