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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, **JULY 11, 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: **Frank Creyaufmiller; Charles Hayek; Robert Poitier; Eloise Cumings; Marcia Baker; Mike Dahan; John George; Brian Paul; Tim O'Connell; Al Bernetti; Bob Burdge, Chairman**

Absent: **Steve Weaver**

Staff Present: **Iola Mosley, Senior Assistant City Attorney
Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCE**

Chairman Burdge asked Ms. Mosley if alternates have to be excused if they are not needed. The Board discussed the necessity of having alternates present or not present.

A motion was made by Ms. Baker and seconded by Mr Poitier, that alternates are not required to be in attendance unless they are notified by staff that their attendance is required.

Ms. Mosley suggested that the attorneys office look into the current rules and get back with the Board.

Mr. Hayek stated if the alternates were notified of a quorum before the meeting and do not show up, the Board might not have a quorum, if one of the regular members has an emergency and cannot attend.

Ms. Grohall explained that staff is not going to tell an alternate that there is a quorum because no one knows what the future actually holds until the meeting. Ms. Grohall stated alternates should be attending the meetings.

Ms. Baker withdrew the motion.

Mr. Bernetti recalls that the alternates would come to the meeting for roll call and if not needed the alternates were excused.

Chairman Burdge explained the Board does not have to have more than six members to do business, since a quorum is only six members, not ten.

Motion was made by Marcia Baker, and seconded by Eloise Cumings to excuse Mr. George from the June 13, 2017 Planning Board meeting.

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

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Bernetti was excused from the meeting since all regular members were in attendance.

6. APPROVAL OF MINUTES

- a. Minutes from the June 13, 2017 meeting

Motion was made by Charles Hayek, and seconded by Frank Creyaufmiller to approve the minutes from the June 13, 2017 meeting.

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

7. NEW BUSINESS

- a. **Conditional Use - Brett Residence - 515 S. Indian River Drive**

Mr. Gilmore gave an overview of the application and answered a question regarding short term rental regulations for residential property in a C-1 zone.

Mr. Benton explained the C-1 Office Commercial district would only provide short term dwelling rentals of less than 6 months, if located within the Downtown Business and Entertainment Overlay district or within the Edgartown Settlement district by right. The single family residential buildings in this application would be limited to leases or residential stays for periods of 6 months or more.

No one spoke for or against the application.

Motion was made by Marcia Baker, and seconded by Charles Hayek to forward a recommendation of approval to the City Commission.

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

Passed

b. Site Plan, Conditional Use, & Design Review - Midway Detox and Rehab Campus – Drug & Alcohol Treatment Center - 604 Midway Road

Mr. Benton gave an overview of the application.

Mike McCarty from McCarty and Associates and Applicant Representative, provided additional information and answered questions from the Board regarding the operational entity, number of treatment days, description of outpatient treatment and the protocol patients follow.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission with the following conditions:

1) The proposal integrates a trash collection and dumpster screening plan for the initial phase to reuse the existing structure; and

2) The Landscape Plan integrates detail of tree protection and mitigation, pursuant to the City Code Section 22-194, prior to review by the City Commission.

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

Passed

c. Special Exception - Eaton Residence - 1611 Binney Drive

Mr. Creagan gave an overview of the Special Exception. No one spoke for or against the application.

Motion was made by John George, and seconded by Charles Hayek to forward a recommendation of approval to the Board of Adjustment.

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

Passed

8. BOARD COMMENTS

Ms. Mosley said she spoke with Mr. Messer regarding a member abstaining from voting due to needing additional information. Ms. Mosley stated abstention is required only when a member has a proprietary interest in the matter at hand.

Mr. George asked if a package was given to the Celebration Pointe applicants explaining what was needed.

Ms. Grohall stated staff met with the applicants in a Pre-Application mode about three times, walking them through every aspect of the application. The applicant had given staff assurances

that they were going to get all the signatures needed from the property owners and unfortunately going into today's meeting, staff did not have all the signatures of the property owners.

Mr. George asked if the city would take over the roads in the Celebration Pointe development.

Ms. Grohall stated she does not have an answer at this time and the Engineering department will have to determine that.

9. ADJOURNMENT