

**MINUTES OF THE REGULAR MEETING OF THE FORT PIERCE CITY  
PLANNING BOARD HELD ON TUESDAY, FEBRUARY 10, 2004, IN THE CITY  
HALL FIRST FLOOR CONFERENCE ROOM, 100 N. U.S. #1, FORT PIERCE,  
FLORIDA.**

Members present: Don Bergman (Chairman), Charlie Harris, Margaret Benton, Harriet Brenner, Chuck Enns, Sonja Gates, Jeremiah Johnson, Robert Poitier, and Pam Williams.

Member absent: Thomas Knott

Citizens and staff present:

Dean M. Doyle  
Richard Lundy  
Dwight Weyant  
Greg Celentano  
Ron Uphoff  
Larry Sampson  
Patrick Smith  
Lynne Glasurd  
Ted Glasurd  
Joe Friscia  
Dave C  
Robert Strano

Ramon Trias, Director of Development  
Wendy Clark, Planning Coordinator  
Jim Walker, Assistant City Attorney  
Dianna D. Rose, Secretary

Mr. Bergman called the meeting to order (**Agenda Item #1**) at 7 p.m.

Secretary proceeded with the roll call (**Agenda Item #2**).

Mr. Bergman asked the secretary if Mr. Knott did indeed call in regarding his absence? And he also inquired if Mr. Harris called in as well (he wasn't present at the beginning of the meeting.)

The secretary answered that Mr. Harris did not call in.

Mr. Bergman asked what was the pleasure of the Board?

Ms. Benton stated that she did know that Mr. Harris was a barber, and sometimes he has difficulty getting out of his shop in the time that he would like to, and she said that he maybe at the meeting later.

Mr. Bergman stated that they would move to address the absences until the end if there were no objections, to give him (Mr. Harris) time to get there.

**Agenda Item #3 – Approval of Minutes.**

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Mr. Bergman asked if the Board had a chance to review the minutes of the January 13, 2004 meeting. He asked if there were any comments or questions that needed to be made.

**MOTION WAS MADE BY MR. POITIER TO APPROVE THE MINUTES OF JANUARY 13, 2004. Seconded by Chuck Enns. Unanimously approved by voice vote.**

Ms. Benton had a general question about the minutes. She said she noticed that the format had changed, said maybe they changed before but she just noticed it.

Ms. Rose stated that it was her, and she was new at doing the minutes, and that they would be easier to read next time.

Ms. Benton said she wasn't complaining she was just commenting about the quote, when in the past they just got the summaries.

Ms. Rose asked if it was all right with the Board if pretty much verbatim would be okay to use in the minutes.

The Board had no objection.

Mr. Bergman had if there were any other comments.

**Agenda Item #4 – Site Plan -** Approval for an office and warehouse facility located south of Glades Cutoff Road on Enterprise Road. Owner is Doyle Properties, Inc. Applicant is Richard Lundy.

**Staff Report** – Ms. Clark stated that project is for a mix of both office and warehouse. The property was recently annexed into Fort Pierce City Limits. The zoning is I-1, light industrial, which is an appropriate zoning district for the proposed item. Staff is recommending approval.

Mr. Bergman asked if there were any questions for the staff from the Board?

Ms. Brenner stated that she had one question, that south of Glades Cutoff Road and Glades Cutoff did not appear to go north of that and wanted to know if there was a right-of-way along the railroad track. It said it would appear that the right-of-way could be there, a vehicular right-of-way. That's what they're referring to...south of Glades Cutoff Road...they're calling it the railroad tracks. She said it was the same description in both...

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Mr. Enns stated that Enterprise was not on Glades Cutoff.

Mr. Johnson stated that it seemed like it should be to DiGiorgio Road.

Mr. Clark said yes, for a lack of the address of the property, it was a general location.

Mr. Bergman asked if there were any other questions for the staff?

Mr. Johnson stated that the general information section and sewer services are available...as far as sewer he stated that he wasn't sure how close that was. He stated that he did have a question for the applicant about that.

Ms. Clark stated that she didn't get any utility maps from the U.A.

Mr. Johnson stated that he thought he knew where that was.

Mr. Enns stated that it showed the drain field on the plans.

Mr. Bergman asked if there were any other questions for the staff. If not was there anyone present to speak on behalf of the Site Plan application?

