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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, 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.

6. APPROVAL OF MINUTES

- a. Minutes from the January 10, 2017 meeting

Motion was made by Robert Poitier, and seconded by John George to approve the minutes from the January 10, 2017 meeting.

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

Passed

7. HEARING OF THE LOCAL PLANNING AGENCY

- a. **Comprehensive Plan Future Land Use Map Amendment – Blue Water Properties - 1190 Avenue O**

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

Amanda Martinez, Blue Water Properties, Applicant Representative, stated the intent is to design the property as one commercial center that is compatible with the adjacent uses in the neighborhood. Ms Martinez answered questions from the Board.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (NC) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

8. NEW BUSINESS

- a. **Zoning Atlas Amendment - Blue Water Properties – 1190 Avenue O**

Mr. Benton gave a brief overview of the Zoning Atlas Amendment and stated it is a coupled request with item 7a.

No one spoke for or against the project.

Motion was made by Marcia Baker, and seconded by John George to recommend approval of the proposed amendment with guidance that the western three hundred and fifty (350) feet of the subject site is advanced with a Neighborhood Commercial (C-2) designation, as presented by staff, in Figure 2, based upon improved consistency with the Comprehensive Plan and assimilation with the surrounding districts.

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

Passed

b. **Abandonment - Segment of North 10th Street between Avenue M & Avenue O**

Mr. Benton gave an overview of the application and answered questions from the Board. No one spoke for or against the application.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation to approve the requested abandonment.

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

Passed

c. **Conditional Use - Advanced Scholars Christian Academy - 616 Orange Avenue**

Mr. Creagan gave an overview of the application.

Sherria Baptiste, Representative, spoke on behalf of the school and answered questions from the Board regarding teacher certification and the limited playground area.

Mike Menard, Representative from Architectonic, stated he is working with Ms. Baptiste to make sure the school is compliant with the educational requirements for building code, life safety and ADA.

Richard Shoy spoke in favor of the project.

Motion was made by Robert Poitier, and seconded by John George to forward a recommendation to the City Commission for approval of the Conditional Use with No New Construction to operate a private K-8 school that will accommodate 135 (one hundred thirty five) students with the following conditions:

- 1. Landscape improvements must be made to the property to bring the site into compliance with City Code 22-187 (4). This improvement must be completed prior to receiving a Certificate of Occupancy.**
- 2. A pavement marking plan that implements the traffic flow plan must be submitted with the building permit.**
- 3. A lighting plan or photometric survey must be submitted that verifies lighting in the parking lot in accordance with City Code 22-60 (j). This plan must be submitted with the building permit.**
- 4. Signed and sealed drawings that are to scale must be submitted with the building permit that shows the change to an "E" occupancy.**
- 5. The applicant coordinates and permits appropriate crosswalk and school zone signs along the Avenue A corridor to notify drivers of an active school zone. This must be completed before a Certificate of Occupancy can be issued.**

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

Passed