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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, **DECEMBER 8, 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; Marcia Baker; Mike Dahan; John George; Charles Hayek; Tim O'Connell; Steve Weaver; Robert Poitier; Frank Creyaufmiller; Bob Burdge, Chairman**

Absent: **Eduardo Mujica; Eloise Cumings**

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

4. **CONSIDERATION OF ABSENCES**

Motion was made by Marcia Baker, and seconded by John George to excuse the absences of Mr. Mujica and Ms. Cumings.

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

Passed

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

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

6. **APPROVAL OF MINUTES**

- b. Minutes from the November 10, 2015 meeting.

Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the minutes from the November 10, 2015 meeting.

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

7. NEW BUSINESS

a. Site Plan with Conditional Use - Baker Residence - 1709 Surfside Drive

Mr. Benton gave an overview of the application and answered questions from the Board. Dr. Stoddard, Applicant Representative, answered questions from the Board.

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

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

b. Conditional Use with New Construction - RG Towers - 2551 Jenkins Road

Ms. Davis gave an overview of the application and answered questions from the Board about camouflaging the tower with an American flag or City of Ft. Pierce flag.

Holly Valdez, Vice-President of Operations for RG Towers, gave a presentation on the variations of monopoles and mounting of the antennas. Scott Richards, CEO for RG Towers, added more information and showed pictures of various monopoles. Patrick Keane, Engineer for T-Mobile, provided technical information on the radios and antennas on the tower and the difference in coverage between the towers.

The Board discussed the different tower types and different ways of camouflaging the tower and asked questions of Ms. Valdez, Mr. Richards and Mr. Keane.

Mr. Walker explained a majority vote is needed to provide a recommendation to the City Commission. Mr. Walker stated the definition of camouflage provided by the code and he said the Board has to consider the surroundings and what is appropriate to the area.

Motion was made by Steve Weaver, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission to approve the Conditional Use application with the following conditions:

- 1. Engineer tower to be self-collapsible within property owned. Reflect in revisions prior to City Commission.**
- 2. Tower must be 25' from all property lines.**
- 3. Tower must be camouflaged as flag pole.**

Mr. Paul amended the motion to utilize the largest City of Ft. Pierce flag permitted, to have it lit and the flag should be purchased and maintained by the applicant. There was no second to the motion so the motion failed.

AYE: Steve Weaver, Robert Poitier, Mike Dahan

NAY: Charles Hayek, Tim O'Connell, Frank Creyaufmiller, Brian Paul, Marcia Baker, John George, Chairman Bob Burdge

Failed

Motion was made by Marcia Baker, and seconded by Tim O'Connell to forward a recommendation of approval to the City Commission for the slim pole with the following conditions:

- 1. Engineer tower to be self-collapsible within property owned. Reflect in revisions prior to City Commission.**
- 2. Tower must be 25' from all property lines.**

AYE: Frank Creyaufmiller, Tim O'Connell, Mike Dahan, Marcia Baker, Chairman Bob Burdge

NAY: Robert Poitier, Steve Weaver, Charles Hayek, John George, Brian Paul

Failed

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

- 1. Engineer tower to be self-collapsible within property owned. Reflect in revisions prior to City Commission.**
- 2. Tower must be 25' from all property lines.**

AYE: Robert Poitier, Tim O'Connell, Charles Hayek, John George, Marcia Baker, Frank Creyaufmiller, Chairman Bob Burdge

NAY: Steve Weaver, Mike Dahan, Brian Paul

Passed

c. Abandonment - Indian River Villas - 401 South Indian River Drive

Ms. Davis gave an overview of the application and answered questions from the Board. Ms. Grohall provided additional information on the value of the abandonment. Jodah Bittle, Applicant Representative from Schulke, Bittle and Stoddard, was available for questions.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission to abandon the public-rights-of-way.

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

Passed

d. Site Plan with Conditional Use - Indian River Villas - 401 S. Indian River Drive

Ms. Davis gave an overview of the application and answered questions from the Board. Ms. Davis explained the Historic Preservation Board has to approve the elevations of the project and they have different guidelines than the Planning Board.

Joe Foglia from Foglia Contracting Corporation, addressed questions from the Board regarding fill and the number of dump trucks that will be used. Hal Lambert, Architect, elaborated on the front elevations and answered questions from the Board.

Ms. Grohall verified that the Citrus Avenue right-of-way would be retained by the city and the developer would be making improvements upon it that would be for the benefit of every city member.

Motion was made by John George, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission to approve the Conditional Use with New Construction application with the following conditions:

- 1. Right-of-way abandonment must be approved by the City Commission.**
- 2. Elevations must be approved by the Historic Preservation Board.**

AYE: John George, Charles Hayek, Tim O'Connell, Steve Weaver, Robert Poitier, Frank Creyaufmiller, Brian Paul, Marcia Baker, Chairman Bob Burdge

NAY: Mike Dahan

Passed

e. Waiver of Distance - Fraternal Order of Eagles Aerie #3582 - 1717 S. US Highway 1

Mr. Benton gave an overview of the application and answered questions from the Board. Mr. Hayek inquired about the potential for smoke and landscape maintenance. Robert Cameron, General Contractor and Applicant, gave details on the landscaping and construction of the building regarding the smoke.

Motion was made by John George, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission for the requested Waiver of Distance for an 11C Alcoholic Beverage License for the proposed establishment with the following conditions:

- 1. The applicant provides a site lighting assessment to ensure the site lighting meets the minimum average of three (3) footcandles, as required by City Code, and upgrade the lighting if necessary, prior to release of the alcohol license;**
- 2. The applicant integrates two (2) additional handicap parking spaces within the parking area, to meet the requirements of City Code Section 22-60 –Off-street Parking; and**
- 3. The applicant completes the proposed landscape improvement plan to provide a vegetative screening along the vehicular use area abutting US Highway 1.**

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

Passed

8. BOARD COMMENTS

9. ADJOURNMENT