Mr. Weyent stated his name and that was with Weyent Engineering, they were located at 201 SW PSL Blvd. in Port St. Lucie. Said he was present to represent the developer. He introduced, who was with him, Mr. Richard Lundy, the applicant, and Dean Doyle representing the owner of the property.

Mr. Bergman asked if there were any questions for the applicant from the Board?

Mr. Johnson asked that as far as the utilities, it does talk about the sewer but said he couldn't remember exactly Florida code when it relates to a commercial building within so many feet of public utilities. He said he noticed that a drain field was drawn in on the plans. He asked the Mr. Weyent if he knew if he was within that limit?

Mr. Weyent stated no, they were not. They got a letter from Fort Pierce Utilities that said that the sewer was not available, it was over a half of mile away, stated that there were no plans to bring the sewer into the area.

Mr. Johnson stated that was good and that was his biggest question.

Mr. Weyent stated that they did have water that was drilled right in front of the complex. And also stated that they had actually originally designed it from a much larger project...

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Mr. Johnson asked if they had heard any rumors or design plans for any facilities ...?

Mr. Weyent stated no, none to his knowledge.

Mr. Johnson said okay.

Mr. Bergman asked if there were any other questions for the applicant? And asked if there were anyone present to speak on behalf of the Site Plan application? Anyone present to oppose the Site Plan?

**MOTION WAS MADE BY MR. ENNS TO APPROVE THE SITE PLAN. Seconded by Ms. Brenner. Unanimously approved by roll call vote.**

**Agenda Item #5 – Site Plan** – Approval for a warehouse facility (Ft. Pierce Commerce Park) located south of Glades Cutoff Road on Enterprise Road. Owner is Fred Keller, Trustee. Applicant is Ahrens Companies. Representative is Richard Ahrens.

Mr. Bergman said okay, that it would go to the City Commission and that Mr. Weyent would be notified when it will be scheduled for that meeting.

Mr. Weyent – Thank you, thank you very much.

Mr. Bergman asked Wendy if the next agenda item's address description was correct? He didn't think it sounded right because it had basically the same description as the agenda before that.

Ms. Clark stated that it was directly across the street on the west side of the other.

Mr. Bergman stated what the next agenda item was.

**Staff Report** – Ms. Clark stated that the project is a mix of both office and warehouse, which will spread out over six different phases. It is zoned light industrial and staff was recommending approval.

Mr. Bergman asked if there were any questions for the staff from the Board?

Ms. Benton stated she had just one. She asked did that mean they will not have to come back at any time in reference to the various phases?

Mr. Trias stated yes.

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Ms. Clark stated that they would not have to come back for phases II – VI.

Ms. Benton asked if there were a time period?

Ms. Wendy stated one year.

Ms. Benton said so after that they...

Mr. Johnson asked if the project would have to come back for technical review only?

Ms. Clark answered for building permits.

Mr. Johnson – Okay.

Mr. Bergman asked if there were any other questions for staff?

Ms. Brenner stated that there was no traffic impact zone on this particular property...any particular reason?

Mr. Trias answered that there's no real impact in traffic. That's just the way it is. I know it seems like there is, the fact of the matter overall is what the traffic impact reflects is minimal.

Ms. Brenner- Thank you.

Mr. Bergman asked if there were any other questions for staff?

Mr. Bergman asked if FUA supplied a map for this one also?

Ms. Clark stated that there were no utilities map but the applicant has been meeting quite frequently with the UA in order to come out with the overall utilities plan that would work for the project spread out over the phasing.

Mr. Bergman – Okay.

Mr. Bergman asked if there were any other questions? If there were anyone present to speak on behalf of the Site Plan application?

Mr. Celentano stated his name and that was with Ahrens Company, 1461 Kinetic Road, Lake Park.

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Mr. Bergman asked him if there were anything he wanted to say on his behalf?

Mr. Celentano stated that if anyone had any questions he was there to answer them.

Mr. Bergman – Okay.

Mr. Celentano said regarding utilities, did the Board receive a letter from both saying septic was okay?

Ms. Clark – Yes.

Mr. Bergman asked if there were any questions for the applicant?

Mr. Enns asked if they were all going to be individually rented...each one of these bays?

Mr. Celentano – Yes.

Mr. Enns stated that Mr. Ahrens had shown no restrooms ...

