

# 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, JUNE 12, 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: **Michael Broderick; Tim O'Connell; Gloria Johnson-Scott; Bob Burdge; John George; Brian Paul; Frank Creyaufmiller, Chairman**

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

4. CONSIDERATION OF ABSENCES

All Planning Board members were in attendance.

5. APPROVAL OF MINUTES

- a. Minutes from the May 8, 2018 meeting

**Motion was made by Michael Broderick, and seconded by John George to approve the minutes from the May 8, 2018 meeting.**

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

Passed

6. NEW BUSINESS

a. **Annexation - Peter Angelos - 2850 S. Jenkins Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding property use, St. Lucie County zoning and the current house on the property.

Mr. Burdge expressed concerns with increased traffic from Residential to General Commercial zoning.

Ms. Grohall explained that each annexation is evaluated based upon the applicant's goals and how the area around it is responding to development. She stated there is a lot of growth potential happening on Jenkins Road and the increase in traffic will be evaluated upon the application for conditional use for contractor storage.

**Motion was made by John George, and seconded by Gloria Johnson-Scott to forward a recommendation of approval for the proposed annexation.**

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

**NAY: Bob Burdge**

Passed

b. **Zoning Text Amendment - Section 22-22 - Allowed Uses**

Ms. Grohall gave an overview of the text amendment and answered questions from the Board. No one spoke for or against the text amendment.

**Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval of the proposed amendment to the City Commission .**

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

Passed

c. **Conditional Use - St. Nicholas Greek Church Private School - 2525 S. 25th Street**

Mr. Gilmore gave an overview of the application and answered questions from the Board.

Ms. Grohall explained that the sidewalk or payment-in-lieu of is a code requirement in an effort to create sidewalk linkages, wherever there is new or increased development.

Nicholas Gieseler, Applicant Representative, explained that no new construction is needed because the school house already exists and is being used for Sunday school and summer camp. Mr. Gieseler stated the payment-in-lieu of for the sidewalk makes more sense because of the geographical nature of the fence, trees being in the way and the property behind it is vacant.

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

**1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & G) Lighting. Please provide the lighting plan with a minimum average of two (2) footcandles.**

**2) Per City Code Sec. 22-62. - Sidewalks. (b )Applicability - Please install a sidewalk along the Stanton Avenue corridor or submit payment in lieu off to St. Lucie County. Please install sidewalk linkages that connect to the sidewalks and between buildings.**

**3) Per City Code Sec. 22-60. Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings**

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

Passed

**d. Conditional Use - Cox Dwelling Rental - 502 S. Compass 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 Bob Burdge to forward a recommendation to approve the request with the following conditions:**

- 1) The maximum occupancy ensures 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**

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

Passed

**e. Conceptual Site Plan - Sunrise Country Pre-School - 2706 Sunrise Boulevard**

Chairman Creyaufmiller stated he visited with the applicant on June 12, 2018.

Mr. Gilmore gave an overview of the application and answered questions from the Board on parking requirements, buffer zone and the dumpster location.

Ms. Grohall explained that educational facility parking requirements are based on the number of classrooms and an opaque buffer of 6 feet in height will be required. Ms. Grohall stated the Conditional Use application will look at site improvements that meet code.

**Motion was made by Michael Broderick, and seconded by John George to approve the Conceptual Site Plan.**

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

Passed

f. **Special Exception - Hicks Residence - 71 Southpointe Drive**

Ms. Grohall gave an overview of the application and answered questions from the Board.

Jim Crist, Applicant Representative, provided additional information.

**Motion was made by Michael Broderick, and seconded by John George to forward a recommendation of approval to the Board of Adjustment with the condition that:**

**1. The proposed porch addition does not feature a roof impervious to weather, such as a complete screen enclosure, as to not further exceed the allowable lot coverage.**

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

Passed

**7. BOARD COMMENTS**

Chairman Creyaufmiller explained to the Board that the applicant and homeowner met with the Planning department, for the project that was tabled last month and the applicant is readjusting the plans to resubmit for the next Planning Board meeting.

Mr. Broderick thanked the Planning department and the City Attorney's office for the informative short term rental presentation.

Mr. Broderick suggested that the Planning Board and City Commission may want to visit the regulations required for Conditional Use approval, regarding using a designated, qualified property manager as a control point on short term rentals.

Ms. Grohall expressed there is always the opportunity for the Board to shape the conditions of approval and looking at how to define and administer those regulations is a critical part of the research. Ms. Grohall encouraged Mr. Broderick to carry on and bring back his recommendations.

Ms. Grohall recognized the Planning department summer intern, Nathaniel Spacek, from Drake University in Iowa.

Mr. Spacek provided additional information about himself and stated he was happy to be in Fort Pierce.

**8. ADJOURNMENT**