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

Absent: **Robert Poitier**

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

4. **CONSIDERATION OF ABSENCES**

Mr. Poitier notified staff with a valid reason for not attending.

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

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

Passed

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

All regular members were present.

6. **APPROVAL OF MINUTES**

- a. September 15, 2015 Minutes

Motion was made by John George, and seconded by Eloise Cumings to approve the minutes from the September 15, 2015 meeting.

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

Passed

7. NEW BUSINESS

a. Conditional Use - Dwelling Rental - 2025 South Ocean Drive

Mr. Benton gave an overview of the application and answered questions from the Board regarding other approved dwelling rentals, clarification of requirements, ADA requirements, enforcement of qualifications and zoning districts that allow dwelling rentals.

Ted Hollander, Property Owner, provided benefits of short term rentals such as helping people with a place to stay whether they have families or dogs, driving the economy, and increased property values due to home improvements. Mr. Hollander also answered questions from Board members.

Judith Brennan of 1223 Bayshore Drive and Gail Gonzalez of 1906 Coconut Drive spoke in favor of the dwelling rental. Ms. Brennan stated the dwelling rental is a nice alternative to hotels because the homeowners care about the guest and are very particular about their homes. Ms. Gonzalez, who is in the process of submitting her application for a vacation rental emphasized a proper screening process and benefits of the tourist tax.

Charles Grande of 9950 S. Ocean Drive, Charlene Adair and Bruce Murray of 1710 Francis Court and Carol Mushier, President of South Beach Association, spoke in opposition of the dwelling rental with concerns about changing the character of the neighborhood, enforcing and monitoring rules with neighbors, level of care at the home, uncertainty of neighbors, increased traffic and parking issues.

The Board discussed economic impacts, rentals taking away from a hotel investment, growing strong neighborhoods, and long term rentals.

Motion was made by Charles Hayek, and seconded by Marcia Baker to forward a recommendation to the City Commission to deny the request as presented.

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

Passed

8. AMENDMENT TO RULE 15

Motion was made by John George, and seconded by Charles Hayek to amend Rule 15 to read:

In the event any office of the Board becomes vacant before the March meeting, a special election to fill the vacancy shall be held at the next meeting following the date the office became vacant, with the term of such office to end at the time of the March meeting.

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

Passed

9. **ELECTION OF VICE-CHAIR**

The Board decided on a open vote for the Vice-Chair position.

Motion was made by Steve Weaver, and seconded by Tim O'Connell to nominate Mr. George for Vice- Chair.

AYE: **Mike Dahan, Tim O'Connell, Steve Weaver, John George**

NAY: **Eduardo Mujica, Marcia Baker, Charles Hayek, Brian Paul, Eloise Cumings, Chairman Bob Burdge**

Failed

Motion was made by Brian Paul, and seconded by Marcia Baker to nominate Mr. Hayek for Vice- Chair.

AYE: **Eduardo Mujica, Marcia Baker, Charles Hayek, Brian Paul, Eloise Cumings, Mike Dahan, Chairman Bob Burdge**

NAY: **Tim O'Connell, Steve Weaver, John George**

Passed

10. **BOARD COMMENTS**

Mr. Paul stated if we don't enforce the people that are renting improperly, what good is what we are doing tonight.

Chairman Burdge, hopes the Planning department listened to what the public perceives as many people not following the rules and will pass those comments on to the Code Enforcement department.

Mr. Weaver asked if a letter can be sent to the county tourism tax collector. They should not approve the short term rentals in they are in violation of the city code and the city does not sign off of it.

Chairman Burdge asked the new rules be prepared and distributed at the next meeting.

11. **ADJOURNMENT**