Mr. Celentano stated that there was an enlargement and pointed out the restrooms to Mr. Enns on the plans, and stated that there was a single office and a single restroom in each bay.

Mr. Enns – Okay.

Mr. Bergman asked if there were any other questions for staff or for the applicant?

Mr. Johnson said he had one question about the utilities. He asked what exactly he (Mr. Ahrens) had added in way of correspondence from the utility authority as far as the plan he had in place?

Mr. Celentano stated as of that moment they hadn't agreed upon a plan supplying a sewer. What Bo Hutchinson and himself had coordinated was ...since it was phased over a 5-year plan, the six buildings, for the first two or three buildings allowed them to use a septic tank to service the first couple...He then said by the time that phase III rolls around, the third building, by then they would have a plan in place as far as getting sewer to the site.

Mr. Johnson asked if they had stated if there were capacity available now or will there be capacity available at that time? He said like in their existing system on Bell Avenue, and an existing system on Oleander Avenue, just to the north side of DiGiorgio.

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Mr. Celentano stated that the capacity was there, it was just a matter of running a line. 1600 or 2000 ft. or whatever will be the financial responsibility would really be the issue. He said it was just a matter of figuring out a financial end and when the line would be run. He said he thought the capacity was there.

Mr. Celentano said that it did not generate a lot of GPDs...

Mr. Johnson asked Mr. Celentano if he knew if the Florida Dept. of Health had required that if he build a commercial facility within a distance of a public utility, he be required to connect.

Mr. Celentano stated that he believed that they were far enough away where they were allowed to use the septic at that point. He stated that he did research that ...and did make a call to the utility department, and thought they confirmed that they were allowed to use the septic for now. The distance may be a quarter of a mile.

Mr. Johnson stated that it seemed that they would have already called ...that's why he didn't know what the distance was.

Mr. Celentano stated that they may be about a third of a mile away.

Mr. Johnson – Thank you.

Mr. Bergman asked if there were any other questions?

Mr. Bergman requested that Mr. Celentano may want to mention to the architect that his bathrooms didn't meet code.

Mr. Celentano – Okay.

Mr. Enns stated that was the same dilemma on Doyle's too...5ft. 4s.

Mr. Celentano asked if there were a general size requirement for the bathrooms?

Mr. Bergman stated that they needed to be at least 7' 4", 7' 3"...something like that.

Mr. Bergman asked if there were any other questions for the applicant? Anyone present to oppose the Site Plan application?

**MOTION WAS MADE BY MR. ENNS TO APPROVE THE SITE PLAN.  
Seconded by Ms. Benton. Unanimously approved by roll call vote.**

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Mr. Harris had arrived at this point.

**Agenda Item #6 – Site Plan** – Approval for a warehouse facility located in the St. Lucie Crossroads Park of Commerce. Owner is Ted Glasurd Associates, Inc. Applicant is Joseph T. Friscia, P.E.

Mr. Bergman stated the agenda item #6.

**Staff Report** – Ms. Clark stated that the project was located on the south side of Okeechobee Road and Crossroads Park of Commerce...another warehouse facility, just shy of 40,000 sq. ft. in area. Staff is recommending approval.

Mr. Bergman asked if there were any questions for staff? If anyone was present to speak on behalf of the Site Plan application?

Mr. Friscia introduced himself and stated that he would answer any questions anyone may have.

Mr. Johnson stated that on his over all site plan, the issue that came up last time was the fact that the driveway radius crossing what appeared to be the property line. Mr. Johnson stated that he didn't know if that was going to be okay with the next guy unless the owner in question owns that piece of land. He said he wasn't sure if the owner would see that out in the right-of-way, or if the Board would see that out in the right-of-way where the radius is encroaching the property.

Mr. Friscia stated that it wasn't encroaching the property...they could come together...he said that he had done it that way before, but if it's a concern...he said they would reduce the radius. He stated that he didn't think anybody would be going that way. He also added that he wasn't aware of any requirement that the driveway radial return cannot extend beyond...

Mr. Johnson – Thank you.

Mr. Bergman asked if there were any other questions for the applicant?

Ms. Brenner stated that she didn't see any electrical. (Looking through plans).

Mr. Enns stated that he thought the UA service is that area (pointing on the plans).

Mr. Bergman asked if the power was underground or overhead?

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Mr. Friscia stated that he didn't know so therefore asked his assistant, which stated the power was overhead along the right side.

