

# 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, MARCH 10, 2020, 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; Bob Burdge; Gloria Johnson-Scott; Patricia Diaz; Solomon Lee; Frank Creyaufmiller, Chairman**

Absent: **Tim O'Connell**

Staff Present: **Jennifer Hofmeister, Planning Director  
Tanya Earley, Assistant City Attorney  
Vennis Gilmore, Planner  
Brandon Creagan, Planner  
Alicia Rosenthal, Executive Assistant**

Chairman Creyaufmiller welcomed back Alicia Rosenthal and thanked Linda Cox, City Clerk and Marcie Mosher, temporary employee, for stepping in and helping out.

4. **CONSIDERATION OF ABSENCES**

Mr. O'Connell was excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the January 14, 2020 meeting

**Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the January 14, 2020 meeting.**

**AYE: Gloria Johnson-Scott, Patricia Diaz, Solomon Lee, Michael Broderick, Bob Burdge, Chairman Frank Creyaufmiller**

Passed

- b. Minutes from the February 11, 2020 meeting

**Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the February 11, 2020 meeting.**

**AYE: Bob Burdge, Gloria Johnson-Scott, Patricia Diaz, Solomon Lee, Michael Broderick, Chairman Frank Creyaufmiller**

Passed

## 6. NEW BUSINESS

- a. **Conditional Use with New Construction - Seaward of the Coastal Construction Control Line - 324 South Ocean Drive**

Mr. Creagan explained that the property came before the Planning Board a couple of years ago but it has since expired. He highlighted that the height of the home dropped under 45 feet and the design of the house changed from four stories to three stories with a different architectural style.

William Stoddard, Engineer Agent, from Schulke, Bittle and Stoddard said the exact same footprint is being used for the home and the DEP permit is still active.

Bob Zaist objected to the application.

Ed Hyer, Owner, stated he was originally going to build the same house but instead he went to a lot of effort to make the house fit in the neighborhood. He said he is not asking for anything excessive and he wants to start building as quickly as possible.

**Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to approve with conditions.**

**AYE: Patricia Diaz, Solomon Lee, Michael Broderick, Bob Burdge, Gloria Johnson-Scott, Chairman Frank Creyaufmiller**

Passed

- b. **Conditional Use - Harris Dwelling Rental - 722 Granada Street, Unit A**

Mr. Gilmore gave an overview of the application and answered questions from the Board on paved parking and overall parking on the site.

Joanne McCurdy, Applicant Representative from McCurdy and Company Realty, explained that the applicant would like to keep the gravel/stone paving for the driveway and the applicant is willing to extend the driveway for parking.

Ms. Hofmeister stated she explained the code to the owner and told the owner that engineering approval will be needed for alternative paving.

**Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve with conditions.**

AYE: **Solomon Lee, Michael Broderick, Bob Burdge, Gloria Johnson-Scott, Patricia Diaz, Chairman Frank Creyaufmiller**

Passed

c. **Conditional Use with New Construction - Veterans Assisted Living Facility - 1600 N. Lawnwood Circle**

Mr. Gilmore stated that the proposed Veterans Assisted Living Facility is 59,362 square feet with 56 units on approximately 2.21 acres of land. He answered questions from the Board on parking, landscaping, mitigation and traffic.

Ms. Hofmeister explained that the applicant is providing surplus parking and the code requirements for parking are being met. Ms. Hofmeister stated the traffic statement was completed and it was minor in nature.

Wesley Mills, from Mills, Short and Associates, said they could look at the parking either per bed or 1/2 space per unit. He stated the rear of the site will have a landscape buffer and the existing fence is on the property to the north. Mr. Mills explained the traffic volume is well under 500 trips per day, which is a low intensity use.

Richard Palmeri, Owner/Operator, answered questions from the Board on the number of employees. He explained that the residences do not have cars and the trips are sparse for employees and will be an insignificant impact to the neighborhood.

**Motion was made by Patricia Diaz, and seconded by Solomon Lee to approve with conditions.**

AYE: **Michael Broderick, Bob Burdge, Gloria Johnson-Scott, Patricia Diaz, Solomon Lee, Chairman Frank Creyaufmiller**

Passed

d. **Preliminary Plat - Culverhouse - Thumbpoint Subdivision - Block 1, Portion of Lot 28 and all of Lots 29 and 30**

This item was pulled from the agenda.

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

Ms. Hofmeister informed the Board of the 2nd Edgartown Community meeting that will be held on April 9, 2020 at the Riverwalk Center.

**9. BOARD COMMENTS**

Chairman Creyaufmiller thanked staff for the better prepared Board packets and he also thanked staff for the positive comments the Planning Board has received.

Chairman Creyaufmiller encouraged the Board to ask questions.

Mr. Broderick asked staff about the status of public notices being sent out prior to the Planning Board meetings.

Mr. Broderick informed staff that the structure was not on the survey for the Culverhouse project.

**10. ADJOURNMENT**