THE SUNSET CAPITAL OF FLORIDA

Planning Board
155 Corey Avenue
2/21/2012

4:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

Regular Meeting

1. **Acceptance of Minutes:**

   - **1/17/2012**

2. **Discussion Item:**

   A. Define and clarify discussion items for feasibility of THD workshop.
   B. Member Michael Lehman requests discussion regarding transportation, stormwater, and utilities oversight.

3. **Adjourn**

APPEALS

If a person decides to appeal any decision made at this Meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of Meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) the city does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

ADA

Agenda Material is available for review at City Hall on the Friday preceding the Meeting. In accordance with the American's with disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact Public Services at (727) 363-9243 no later than four (4) days prior to the meeting for assistance.

PLANNING BOARD

MINUTES

January 17, 2012

4:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward Friszolowski, Chairman
Don Breitweiser, Vice Chairman
Mike Lehman, Member
Ron Holehouse, Member
Will Jacoby, Member

ALSO PRESENT:

Susan Churuti, City Attorney
Catherine Hartley, Senior Planner
Pamala Prell, Deputy City Clerk

1. Approval of Minutes

Member Lehman made a motion to approve the minutes of December 20, 2011, as written. The motion was seconded by Member Breitweiser and approved by a unanimous voice vote.

2. Action Items – Public Hearings

a. Ordinance No. 2011-33, Change of Future Land Use designation for 1307 Gulf Way from Residential High with the Resort Facilities Overlay to Residential Low Medium.

Chairman Friszolowski explained the procedures for the public hearing.

Senior Planner Hartley explained that the zoning on this property was changed from residential to Traditional Hotel District in 2008. She advised that there was previously a 19 unit hotel on the property that has been demolished and the lot is vacant. Ms. Hartley explained that this is a down zoning and will not have any additional impacts on water, transportation, or sewer usage. Ms. Hartley explained that the applicant is requesting to build three single family homes on the lots because development of a hotel under the current regulations is not economically feasibly.

Attorney David Bacon, 2959 1st Avenue North, St. Petersburg, representing the applicant, advised that Mr. Jacobs was present. Attorney Bacon advised that Mr. Jacobs is considering building three single family homes on the lots because after an extensive review of the current regulations he concluded that the development of a hotel was not economically feasible. Attorney Bacon pointed out that the density and intensity will be reduced by lowering the number of units from 19 transient units to three single family homes.

Mr. Howard Jacobs, 916 Indian Beach Drive, Sarasota, Florida, advised that after an extensive evaluation of the size of the lot, the city's regulations and the best use of the property, it was determined that three single family homes were his best option. Mr. Jacobs pointed out that he would still consider building a hotel if the regulations were changed and would allow for certain things that would be necessary to make it a successful waterfront hotel. He pointed out that a hotel with small rooms and no swimming pool, is not desirable to tourists. He asked that the board approve his application.

Mr. Jacobs answered the board members questions.

Chairman Friszolowski called for audience comments.

Mr. Joe Caruso, 1301 Gulf Way, stated that he is not opposed to the application, and pointed out that there were problems with the current Traditional Hotel District restrictions, as outlined by Mr. Jacobs. Mr. Caruso stated that he felt that the burden to provide a buffer between this property and his property should be placed on the applicant.

Mr. Dick Kanes, 711 Boca Ciega Drive, asked what these houses would sell for.

Mr. Jacobs stated that the houses will be sold for whatever the market value is at the time.

Ms. Melinda Pletcher, 2281 East Vina Del Mar, stated that it is difficult to develop under the Traditional Hotel District restrictions and suggested alternative options for single family homes.

Chairman Friszolowski closed audience comments.

Chairman Friszolowski suggested that, after what the board heard regarding this application, they reconsider the height limit in order to make it feasible for the development of transient accommodations in Pass-a-Grille and get the input from the community for what they would agree to. The board was in agreement.

Member Holehouse made a motion to approve Ordinance No. 2011-33, changing of Future Land Use designation for 1307 Gulf Way from Residential High with the Resort Facilities Overlay to Residential Low Medium. The motion was seconded by Member Lehman and approved by a unanimous roll call vote.

b. Ordinance No. 2011-34, Changing of Zoning for 1307 Gulf Way from THD to RLM 2.