Ms. Brenner reiterated that there didn't appear to be any indications of any electrical.

Mr. Friscia asked her if she meant service to the actual building itself?

Ms. Brenner – Yes.

Mr. Friscia stated that was usually done in the construction permit. He stated that FPL would come out and decide how they wanted to bring it in.

Ms. Brenner asked if FPL would do that?

Mr. Friscia said he was sorry, he meant FUA.

Mr. Bergman asked if there were any other questions for the applicant?

Mr. Bergman – All right, thank you.

Mr. Friscia – Thank you.

Mr. Bergman asked if there were anyone else present to speak on behalf of the Site Plan application? Oppose the application?

Mr. Johnson asked the Board if they think Mr. Friscia's radiuses are okay protruding past the projected property line? He stated that he wouldn't know if the next guy would come in and design...Mr. Johnson said he just wanted a feel from the other Board members, and stated he didn't think it would be an issue with the setbacks that are required, and the parking that's required, and the next design, and reiterated that he just wanted to get a feel from the Board if that would be a real issue or not.

Mr. Enns stated that the Board had done a number of areas ...and said it is almost a necessity that one would go over into the next guy's right-of-way.

Ms. Brenner asked along those same lines whether the steps for the turning around of vehicles, and being able to back their trucks up, do they exceed...?

Mr. Bergman stated that they definitely exceed that...they have 26ft. on the side and they look like they have 40 on the back, it should be plenty of room.

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Mr. Bergman asked if there were any other discussions?

Mr. Bergman stated to Mr. Friscia that he would be notified when the Site Plan would go to City Commission.

Mr. Friscia – Thank you.

**MOTION WAS MADE BY MS. BENTON TO APPROVE THE SITE PLAN APPLICATION. Seconded by Mrs. Gates. Unanimously approved by roll call vote.**

**Agenda Item # 7 – Site Plan with Conditional Use** – Approval for a public storage facility located at 2696 McNeil Road. Owner is Larry Sampson. Applicant is Ron Uphoff.

**Staff Report** – Ms. Clark stated that the project was for a public storage facility. The total square footage was 9,000 sq. ft. situated on 2.9 acres, and staff is recommending approval.

Mr. Bergman asked if there were any questions for staff from the Board?

Ms. Brenner asked what was the zone on the property?

Ms. Clark answered that it was C-3, general commercial.

Ms. Brenner stated that the property records were still showing it as residential...there's a dwelling on it.

Ms. Clark asked if she was getting the information off of the property record?

Ms. Brenner – Yes.

Ms. Clark stated that the property record card was generally the least accurate in terms of what staff would use. She stated that if Ms. Brenner would check the City staff map it definitely would show it to be C-3, general commercial.

Ms. Brenner asked Ms. Clark if she was talking about the map she (Ms. Brenner) was pointing to?

Ms. Clark – Yes.

Ms. Brenner asked if Ms. Clark knew what the blank between the C-3 and the C-1 was?

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Ms. Clark stated that would be County.

Mr. Bergman asked Ms. Clark how they got a C-3 right adjacent to a R-1?

Ms. Clark stated that when the property was annexed, they simply brought it in with a similar county zoning category.

Mr. Johnson asked about how far south was that from Okeechobee Road? Any idea?

Mr. Enns stated it was about a couple of blocks.

Ms. Clark stated agreed...a couple of blocks...she said that there was a location map on their Site Plan.

Mr. Bergman asked Ms. Clark to verify that they used to get the overall map that looked like a tax map before? A map that had the overall location instead of just a zoomed in location like this? Do you remember? He stated that it was somewhat difficult..

Mr. Trias stated that it was the responsibility of the applicant to prepare drawings that explain about the property. He said what they (the staff) were presenting the Board was the map that showed the zoning, etc. If the applicant has prepared a small drawing...then he should prepare a better drawing.

Mr. Bergman – Okay.

Mr. Trias stated that at some point the architects have engineers and they need to produce their work according to their professions.

Mr. Bergman – Okay. He asked if there were any other questions for staff? Anyone present to speak on behalf of the Site Plan?

Mr. Uphoff introduced himself and stated that he was representing the applicant.

Mr. Bergman asked him if he had anything to say about the project?

