

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **DECEMBER 13, 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**

Before roll call, Chairman Burdge asked for a moment of silence to remember Gloria Grimyser, former Planning Board member and former City Commissioner.

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

Absent: **Brian Paul**

Staff Present: **Iola Mosley, Senior Assistant City Attorney  
Rebecca Grohall, AICP, Planning Director  
Kori Benton, Senior Planner  
Brandon Creagan, Planner  
Alicia Rosenthal, Administrative Assistant**

4. **CONSIDERATION OF ABSENCES**

Mr. Paul was unexcused.

**Motion was made by Charles Hayek, and seconded by Marcia Baker to approve the absence of Mr. George from the November 8, 2016 meeting.**

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

Passed

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

Mr. Weaver was made a voting member for the meeting.

**6. APPROVAL OF MINUTES**

- a. Minutes from the November 8, 2016 meeting

**Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the minutes from the November 8, 2016 meeting.**

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

**7. NEW BUSINESS**

- a. **Conditional Use with New Construction Seaward of the Coastal Construction Control Line - Mandel/Perkins Residence - 324 S. Ocean Drive**

Mr. Weaver recused himself and Mr. Bernetti was made a voting member for the item.

Mr. Creagan gave an overview of the application and answered questions from the Board.

William Stoddard, Applicant Representative from Schulke, Bittle and Stoddard, provided additional information and answered questions from the Board.

Carol Mashier, President of Fort Pierce South Beach Association, spoke on behalf of the association.

James Gilgenbach, Architect, answered questions from the Board.

Jimmy Johnson and Rick Ross spoke in favor of the application.

Robert Zaist, Raedele Wittenmyer and Jean Peppers spoke in opposition of the application.

Board discussion ensued.

**Motion was made by Charles Hayek, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission.**

**AYE: Mike Dahan, Frank Creyaufmiller, John George, Charles Hayek, Tim O'Connell, Robert Poitier, Chairman Bob Burdge**

**NAY: Marcia Baker, Eloise Cumings, Al Bernetti**

**Other: Steve Weaver (RECUSE)**

Passed

- b. **Conditional Use - Dwelling Rental - 608 S. Ocean Drive**

Mr. Poitier asked to be excused.

Mr. Benton gave an overview of the application and answered questions from the Board.

Kelly Golden, Applicant, provided additional information and answered questions from the

Board.

Rick Ross spoke in favor of the application.

Jim Flynn spoke in opposition of the application.

**Motion was made by Steve Weaver, and seconded by Charles Hayek to forward a recommendation to the City Commission to approve the request with the following conditions:**

**1) The applicant provides specificity to the guided maximum occupancy of each unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;**

**2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**

**3) Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;**

**4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses and set up a St. Lucie County tourism tax account within fourteen (14) days of Conditional Use approval; and**

**5) Adherence to the use limitations presented with the application proposal.**

**AYE: Frank Creyaufmiller, John George, Eloise Cumings, Charles Hayek, Tim O'Connell, Steve Weaver, Mike Dahan, Marcia Baker, Chairman Bob Burdge**

Passed

**c. Subdivision: Preliminary Plat - Cargill Property - 3798 Selvitz Road**

Mr. Benton gave an overview of the application.

Marc Rupp, Precast 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 with the following condition:**

**The access easement is executed by all affected land owners and recorded, or dedication of the access easement is added to the Plat.**

**AYE: Marcia Baker, Frank Creyaufmiller, John George, Eloise Cumings, Charles Hayek, Tim O'Connell, Steve Weaver, Mike Dahan, Chairman Bob Burdge**

Passed

**d. Zoning Text Amendment - Peacock Arts District Parking Exemptions - Segment of the Orange Avenue Corridor between US Highway 1 & 10th Street**

Mr. Benton gave an overview of the amendment and answered questions from the Board.

Linda Cox, City Clerk and Leader of the City Economic Development Team, and Ruth Jefferson spoke in favor of the amendment.