Ms. Hartley stated that this ordinance is for the zoning change and there was nothing further to add.

Attorney Bacon stated that he had nothing further to add to his earlier comments.

Chairman Friszolowski called for audience comments.

Mr. Joe Caruso, 1301 Gulf Way, stated for the record, that he objected to Mr. Holehouse's comments and suggested that Mr. Holehouse refrain from being involved in the discussion regarding the Traditional Hotel District and the Coconut Inn and suggested that Mr. Holehouse resign from the board.

Member Lehman made a motion to approve Ordinance No. 2011-34, changing of Zoning for 1307 Gulf Way from THD to RLM2. The motion was seconded by Member Holehouse and approved by a unanimous roll call vote.

c. Ordinance No. 2011-37, Change of Future Land Use designation for 701 Gulf Way from ROR to CRD-EA.

Senior Planner Catherine Hartley explained that this property is immediately adjacent to the 8th Avenue Community Development Area and for some reason during the adoption process this property was not included. Ms. Harley pointed out that the property was renovated in 2005 and the number of units was reduced from 11 to 8. She explained that the owners were under the impression that these were transient units when they purchased them and the City's Business Tax Receipts lists this property as apartments, hotels, and motels. She advised that the owners were not aware that these units could not be rented for less than 30 days. She advised that one owner received a Notice of Violation from the Code Enforcement Officer for renting less than 30 days, which is why this application is being considered for inclusion in the CRD-EA.

Attorney Deborah Martohue, 2429 Central Avenue, St. Petersburg, Florida was present to represent the applicants. Ms. Martohue provided a packet of information for the record and displayed photos of the property. Ms. Martohue pointed out that the property was renovated in 2005 and the number of units was reduced from 11 to 8 and the rezoning request will not have any impact on city services because there were no proposed changes to the structure or the lot. She reviewed the time line for the adoption process for the CRD-EA District and stated that during that time when the City obtained the mailing list from the Property Appraiser the data base was not updated and did not include these unit owners so they were not notified by the City.

Attorney Martohue further explained that this is an extension of an already existing district and would have no adverse impact on the neighborhood because Pass-a-Grille is a mixed used community of residential and commercial uses. Ms. Martohue explained the criteria for granting a rezoning. Ms. Martohue asked for approval by the board.

Chairman Friszolowski called for audience comments.

Mr. David Bean, 106 7th Avenue, objected to the rezoning for transient use in their residential neighborhood and stated that he and other owners sent letters of objection to the board.

Mr. William Curry, 111 7th Avenue, objected to the rezoning and transient use on 7th Avenue.

Mr. David Hammer, 111 7th Avenue, objected to the rezoning and transient use in a residential neighborhood.

After considerable discussion, Attorney Martohue advised that the applicants would agree to a minimum weekly rental of the units and a development order agreeing to that stipulation.

Member Lehman made a motion to approve Ordinance No. 2011-37, changing of Future Land Use designation for 701 Gulf Way from ROR to CRD-EA with the stipulation that the units are not rented out for less than one week and that a development order be prepared to that

effect. The motion was seconded by Member Breitweiser and approved by a 4-1 roll call vote, with Member Jacoby voting no.

d. Ordinance No. 2011-38, Change of Zoning Designation for 701 Gulf Way from ROR to CRD-EA.

Senior Planner Hartley advised that this ordinance is for the zoning change and she had no further comments.

Attorney Martohue, 2429 Central Avenue, St. Petersburg Florida, representing the applicant, stated that she did not have any additional information to add other than her remarks during the previous case discussion.

Mr. David Bean, 106 7th Avenue, stated that a weekly rental limitation may deal with some issues but there are other issues to consider when allowing a hotel in a residential neighborhood. He pointed out that when a problem occurs there is no onsite manager to complain to, so the only option the residents have is to call the police.