Mr. Uphoff stated that the utilities were available except that they need a septic system, and that was with the health department, and that was no problem. He added that he would like to say they set back from the road right-of-way an extra 15 feet with the anticipation in the future if they did widen the road down the line it wouldn't crowd in and destroy the property and service lines. That would give them more or less a 15 ft. buffer so eventually the City would want as right-of-way.

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Mr. Enns asked Mr. Uphoff if the septic and drain field were going to be almost at the right-of-way there at McNeil Road?

Mr. Uphoff stated yes, he spoke with the health department he said that they needed to be 11 ft. back from the property line.

Mr. Enns stated that the scaled didn't look like a very big system.

Mr. Uphoff stated that it wasn't.

Mr. Enns asked him to verify if he had two bathrooms to service the whole place?

Mr. Uphoff stated that they had the resident bath and then access bathrooms for the clientele, they'll be back in the maintenance area, and they would have a handicap...

Mr. Enns asked Mr. Uphoff to verify that he didn't have a bathroom for each one of those (storage units).

Mr. Uphoff stated no, he didn't. Those were mini storages.

Mr. Enns – Right.

Mr. Bergman asked Ms. Clark if staff had looked at the width of the driveways?

Mr. Bergman stated that they were one way but 20 ft. on two sides.

Ms. Clark – Right.

Mr. Bergman stated that he had a concern that if there were a truck, even if it were a small one, parked in there no one would be able to get in beside it.

Ms. Clark stated that they (the staff) reviewed agenda item # 7 in accordance with how they had reviewed the past public storage facilities needed to be in line.

Mr. Bergman stated that it just seemed tight, because if someone would have their truck in there loading or unloading and someone would come by with another vehicle, it would be difficult for someone to get around them. He asked Ms. Clark if the storage facility was in line with the previous ones?

Ms. Clark – Yes.

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Ms. Brenner asked what was the difference between the present item in discussion and 26 ft on the other one?

Mr. Bergman stated that the 26 ft. was back-up space for cars, and this one was just passing space.

Mr. Enns stated that they were not running a business out of the sister's...where you store stuff.

Mr. Bergman asked if there were any other questions for the applicant?

Mr. Johnson asked if the property was located next to a church?

Mr. Uphoff – Yes.

Mr. Johnson asked if there was any kind of a privacy fence?

Mr. Uphoff stated that they intended to use the wall...just the wall, where they had an opening they could pass through and the back would be secured where they would put the retention area.

Mr. Enns asked if he (Mr. Uphoff) had planned on building the whole thing out at one time or would he phase it?

Mr. Uphoff answered that he thought it would be phased, that they would generally try to build the perimeter so that it's secure.

Ms. Brenner asked how would the septic be tying it into the City?

Mr. Johnson stated that the City didn't have utilities in the area...there's water.

Mr. Uphoff said that there was a water main across the street.

Mr. Bergman asked if there were any other questions for the applicant?

Mr. Bergman – Thank you.

Mr. Uphoff – Thank you.

Mr. Bergman asked if there were anyone present to speak on behalf of the Site Plan application? Anyone present to oppose the Site Plan?

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**MOTION WAS MADE BY MR. ENNS TO APPROVE THE SITE PLAN W/CONDITIONAL USE. Seconded by Mr. Johnson. Unanimously approved by roll call vote.**

**Agenda Item # 8 – Site Plan with Conditional Use** – Approval to install two new cluster pilings and to replace an existing cluster piling located at 331 Fernandina Street. Owner is William Bennis, III. Representative is Summerlin’s Seven Seas, Inc.

**Staff Report** – Ms. Clark stated that, as described in the staff report, the cluster pilings are a series of three pilings tied together intended to increase the stability for mooring larger boats. The property is currently developed with a single-family residence in which it would be considered an accessory use. Staff is recommending approval.

Mr. Bergman asked if there were any questions for staff from the Board?

Ms. Brenner asked how many vessel tie-ups were there on the property at the present time?

Mr. Trias answered to say that they didn’t know; the representative was not present.

Ms. Brenner stated that if she recalled correctly the property had quite a number of positions available for securing vessels...she said she was concerned about them bearing that kind of strength of the slips for the huge boats coming in there. She said it looked like there were at least four possible tie-ups there. She stated that she didn’t know if there was anything being done to alleviate the congestion.

Mr. Bergman asked if there were any other questions for staff? Anyone present to speak on behalf of the Site Plan application? Anyone present to oppose the Site Plan?

