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CITY OF FORT PIERCE PLANNING BOARD

Special Planning Board Minutes

OF THE SPECIAL MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JANUARY 26, 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: **Mike Dahan; John George; Brian Paul; Marcia Baker; Steve Weaver; Eduardo Mujica; Charles Hayek; Eloise Cumings; Tim O'Connell; Frank Creyaufmiller; Robert Poitier; Bob Burdge, Chairman**

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

4. **CONSIDERATION OF ABSENCES**

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

Motion was made by Marcia Baker, and seconded by Tim O'Connell to excuse Mr. Poitier from the January 12, 2016 Planning Board meeting.

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

Passed

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

All regular members were present.

6. **NEW BUSINESS**

a. **Conditional Use - The Haven Detox - 4707 Oleander Avenue**

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

Noting all the questions regarding the floor plan, Mr. Walker restated the purpose of the Conditional Use approval.

Mr. Paul stated the detox facility does effect the welfare of the neighbors because a citizen in Stuart had a detox facility move next to him and he does not want his kids to play outside.

Robert J. Gorman, Applicant Representative, presented additional information on the facility.

Mr. Walker stated nothing in the Code of Ordinances describes licensure as one of the factors to be considered by the Board in determining whether it is or is not an appropriate Conditional Use.

Anderson Triggs, Operation Manager of The Haven Detox, answered questions from the Board. Kirill Vesselov, answered questions from the Board and provided additional information on the detox facility.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission to approve the Conditional Use without New Construction application with the following conditions:

- 1. Provide required parking to the site or pursue payment in lieu of program.**
- 2. Install landscaping such as trees and shrubs as required per the code.**
- 3. Install a wall around the facility with a gated entrance.**

AYE: John George, Marcia Baker, Steve Weaver, Eduardo Mujica, Charles Hayek, Mike Dahan, Chairman Bob Burdge

NAY: Brian Paul, Eloise Cumings, Tim O'Connell

Passed

b. **Conditional Use - Water's Edge Recovery - 912 Avenue I**

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

Ms. Baker asked about the licensing requirements for a healthcare facility. Ms. Davis stated that Planning is specific to the use and the type of use considered for a Conditional Use application and licenses are required when the applicant applies for a business tax.

Ms. Cummings asked if the detox facility is in the middle of a neighborhood. Ms. Davis stated the location is surrounded by single family homes and is directly east of a large graveyard.

Wanda Williams, Neighbor of 812 Avenue I, spoke against the application.

Robert Gorman, Applicant Representative, provided additional information on Water's Edge. Mr. Gorman stated the Stuart facility is accredited by the Joint Commission and his client would be willing to put up a fence. Mr. Gorman stated there will be a maximum of 16 patients not 14 patients.

Ms. Baker stated the facility has no medical licensing available and is not sure what kind of treatment will be available that would be considered the same as a hospital.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of denial to the City Commission to deny the Conditional Use without New Construction application.

AYE: Eduardo Mujica, Charles Hayek, Eloise Cumings, Tim O'Connell, John George, Brian Paul, Marcia Baker

NAY: Steve Weaver, Mike Dahan, Chairman Bob Burdge

Passed

7. BOARD COMMENTS

Ms. Baker asked about the purpose of the Lawnwood's Homeowner's Association packets received at the last meeting. Ms. Grohall stated a letter was received in opposition to a proposed Plan Development plan for Mayfair at Lawnwood. In interest of giving out the information, the packets were disseminated. The site plan will be brought forward at a future meeting and hopefully by that point some of the concerns will be addressed.

8. ADJOURNMENT