

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

---

### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JANUARY 9, 2018**, 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: **Gloria Johnson-Scott; John George; Bob Burdge; Michael Broderick; Tim O'Connell; Brian Paul; Frank Creyaufmiller, Chairman**

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

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the December 12, 2017 meeting

**Motion was made by John George, and seconded by Michael Broderick to approve the minutes from the December 12, 2017 meeting.**

**AYE: Michael Broderick, Tim O'Connell, Brian Paul, Gloria Johnson-Scott, John George, Bob Burdge, Chairman Frank Creyaufmiller**

Passed

6. **NEW BUSINESS**

a. **Conditional Use - Sunrise City Spa - 305 S. 7th Street**

Mr. Creagan gave an overview of the application and answered questions from the Board regarding the lighting level and operating under the temporary use application. Mr. Creagan explained that the condition of approval on the staff report has been satisfied.

Angel French, Applicant, provided additional information on the lighting and answered questions from the Board regarding the intention of the upstairs portion of the building.

Charlie Hayek, Property Owner, submitted a survey of the property and stated the lighting has been complied with and the improvements to the property are going to help revitalize the neighborhood.

Michael McLeod, Resident, spoke in support of the application.

**Motion was made by John George, and seconded by Brian Paul to forward a recommendation of approval to the City Commission.**

**AYE: Bob Burdge, Michael Broderick, Tim O'Connell, Brian Paul, Gloria Johnson-Scott, John George, Chairman Frank Creyaufmiller**

Passed

b. **Conditional Use - McLeod Dwelling Rental - 808 Atlantic Avenue**

Mr. Gilmore gave an overview of the application and answered a questions from the Board regarding the property manager proximity and accessibility.

Ms. Grohall explained that the city commission usually requests that the property manager is within a reasonable distance and responds within a reasonable amount of time.

Michael McLeod, Applicant, stated that substantial restoration of the property has been done to almost the original condition. Mr. McLeod said they have chosen to rent out the home because of their desire to try to expand the downtown of Fort Pierce in terms of where people go and there comfort in the downtown area.

Kathy Wassylenko, Co-Applicant, stated they have done intense detailed restoration of the property and they would like other people to appreciate the historic properties in Fort Pierce.

Mr. Burdge disclosed that in the prior year he had discussions with the the applicant concerning the property.

**Motion was made by Michael Broderick, and seconded by John George to forward a recommendation to approve the request with the following conditions:**

**1) The maximum occupancy of the home does not exceed four (4) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;**

**2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**

**3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and**

**4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.**

**5) Limit no more than 2 vehicles (1 in the garage, 1 in the driveway or on-street parking).**

AYE: **John George, Bob Burdge, Michael Broderick, Tim O'Connell, Brian Paul, Gloria Johnson-Scott, Chairman Frank Creyaufmiller**

Passed

**c. Conditional Use - McLeod Dwelling Rental - 820 Atlantic Avenue**

This item was postponed to the January 23, 2018 Special Planning Board meeting.

**d. Conditional Use - Dwelling Rental - 41 Winghaven Lane**

This item was postponed to the January 23, 2018 Special Planning Board meeting.

**e. Conditional Use - Dwelling Rental - 50 Southstar Lane**

This item was postponed to the January 23, 2018 Special Planning Board meeting.

**f. Conditional Use - Dwelling Rental - 401 Southstar Drive**

This item was postponed to the January 23, 2018 Special Planning Board meeting.

**g. Conditional Use - Dwelling Rental Cluster - 2400 S. Ocean Drive:**

- **Golf Lodge 204**
- **Golf Lodge 405**
- **Golf Lodge 500**
- **Golf Lodge 602**
- **Golf Lodge 606**
- **Ocean House 1006**
- **Ocean House 1016**
- **Ocean House 1030**
- **Ocean House 3028**
- **Ocean House 3034**
- **Ocean House 3040**

This item was postponed to the January 23, 2018 Special Planning Board meeting.

**h. Site Plan with Conditional Use - Lawnwood Pavilion Expansion - 1860 N. Lawnwood Circle**

This item was postponed to the January 23, 2018 Special Planning Board meeting.

**i. Abandonment - Segment of Frances (aka Francis) Avenue (Palm Haven Subdivision)**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the status of the land to the west, improvements to the easement, dimensions and market value of the right-of-way.

Chris Sante, Owner and Applicant, stated he wants to revitalize the area by building stilt homes and he wants to continue the sidewalk north to the end of the street.

**Motion was made by Bob Burdge, and seconded by John George to forward a recommendation to the City Commission for approval, with consideration of retaining a 5 ft. pedestrian easement to provide a pedestrian connection, east and west, from the Beach Estates Subdivision and SR A1A & accompanying public beach access points to the east.**

**AYE: Brian Paul, Gloria Johnson-Scott, John George, Bob Burdge, Michael Broderick, Tim O'Connell, Chairman Frank Creyaufmiller**

Passed

## **7. BOARD COMMENTS**

Chairman Creyaufmiller stated there will be a Special Planning Board meeting on January 23, 2017 to hear the items that were not heard on the agenda.

The Board asked if any discussion has taken place regarding notices, within 500 feet, being sent out before the Planning Board meeting. Ms. Grohall explained the City Manager had discussion with the mayor and to date there are no changes to the protocol.

Ms. Grohall stated that this is the last meeting paper copies of the agenda will be produced because the agenda is published online. Ms. Grohall explained that full size plans, from the applicant, will be relayed to the Board members, but the rest of the backup material will be produced electronically.

The Board discussed having hard copies printed for individual Board members. Ms. Grohall said she would look at the potential of providing a Board member, a hard copy, if requested.

## **8. ADJOURNMENT**