

# 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, FEBRUARY 14, 2017 IN ST. LUCIE, COMMISSION CHAMBERS,  
2300 VIRGINIA AVENUE, FORT PIERCE, FLORIDA.**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**

Mr. Weaver and Mr. Dahan arrived at 6:05 PM.

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

Absent: **Eloise Cumings; Frank Creyaufmiller; Brian Paul; Charles Hayek**

Staff Present: **Jim Messer, City Attorney  
Rebecca Grohall, Planning Director  
Kori Benton, Senior Planner  
Vennis Gilmore, Planning Analyst  
Brandon Creagan, Planner  
Alicia Rosenthal, Administrative Assistant**

4. **CONSIDERATION OF ABSENCES**

**Motion was made by Marcia Baker, and seconded by Al Bernetti to approve the absences of Mr. Hayek, Mr. Paul, Mr. Creyaufmiller and Ms. Cumings.**

**AYE: John George, Tim O'Connell, Robert Poitier, Marcia Baker, Al Bernetti, Chairman  
Bob Burdge**

Passed

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

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

d. **Zoning Atlas Amendment - Treasure Coast Recovery Centers - 604 Midway Road**

Mr. Benton gave an overview of the application and Mike McCarty, Applicant, provided additional information.

**Motion was made by John George, and seconded by Al Bernetti to forward a recommendation of approval for the proposed amendment.**

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

Passed

e. **Conceptual Development Plan - Treasure Coast Recovery Centers – 604 Midway Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding parking, recent drug rehabilitation approvals and certificate of need.

Mike McCarty, Applicant, provided details on the Conceptual Development Plan.

**Motion was made by John George, and seconded by Robert Poitier to forward a recommendation of approval for the conceptual parameters of the proposal.**

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

Passed

f. **Preliminary Plat - Portofino Landings - 4712 Okeechobee Road**

Ms. Grohall stated a revised staff report was given out at the meeting and the approval changed slightly to an approval with a condition.

Mr. Gilmore gave an overview of the application..

George Ciperio, Representative, explained the additional tracts on the plat and answered questions from the Board regarding the history of Portofino Landings.

Ms Grohall stated the site plan was amended in 2008 from condominiums to apartments.

**Motion was made by John George, and seconded by Robert Poitier to approve the item with the condition that the Engineering Department's comments are satisfied prior to being scheduled for City Commission.**

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

Passed

g. **Recommendation for the Sale of City Property - 505 N. 7th Street**

Ms. Grohall gave an overview of the property and the contracts received. Ms. Grohall answered questions from the Board regarding deposits, compatibility with existing zoning, use of the building, pre-approvals and realtor marketing efforts to the Longshoreman Association.

Ms. Baker provided in depth research on the buyers for the property. Board discussion ensued.