

# 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, **NOVEMBER 14, 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: **Tim O'Connell; Jovona Parker; Michael Broderick; Gloria Johnson-Scott; Bob Burdge; Brian Paul; Frank Creyaufmiller, Chairman**

Staff Present: **Benjamin Bryan, Interim City Attorney  
Rebecca Grohall, Planning Director  
Rebeca Guerra, Assistant Planning Director  
Brandon Creagan, Planner  
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the October 9, 2018 meeting

**Motion was made by Michael Broderick, and seconded by Tim O'Connell to approve the minutes from the October 9, 2018 meeting.**

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

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment - We Buy Scrap - 1237 Grose Road and 3340 Enterprise Road**

Mr. Creagan gave an overview of the application and answered questions from the Board on the zoning classification and use from 2007.

Jim Frogner, Agent for the Property Owner and We Buy Scrap, stated there was an inconsistency with the land use and zoning and they are trying to get consistent with the Comprehensive Plan.

**Motion was made by Tim O'Connell, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission.**

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

Passed

**7. NEW BUSINESS**

a. **Conditional Use - RG Towers - 2006 Orange Avenue**

Mr. Creagan gave an overview of the application and answered questions from the Board on the bus shelter, concrete wall, landscaping, prior submittal, original project rejection by City Commission and the Peacock Arts District boundaries.

Holly Valdez, Vice-President of Operations for RG Towers, explained the last proposal was for a standard 150 foot monopole and this proposal is for a 130 foot stealth tower. Ms Valdez answered questions from the Board on landscaping, leased space size and irrigation.

Scott Richard, CEO of RG Towers, explained it is costly to go from a monopole to a stealth tower and RG Towers would like to give a flat contribution of \$10,000 to the city, instead of installing a bus shelter and bike rack at another location. Mr. Richards stated they would also like multiple indemnification on the mural painting for liability purposes.

Board discussion ensued on painting a mural on a concrete wall versus a board on board fence.

Ms. Grohall informed the Board that the City Commission talked about a more cohesive and palatable look for the Lincoln Park area and Peacock Arts District.

Chairman Creyaufmiller said the cell tower benefits the community by providing better communication and benefit of services. Chairman Creyaufmiller stated that putting the bike fix it station and bus shelter at different locations is unreasonable and the applicant is incurring additional cost increases due to the stealth tower.

Ms. Parker stated she agrees with painting the mural on a wall and the beautification going on in the Lincoln Park area.

Mr. Burdge stated he hopes Fort Pierce is a business friendly city and he said the financial contribution from the applicant is not necessary.

Ms. Grohall stated the sidewalks are a requirement of site plans and the City Commission has the final option whether to have the applicant build a sidewalk or have the city provide a sidewalk connection.

Ms. Johnson Scott was concerned that the community is not gaining from the sidewalks, bus shelter and bike fix it station since it will not be located at the site.

Mr. Broderick suggested to keep improvements to the site and strike conditions 2 and 3 since they are not applicable to the site. He also suggested to diminish some of the landscaping to see the mural.

Scott Richards, CEO RG Towers, stated the cell tower will allow the community to use cell phones in buildings, have better connectivity, and police cameras can be put on the tower for life safety.

Mr. Burdge stated he would like to see the concrete wall around the entire property.

Ms. Grohall stated she would work with the applicant to come up with better landscaping options.

After the vote, Ms. Parker explained she voted no because of the impact to the neighborhood and the proximity to the Lincoln Park revitalization.

Ms. Johnson Scott stated she voted no because the sidewalk was not included in the motion.

**Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval for the Conditional Use with New Construction & Design Review to the City Commission with the following condition:**

**1. The applicant sign the City's Mural Agreement & coordinate with the Grants Administration Division regarding their mural program for the proposed public art space on a 6 foot concrete fence before the City Commission meeting and that the landscaping be adjusted in regards to the concrete fence versus the wooden fence.**

**AYE: Bob Burdge, Brian Paul, Tim O'Connell, Michael Broderick, Chairman Frank Creyaufmiller**

**NAY: Jovona Parker, Gloria Johnson-Scott**

Passed

**b. Conditional Use - Florida Nexus Park - 2765 Peters Road**

Mr. Creagan gave an overview of the application and answered questions from the Board on the vacancies and current tenants at Florida Nexus Park.

Harry Zuker, Managing Partner of the Property, stated they have battled greatly to keep 60% occupancy and he would like to broaden the horizon for tenants and still keep the property as a corporate business park.

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

**1) Please ensure separation of uses; particularly safeguarding the participants of Police Athletic League from the fabrication/light industrial uses.**

**2) No outdoor storage of materials.**

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

Passed

## **8. BOARD COMMENTS**

The Board discussed why it is important to know when a Board member votes no on a project. Ms. Grohall stated it informs City Commission, benefits the staff and the applicant.

Ms Johnson-Scott ask the outcome of the agreement search from the Lyman's for the Einstein project. Ms. Grohall stated an exhaustive search turned up no agreement.

Chairman Creyaufmiller explained the procedure on why the vote was made on the secretary at the last meeting.

Ms. Grohall introduced the Planning department's new Assistant Planning Director, Rebeca Guerra.

Mr. Burdge asked staff for an update on the new design for the Conditional Use and Rezoning signs.

Chairman Creyaufmiller ask for an updated Board member list be sent to all Planning Board members.

## **9. ADJOURNMENT**