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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

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 recommendation changed slightly to an approval with a condition.

Mr. Gilmore gave an overview of the application..

George Cipero, 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.

Motion was made by Mr. Weaver to counter offer at just below the current asking price to the Kids Academy and 111 Okeechobee offers, seek additional offers and confirm all offers are accompanied by proof of funds and pre-approval of funds to complete the purchase and the required repairs.

Mr. Weaver amended his motion.

Motion was made by Steve Weaver, and seconded by Robert Poitier to counter offer at just below the current asking price for the Kids Academy and 111 Okeechobee offers, seek additional offers and confirm all offers are accompanied by proof of funds and pre-approval of funds to complete the purchase and the required repairs and the realtor shall present his marketing and efforts to date to prove it has been aggressively marketed to the City Commission at the same time it is presented to them.

AYE: Mike Dahan, John George, Robert Poitier, Steve Weaver, Marcia Baker

NAY: Al Bernetti, Tim O'Connell, Chairman Bob Burdge

Passed

9. BOARD COMMENTS

10. ADJOURNMENT