

# 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, **MARCH 14, 2017**, 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: **Tim O'Connell; Frank Creyaufmiller; Brian Paul; Mike Dahan; Robert Poitier; Eloise Cumings; Charles Hayek; Marcia Baker; Steve Weaver; Al Bernetti; Bob Burdge, Chairman**

Absent: **John George**

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

4. **CONSIDERATION OF ABSENCES**

Mr. George was excused from the meeting.

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 February 14, 2017 meeting

**Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the minutes from the February 14, 2017 meeting.**

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

Passed

**7. NEW BUSINESS**

**a. Site Plan & Design Review - Chick-Fil-A - 5560 Okechobee Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding pedestrian access, a left hand turn lane from Okeechobee Road and a bicycle lane.

Bill Pfeffer, Bowman Consulting, Civil Engineering Design Consultant Representative for Chick-Fil-A, introduced himself and spoke about the message board signage.

**Motion was made by Steve Weaver, and seconded by Tim O'Connell to approve the application as presented.**

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

Passed

**b. Conditional Use - Bradley Dwelling Rental - 408 S. Ocean Drive, Unit B**

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding the Technical Review Committee comments, ADA requirements, homeowners association approval and advertising.

Mr. Benton clarified to Mr. Messer and the Board, that if a unit is being offered for transient lodging accommodations for periods of less than a month or less than 31 days the unit is deemed a place of public accommodations which would need to meet the Florida Building Code occupancy type. He stated that this requires ADA accessibility, vertical accessibility and potentially fire suppression, depending on the building typology and the aspects of the use. Mr. Benton stated if the unit is offering non-transient lodging it does not change the classification to a commercial use; therefore ADA requirements are not needed.

Jim Flynn spoke against the application.

**Motion was made by Marcia Baker, and seconded by Robert Poitier to approve the application with staff conditions.**

AYE: **Brian Paul, Mike Dahan, Robert Poitier, Marcia Baker, Steve Weaver, Chairman Bob Burdge**

NAY: **Eloise Cumings, Charles Hayek, Tim O'Connell, Frank Creyaufmiller**

Passed

**c. Conditional Use - Sacks Dwelling Rental - 655 Hernando Street**

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding code enforcement fines, template for dwelling rules, approvals from HOA and neighbors and ADA guidelines.

Ms. Grohall stated the Code Enforcement department has a standard guide booklet with