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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, **AUGUST 9, 2016**, 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: **Frank Creyaufmiller; Eloise Cumings; Marcia Baker; Charles Hayek; John George; Mike Dahan; Robert Poitier; Brian Paul; Tim O'Connell; Al Bernetti; Steve Weaver; Bob Burdge, Chairman**

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

4. **CONSIDERATION OF ABSENCES**

All members were present. Mr. Poitier asked to be excused from the July 12, 2016 Planning Board meeting due to an emergency.

Motion was made by Marcia Baker, and seconded by John George to approve the absence of Mr. Poitier from the July 12, 2016 meeting.

AYE: Robert Poitier, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Eloise Cumings, Marcia Baker, Charles Hayek, John George, Mike Dahan, Chairman Bob Burdge
Passed

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

No alternate members were needed.

6. **APPROVAL OF MINUTES**

- a. Minutes from the July 12, 2016 meeting

Motion was made by John George, and seconded by Charles Hayek to approve the minutes from the July 12, 2016 meeting.

AYE: Brian Paul, Tim O'Connell, Frank Creyaufmiller, Eloise Cumings, Marcia Baker, Charles Hayek, John George, Mike Dahan, Robert Poitier, Chairman Bob Burdge
Passed

7. NEW BUSINESS

- a. **Mayfair at Lawnwood - Request Continuance to the September 13, 2016 Planning Board Meeting**

Mr. Benton gave an update on the status of the Mayfair at Lawnwood project.

Motion was made by Marcia Baker, and seconded by John George to take Mayfair at Lawnwood from the floor.

AYE: Eloise Cumings, Marcia Baker, Charles Hayek, John George, Mike Dahan, Robert Poitier, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Chairman Bob Burdge
Passed

Motion was made by Marcia Baker, and seconded by Charles Hayek to table Mayfair at Lawnwood until the September 13, 2016 Planning Board meeting.

AYE: Mike Dahan, Robert Poitier, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Eloise Cumings, Marcia Baker, Charles Hayek, John George, Chairman Bob Burdge
Passed

- b. **Site Plan & Design Review - Wawa - 5575 Okeechobee Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board. Mr. Benton provided additional information on generators, distribution truck access and turning radius.

Sergio Martinez, Wawa Representative from Bohler Engineering, answered questions from the Board. Nathan Griffis, Architect from Cuhaci and Peterson, provided additional information on the generators.

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

1) Per City Code Section 22-187. (10) Other areas. Areas in Commercial or Industrial zones shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Please integrate the appropriate buffering along the southern property line accordingly.

2) Per City Code Section 22-31 (c) (4) j. Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area. Please consider an architectural feature such as an awning or canopy to cover the proposed ice container outside of the establishment.

3) Please consider adjustment of the north-west entry and shared driveway to provide greater clearance from the entry from Okeechobee Road, increase stacking area, and minimization of internal intersection conflicts.

AYE: Marcia Baker, Charles Hayek, John George, Mike Dahan, Robert Poitier, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Eloise Cumings, Chairman Bob Burdge
Passed

c. Conceptual Development Plan - Interstate Business Park - 2496 S. Kings Highway

Mr. Benton gave an overview of the application and answered questions from the Board on DOT plans and buffering of residential properties. No one spoke for or against the project.

Motion was made by Charles Hayek, and seconded by Frank Creyaufmiller to forward a recommendation of approval to the City Commission.

AYE: Charles Hayek, John George, Mike Dahan, Robert Poitier, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Eloise Cumings, Marcia Baker, Chairman Bob Burdge
Passed

d. Conceptual Development Plan - Kings Highway Business Park - 7001 White Road

Mr. Benton gave an overview of the application and answered questions from the Board regarding drainage and improvements to White Road.

Troy Holloway, Applicant Representative, from Gentile, Glas, Holloway, O'Mahoney & Associates provided more information on the drainage.

8. BOARD COMMENTS

Ms. Baker spoke against the new parking regulations in downtown.

9. ADJOURNMENT