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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 11, 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**

Mr. Poitier joined the meeting at 6:08 PM.

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

Absent: **Brian Paul; Eloise Cumings**

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

4. **CONSIDERATION OF ABSENCES**

Ms. Cumings and Mr. Paul both called in with reasonable excuses for not attending.

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

Mr. Bernetti and Mr. Weaver were made voting members for the meeting.

6. **APPROVAL OF MINUTES**

- a. Minutes from the September 13, 2016 meeting

Motion was made by John George, and seconded by Charles Hayek to approve the minutes from the September 13, 2016 meeting, by modifying the placement of the discussion after the vote on Item 7b to before the vote.

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

7. NEW BUSINESS

a. Zoning Atlas Amendment (Rezoning) - Collins Corner - 2496 Edwards Road

Mr. Benton gave an overview of the application and answered questions from the Board on Section 22-187 and county zoning codes.

Mr. Dahan had concerns with car storage in the rear of the building.

No one spoke for or against the application.

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

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

NAY: Mike Dahan

Passed

b. Voluntary Annexation - Collins Corner - Edwards Road & 25th Street (NE Corner)

Mr. Benton gave an overview of the application and answered questions from the Board on Unity of Title and the intent of the annexation.

No one spoke for or against the application.

Motion was made by Robert Poitier, and seconded by Marcia Baker to forward a recommendation of approval to City Commission.

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

Passed

c. Conditional Use with No New Construction - Addiction Recovery Community Villas – Drug & Alcohol Treatment Center - 3625 S. US. Highway 1

Mr. Benton gave an overview of the application and answered questions from the Board on egress, perimeter fencing, and location of schools and daycares in the area.

Mike McCarty, McCarty & Associates, Land Planning & Design, gave an overview of the operation and answered questions from the Board.

Motion was made by John Goerge and seconded by Robert Poitier to forward a recommendation of approval to the City Commission with the following conditions:

1. The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and
2. The improvement plan integrates measures to provide appropriate access and screening of the dumpster location.

Board discussion ensued.

Mr. Weaver amended the motion to add a perimeter fence. Mr. O'Connell seconded the motion. The Board decided a friendly amendment was the best way to amend the original motion.

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

1. **The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and**
2. **The improvement plan integrates measures to provide appropriate access and screening of the dumpster location.**
3. **to incorporate a perimeter fencing.**

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

Passed

d. Zoning Atlas Amendment (Rezoning) - Cargill Property - 3798 Selvitz Road

Mr. Benton gave an overview of the application and answered questions from the Board regarding cross connectivity, balance of Cargill land and buffering requirements.

No one spoke for or against the application.

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

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

Passed

e. Site Plan & Design Review - Precast Specialties Concrete Facility - 3798 Selvitz Road

Mr. Benton gave an overview of the application and answered questions from the Board regarding noise studies and landscape maintenance.

Dean Locke, President and CEO Precast Specialties, provided additional information and answered questions from the Board.

Motion was made by Robert Poitier, and seconded by John George to forward a recommendation of approval of the requests presented to City Commission with the following conditions:

1. **Adoption of a typical delivery route for the facility, which deters use of, and minimizes conflicts with residential or non-industrial roadways;**
2. **The potential replacement of the existing chain-link along the water management**

canal to the south, and fencing at the facility entrance, are completed with a coated chain-link or aluminum fence to more appropriately comply with established design review guidelines;

- 3. The property owner and/or applicant complete the necessary subdivision (plat), prior to issuance of a Certificate of Occupancy; and**
- 4. The final approval of the concrete batch plant is deferred until a complete design review submittal is provided for this component of Phase II construction.**

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

Passed

8. BOARD COMMENTS

9. ADJOURNMENT