There were no representatives present on behalf of this agenda item.

**MOTION WAS MADE BY MS. BENTON TO APPROVE THE SITE PLAN W/ CONDITIONAL USE. Seconded by Mr. Enns. Approved by roll call vote of 8 to 1.**

**Agenda Item #9 – Site Plan with Conditional Use** – Approval to allow the construction for a private dock located at 1001 South Indian River Drive. Owner is David Blackburn. Representative is Summerlin’s Seven Seas, Inc.

**Staff Report** – Ms. Clark stated the proposal was for an access ending in a platform with two mooring areas for future boat lifts. The applicant has previously obtained state permits, and staff recommended approval.

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Mr. Bergman asked if there were any questions for staff from the Board? Anyone present to speak on behalf of the Site Plan application? And no one present to oppose it?

**MOTION WAS MADE BY MR. ENNS TO APPROVE THE SITE PLAN W/ CONDITIONAL USE. Seconded by Ms. Brenner. Unanimously approved by roll call vote.**

**Agenda Item #10 – Abandonment** – Request that the City of Fort Pierce abandon a portion of rights-of-way.

**Staff Report** – Ms. Clark stated that the request was for two separate portions of City rights-of-way. The first on being North 31<sup>st</sup> Street. There were no objections registered by the City departments or agencies. There would be an easement that would required for city engineering. And staff recommended approval with the conditions listed under the Board’s recommendation, and to skip to North 32<sup>nd</sup> Street, there were multiple utilities identified within this portion of 32<sup>nd</sup> Street, and several objections based on the existing utilities staff recommended denial of the North 32<sup>nd</sup> Street.

Mr. Bergman said all right. And asked Mr. Walker if the City Attorney’s position and the Board’s objection based on the utilities on the road or were there other objections?

Attorney Walker stated consistently over the years the attorney’s office had expressed principal opposition to abandonments as such reflecting a policy being that sale of the property in question was preferable to a simple abandonment. Whether the property is to be sold or abandoned will involve a policy. Questions will be reviewed by the City Commission when this board’s (Planning Board) recommendation reaches that body.

Mr. Bergman asked if that decision would generally be for the commission level and verified if the Planning Board would make that decision.

Attorney Walker stated that the only issue for the Planning Board would be a planning issue and that would be whether the property fulfills a public role, and should be maintained and kept by the City. That’s a Planning consideration to be reviewed by this Board (Planning Board), and if the Board determines that no public purpose is to be served by retaining the property, then it goes up to the City Commission for the City Commission’s decision on this deposition, and that the City determines the property may be disposed and does not serve a public purpose then the Commission will determine whether that disposition is to be by abandonment or by sale.

Mr. Bergman – Okay.

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Mr. Bergman asked if there were any questions for staff from the Board?

Ms. Benton asked if the City Engineer would require an easement for the right-of-way of North 31<sup>st</sup> Street? She asked what that was for?

Ms. Clark answered to say in order to access and maintain a drainage outfall.

Mr. Bergman asked if there were any other questions for staff?

Mr. Johnson asked if they had made reference to how big that easement would need to be? 15 ft. or larger or smaller?

Ms. Clark – 20 ft.

Mr. Bergman asked if there any other questions? Anyone present to speak on behalf of the abandonment?

Mr. Strano introduced himself and stated that he knew that utilities were still running through 32<sup>nd</sup> Street...stated that they would have to rework a Site Plan for what they want to do based on leaving the 32<sup>nd</sup> Street, which goes nowhere...it goes to the canal, and asked Ms. Clark if a portion of Avenue C had been abandoned because there was a sign on the property stated so. (Shows photograph taken of sign).

Ms. Clark stated that they had previously discussed that and that the Development Department had not seen any paperwork requesting the abandonment of Avenue C.

Mr. Strano reiterated the fact that he had a picture of the sign on the property. And insisted that someone tell him what that meant that as of Dec. 2 the property in question was being abandoned. Mr. Strano further stated that if that was abandoned then 32<sup>nd</sup> Street went nowhere. He continues to insist that there must be some sort of paperwork explaining the abandonment sign.

Ms. Benton asked Mr. Strano if she could see the picture he was holding to see what the sign read.

Mr. Bergman asked Mr. Strano to verify what he was to buy under contract?

