

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE SPECIAL MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JANUARY 23, 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: **Brian Paul; Tim O'Connell; Michael Broderick; Bob Burdge; John George; Gloria Johnson-Scott; Frank Creyaufmiller, Chairman**

Staff Present: **James Messer, City Attorney**  
**Rebecca Grohall, Planning Director**  
**Kori Benton, Senior Planner**  
**Vennis Gilmore, Planning Analyst**  
**Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **NEW BUSINESS**

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

Mr. Gilmore gave an overview of the application. Michael McLeod, Applicant, explained to the Board that extensive restoration has been done on the home and renting the home offers visitors the unique opportunity to view the historic area of the city.

**Motion was made by John George, and seconded by Michael Broderick 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, Gloria Johnson-Scott, Brian Paul, Tim O'Connell, Michael Broderick, Bob Burdge, Chairman Frank Creyaufmiller**

Passed

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

Mr. Gilmore gave an overview of the application and explained that the subdivisions constructed after 2002 are not grandfathered in.

**Motion was made by John George, and seconded by Tim O'Connell to forward a recommendation to approve the request with the following conditions:**

- 1) The maximum occupancy of the home does not exceed six (6) 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).**

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

Passed

**c. Conditional Use - Dwelling Rental - 50 Southstar Drive**

Mr. Gilmore gave an overview of the application. No one spoke for or against the application.

**Motion was made by John George, and seconded by Gloria Johnson-Scott to forward a recommendation to approve the request with the following conditions:**

- 1) The maximum occupancy of the home does not exceed six (6) 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 (2 in the driveway).**

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

Passed

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

Mr. Gilmore gave an overview of the application and explained OS-1 zoning.

**Motion was made by John George, and seconded by Tim O'Connell forward a recommendation to approve the request with the following conditions:**

- 1) The maximum occupancy of the home does not exceed six (6) 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 driveway, 1 in the garage).**

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

Passed

**e. 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**

Mr. Gilmore gave an overview of the application. Mr. Broderick disclosed he owns a unit in the Ocean House and he is moving forward with the conditional use process for renting his unit.

**Motion was made by John George, and seconded by Gloria Johnson-Scott 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 assigned parking space, 1 in guest parking).**

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

Passed

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

Mr. Benton gave an overview of the application and explained the conditions in the staff report have already been met.

Michael Patterson, CEO of Lawnwood Medical Center, made himself available for questions.

The Board complimented Mr. Patterson on the landscape improvements at the hospital and said the expansion is a plus for the city.

**Motion was made by John George, and seconded by Tim O'Connell to forward a recommendation to the City Commission for approval.**

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

Passed

**6. BOARD COMMENTS**

**7. ADJOURNMENT**