Mr. Joe Caruso, 1301 Gulf Way, stated that he did not understand how a property with no parking and no onsite manager can be designated as a hotel and his property that has been a hotel for 80 years that has parking and onsite management cannot get that same designation.

Mr. William Curry, 111 7th Avenue, inquired if this property is allowed to be rented weekly, can the other residents on 7th Avenue also rent out their homes on a weekly basis.

Mr. David Howard, 111 7th Avenue, pointed out that all of the access to this property is from 7th Avenue.

Applicant, Rob Kilgo, 2416 Foxthead Way, Clearwater, Florida, pointed out that there is access to the property from Gulf Way.

Attorney Martohue stated that she felt that the case has been made for granting the rezoning under the criteria and asked for approval. For the record, Ms. Martohue advised that her clients agree to the stipulation and development order.

Member Lehman made a motion to approve Ordinance 2011-38, changing of zoning designation for 701 Gulf Way from ROR to CRD-EA, with the stipulation that the units are not rented out for less than one week and that a development order be prepared to that effect.

The motion was seconded by Member Breitweiser and approved by a 4-1 roll call vote, with Member Jacoby voting no.

Chairman Friszolowski called for a five minute recess at 6:45 p.m. Chairman Friszolowski reconvened the meeting at 6:52 p.m., with all members present.

e. Ordinance No. 2011-39, amending the 8th Avenue Special Area Plan to add 701 Gulf Way to the map, adding single family residential as a permitted use and amend the allowable temporary lodging density from 30 to 50 units per acre.

Senior Planner Hartley explained that when this ordinance went to the City Commission for final reading, the Commission asked staff to amend the ordinance to remove the prohibition on single family homes and to amend the units per acre from 30 units to 50. She also stated that 701 Gulf Way is now included due to the zoning change granted at this hearing.

Member Holehouse made a motion to approve Ordinance No. 2011-39, amending the 8th Avenue Special Area Plan to add 701 Gulf Way to the map, adding single family residential as a permitted use, and amend the allowable temporary lodging density from 30 to 50 units per acre. The motion was seconded by Member Lehman and approved by a unanimous roll call vote.

f. Ordinance 2011-40, Amending the text of the Future Land Use Plan Element and the text of the Future Land Use Map Element in the Comprehensive Plan to increase the permitted temporary lodging density from 30 to 50 units per acre in the Community Redevelopment Area – Eighth Avenue Future Land Use designation.

Member Holehouse made a motion to approve Ordinance 2011-40, amending the text of the Future Land Use Plan Element and the text of the Future Land Use Map Element in the Comprehensive Plan to increase the permitted temporary lodging density from 30 to 50 units per acre in the Community Redevelopment Area – Eighth Avenue Future Land Use designation. The motion was seconded by Member Breitweiser.

Chairman Friszolowski called for audience comments.

Mr. David Bean, 106 7th Avenue, stated that the Special Area Plan's objective is to maintain a residential character in Pass-a-Grille and asked that 701 Gulf Way be removed from this ordinance. He stated that he would be seeking legal assistance regarding this issue.

Attorney Martohue pointed out for the record that the district four City Commissioner asked that the 30 units per acre be increased to 50 units per acre and that change was not driven by her client.

Chairman Friszolowski closed audience comments.

Ms. Hartley stated that it was the Commissioner who initiated the increase in the units per acre.

Chairman Friszolowski clarified that there are many objectives in the Comprehensive Plan and that the entire plan has to be read to understand all of them. He pointed out that another objective is to encourage mixed use.

The motion was approved by a unanimous roll call vote.

3. Discussion Items

a. Traditional Hotel District (THD)

Member Breitweiser requested that the Traditional Hotel District be placed on the next meeting agenda for discussion. The board was in agreement.

Member Breitweiser requested that Ms. Hartley clarify the setbacks and buffering requirement for the rezoning of properties in Pass-a-Grille. Ms. Hartley agreed to provide that information at a subsequent meeting.

Ms. Hartley pointed out that at a future meeting the board will be considering amendments to the landscaping ordinance and Division 39 - Design Standards.

4. Adjournment

Being no further business to come before the board, the meeting was adjourned at 7:15 p.m.