Mr. Strano answered 37 through 41. He then added that 32<sup>nd</sup> Street broke through that property and runs ...to the canal, and then it goes to Avenue C. He stated that he was a little confused to where the sign came from? (the one in his photo).

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Mr. Enns asked what he was getting ready to do?

Mr. Strano answered that they were talking about building small condominiums....and stated that he didn't believe they would pay to build a bridge across the canal...and it runs directly through that property, all the affects of that property, and he added that's why he wanted the abandonment on it. He added if an easement was wanted on it they would go along with that. He added that he didn't think the abandonment was wanted and he would therefore have to work around that.

Mr. Trias stated that the sign in question was a County sign, so it was possible that the county may have done some processing that the City may not be aware of it, and if Mr. Strano wanted to follow up on that he would be welcomed to do so.

Mr. Trias recommended to the Board that they postpone any action on the abandonment issue until they have all the facts.

Mr. Bergman – All right.

Mr. Bergman stated that he was not sure of what the sign was for. And verified if Avenue C was of City Property?

Mr. Trias answered that it may be a County right-of-way, there may be some process...

Mr. Bergman – Okay.

Mr. Strano asked if it was abandoned then what would happen?

Mr. Trias stated that he thought the discussion at hand should end and reiterated his recommendation to postpone it until they have more information.

Mr. Bergman – Thank you.

Mr. Strano asked where he would go from there...to the County to find out?

Mr. Trias asked him to have a seat.

Mr. Johnson stated that Utilities Authority would have been involved in that too. They wouldn't have had any access to that Avenue C item. He asked the staff if that was something that the Board was going to research at this point or ...?

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Mr. Trias stated yes, that they needed to figure out what the fact are and research it, and look into. He added ultimately it was the request of the applicant and therefore his responsibility to have all the information that the Board needs to make a decision, and clearly that's not the case now...clearly we don't have the information, and clearly even the applicant doesn't know what's going on.

Attorney Walker recommended that the motion be modified and provided perhaps the matter be tabled to the next following meeting with a motion incorporated when the matter should be brought up again.

**MOTION MADE BY MR. POITIER TO TABLE THE ABANDONMENT REQUEST. Seconded by Ms. Benton. Unanimously approved by roll call vote.**

Mr. Bergman asked if there were any questions?

Ms. Brenner stated she was sorry she wasn't present at the last meeting, and asked about an excerpt in the minutes. She inquired about the property mentioned on page 8 located on 25<sup>th</sup> Street and Okeechobee Road. At the top of the page:

*Mr. Orkowski-UPS and FEDEX...on page one I wrote it...I've got an eighteen-wheeler...off road...*

*Mr. Knott-Do you have access...what is your access to your building? And then Ms. Brenner adds further down the page she states that it's unclear about if there will be any eighteen-wheelers or not and how many:*

*Mr. Knott-How about the eighteen-wheelers?*

*Mr. Orkowski-No, no.*

*Mr. Knott-The paper truck comes once a day too?*

*Mr. Orkowski-Only when we are out of paper.*

*Mr. Enns-So, they're going to be coming like a weekly basis?*

*Mr. Orkowski-Week, every three or four days.*

*Mr. Knott-What type of vehicle is that?*

*Mr. Orkowski-It's a box truck.*

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*Mr. Knott-It's not a semi?*

*Mr. Orkowski-No, no.*

*Mr. Enns-It's like a truck like UPS has...something similar to that?*

*Mr. Orkowski-A little bigger...it's a box truck...like a U-Haul truck.*

Ms. Brenner stated that she was aware of the concern of the congestion at that corner. And then Mr. Johnson asked for some clarification about the location of the property and the relationship...and so forth. Which brought her to her next question. She stated that she spent a lot of time with her packet trying to determine where some of the properties were. She said it was very difficult getting out the City map trying to find out where things are from the map that's in the packets.

Mr. Trias stated he wanted to make very clear that it was the responsibility of the applicant to provide information sufficiently in order for the all involved to review it. They have architects and engineers...they do a very bad job. He said that he agreed with her (Ms. Brenner), and that is what the Board needs to explain to all the applicants. They need to provide better packages and better presentations to you.

Ms. Brenner asked Mr. Trias that when the applicants come to the staff and they don't provide the maps, would there be a stop that the staff could put on until they could get it for the Board?