Attest:

____
Rebecca C. Haynes, City Clerk

____
Ward Friszolowski, Chairman

Minutes Approved on: ____________

THE SUNSET CAPITAL OF FLORIDA

Memorandum

To: Planning Board Members

From: Catherine Hartley, AICP, CNU-a, Senior Planner

Date: February 17, 2012

RE: Items for Discussion February 22, 2012 Agenda

The Board has two items for discussion on the February 21st agenda.

1. At the last meeting, the board expressed interest in having a workshop with relevant stakeholders to discuss the THD ordinance. The City Manager has requested that the board further define the issues to be discussed and define the perceived problem. For example: is the board asking if the existing ordinance encourages or discourages redevelopment of tourist lodging in Pass-a-Grille? Is the board asking for a pro forma for each eligible property? Is the board asking for designs considerations to make it work for each eligible property (ie number and size of rooms, building height, parking, etc).
2. Member Mike Lehman has requested a discussion regarding the attached memo to the board. He will lead the discussion.

Discussion Item for St. Pete Beach Planning Board

Submitted by member Michael Lehman
January 19, 2012

Major Street Plan and Coordination with Related Activities

BACKGROUND

In ARTICLE VIII, PLANNING BOARD, of the St. Pete Beach Code, the board is given general powers and duties among which is to (paraphrased):

- maintain liaison with public and private agencies for the coordination of development activities that relate to the comprehensive plan (Sec. 22-247 (2);
- prepare or assist in the preparation of a major streets plan (Sec. 22-247 (3); and
- undertake special studies or project plans assigned by the city commission to refine, extend or implement the comprehensive plan (Sec. 22-247 (4).

Presently, a number of activities that relate to the above are in various stages of development. Examples include roadway projects underway on Gulf Blvd and Blind Pass Rd, the planned repaving of select streets, the development of a stormwater management plan, and the preliminary design of other roadway projects for Blind Pass Rd, the couplet, etc.

The process now is that project identification, planning, setting priorities, identification and vetting of resources (consultants, design professionals, contractors), and design and project coordination occurs with the City Manager and his Planning and Public Works staff. The Planning Board conducts some in-process reviews and provides input and recommendations for consideration by the City Commission. The City Commission conducts in-process reviews, provides input and final approvals. The Planning Board and the City Commission conduct workshops and public hearings that allow for public input as is directed by policy.

Staff has been effective in moving relevant projects forward in the review and approval processes even in context of economic challenges and an atmosphere of sharp political divisions. Staff has also been very competent, responsive and resourceful in serving the Planning Board.

DISCUSSION

It can be argued that design for transportation systems, stormwater management, and placement of utilities is best conceived in an integrated, coordinated manner. These features are expensive and are anticipated to be functional for decades. How they are conceived and implemented establishes long term opportunities and constraints for related or dependent development and so anticipation of future needs is an essential consideration. In many ways, economic growth and stability, environmental sustainability, and general quality of life for residents and visitors have a direct relationship to these features.

As a starting point, several debriefing and discussion items are listed below. This is not intended to be a complete list, but one that staff and the Board can add to:

1. From staff, a comprehensive overview of all transportation, stormwater (environmental) and public utility projects presently in various stages of development.
    a. What is the relationship between projects and to an overall plan or vision?
        i. How do project design considerations support comp plan policies for economic development, future technology needs, and quality of life for residents and visitors?

    b. How are required skill sets and key performance indicators determined when drafting RFQ's and RFP's?
        i. How are consultants and design professionals identified and included in distribution of RFQ's and RFP's?
    c. What efforts are underway to ensure design compatibility and integration?
    d. What efforts are underway to ensure coordinated project management?
2. At what stage of project development should the Planning Board get involved?
    a. What level of involvement does the Board want to have?

Conclusion

The purpose of this item is to generate a conversation about process, what works well and what doesn't, and what, if anything, the Planning Board can do to improve the processes, and consequently the outcomes, of activities that fall under the Board's general powers and duties. The question for the Planning Board is do we want to engage in this conversation, and if so, when and how?