Mr. Trias stated that staff could do that...they did that in the past but when they receive sufficient information from their (staff) point of view, they forward it to the Board. He added that it may not be sufficient for the Board's point of view in the sense that the Board doesn't deal with those issues every day, and said he has not seen such incompetence in the professionals anywhere else where he had done any work. Mr. Trias went on to say that staff simply does not have the most basic graphic representations of things for lay people to understand it easily. And reiterated that it was the responsible of the applicant, because otherwise applicants get denied. And until the Board starts do those things and until the Board starts postponing things and demanding that you get more information they (applicants) will continue to get that problem, because from the applicant's point of view they don't want to spend the money it takes to do a good job. And added that he hears that all the time.

Ms. Brenner asked him if he had a checklist of the things that the applicants are supposed to give him?

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Mr. Trias Yes, and they ( applicants) do the absolute minimum and they don't do it very well.

Ms. Brenner asked if there was anyway for those things to get padded...?

Mr. Trias stated that they could do that but if they were to do that in every project then staff would be doing a bad job. And said he thought it would be much easier for the Board to explain to the applicant that they (the Board) expects quality materials. And added that the kind of stuff that they are getting is really very ...if they were in his class he said he would probably flunk them.

Ms. Brenner – Thank you. She asked her other question concerning traffic studies. She said she thought it was interesting that the smallest project on that street dumping into Bell Avenue had their traffic study; but the largest project did not have and she stated she thought it was an arbitrary thing.

Mr. Trias stated that that happened because it was requested at another meeting and frankly, the traffic studies, as you can see, do not show that there's a problem. And he added that they could request traffic studies as much as we want...and we will start doing that just to let the Board see that they have limited information. Traffic studies matter in much larger projects that have mostly commercial like the warehouse they were discussing and residential generally wouldn't create the kind of impact that the Board would become concerned about. But added they (the staff) could do more.

Ms. Brenner said that Bell Avenue dumps into Oleander and there is no way to get out of that street there...there is no traffic light and there is only a four-way stop at the other two so it may not be a problem now but it's going to become one very rapidly, particularly in that area.

Ms. Bergman stated that the City is preparing standards for traffic studies.

Ms. Brenner asked about the colored map that they receive and from where they are generated?

Mr. Trias stated that they are those maps are their (the City's) official maps that they keep.

Mr. Johnson asked if they were in their GI system?

Mr. Trias – Yes.

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Mr. Johnson asked if there was a set scale because sometimes the maps show two or three streets and sometimes the scale is different.

Mr. Trias stated yes, the scale is different...it depends on the judgment of the draftsman.

Mr. Johnson asked if they should use that judgment or should they set a scale?

Mr. Bergman and Mr. Trias in unison stated that it depended on the property, some projects are very large and some are small.

Mr. Trias added that they have the basic information for zoning, etc., the applicants are the ones that need to provide the graphics that are clear, etc. And it just depends on the professionals who do the drawings that depend on the quality.

Mr. Bergman asked if anyone else had anything to say?

Ms. Brenner asked if anyone had noticed that about the eighteen-wheelers and whether it would make any difference if it were brought up as an item in that particular meeting. She asked if it were settled and if the applicants are coming back?

Mr. Enns stated that his recollection of it was that the applicant assured them that he would have FEDEX and UPS would have deliveries and pick-ups approximately three times a week, and he (the applicant) didn't feel that what he was going to send out of there was going to be huge deliveries, etc.

Ms. Brenner stated that they stated in the last meeting that they had an eighteen-wheeler...why?

Mr. Trias stated that there was a monthly delivery that included an eighteen-wheeler.

Mr. Enns added that it was a paper delivery it memory served him correctly.

Mr. Trias agreed that it was a paper delivery once a month or something to that affect.

Ms. Brenner was concerned about the eighteen-wheeler coming in through the residential areas.

Mr. Trias recalled that there was a condition approval regarding that.

Mr. Bergman asked if there were any other questions?

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Ms. Benton asked about the workshop.

Mr. Trias stated that the second workshop is on the 24<sup>th</sup> of February, at 5:30 p.m.

Mr. Enns asked if anyone was going to call them as a reminder or were they on their own?

Ms. Rose stated that she would call everyone to remind them of the Planning Board Workshop.

Mr. Bergman asked if Attorney Walker had anything to add?

**MEETING ADJOURNED AT 7:55 P.M.**