



**Planning Board
155 Corey Avenue
4/17/2012**

4:00 p.m.

**Call to Order
Pledge of Allegiance
Roll Call**

Regular Meeting

1. Acceptance of Minutes:

- 2/21/2012

2. Discussion Item:

An ordinance to be entitled: Amending the text of Section 34.2 of the Land Development Code to add Class B Docks (docks for multifamily residential) as a permitted use in the DCR (Downtown Core Residential) zoning district.

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. In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than seven days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).

PLANNING BOARD

MINUTES

February 21, 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:

Mike Davis, 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 January 17, 2012, as written. The motion was seconded by Member Breitweiser and approved by a unanimous voice vote.

Member Lehman complimented Ms. Prell on the preparation of the minutes.

2. Action Items – Public Hearings

- a. Define and clarify discuss items for feasibility of THD workshop.

Senior Planner Catherine Hartley explained that the City Manager asked her to bring this item to the board for discussion and that the goal is to determine what the board wants to accomplish with the Traditional Hotel District (THD) zoning regulations.

Melinda Pletcher, Chairman of the Historic Preservation Board, inquired if the goal of the THD was to retain the transient density that currently exists in Pass-a-Grille. Ms. Pletcher stated that the transient density is being lost because of the zoning regulations and the transient accommodations are what help support the Eighth Avenue Business District. She pointed out that there are several three to four unit rental properties that may need to be included in the THD district, to increase the transient density. Ms. Pletcher pointed out that there are other important issues that need to be addressed in Pass-a-Grille, which are not getting accomplished because of all the work regarding the THD. Ms. Pletcher thanked the board members for their efforts.

After considerable discussion regarding the preservation of the smaller hotels in Pass-a-Grille, the goals and the economical feasibility of the THD, the board agreed to hold a joint workshop meeting with the Historic Preservation Board to re-address the issue. The board agreed to invite professionals from areas such as real estate agents, developers and architects to receive their input regarding the economical issues regarding the current THD regulations.

Senior Planner Hartley advised that she would coordinate the meeting date. The board decided that the meeting should be held at 6:00 p.m., in order to get the public's participation.

b. Member Michael Lehman requests discussion regarding transportation, stormwater and utilities oversight.

Member Lehman stated that he requested this item because he wants to be kept up-to-date regarding the current City projects, such as the proposed couplet, traffic issues, Gulf Boulevard improvements, and stormwater improvements.

The board held a general discussion regarding the City's vision for the entrance of the City and the downtown area and how to get citizens more involved in providing input regarding City projects.

The board was in agreement that they would like to be kept up-to-date on City's projects.

Director of Public Services, Steve Hallock gave a brief update regarding the current projects. Mr. Hallock invited the board members to attend the open house for the couplet presentation on March 22, 2012, at 6:00 p.m., in the Community Center. Mr. Hallock stated that he would provide a copy of his weekly CIP Project Report to Ms. Hartley to provide to the board.

Mr. Hallock suggested that the board members be added to the City Commission email list for project updates.

Chairman Friszolowski requested that an update on the Gulf Boulevard Improvements be added to a future agenda.

Commissioner Al Halpern pointed out that there were very good presentations given to the City Commission for the couplet project as well as the stormwater project and agreed that it is difficult to get citizens to participate.

All board members expressed their desire to assist the City Commission with City projects.

3. Adjournment

There being no further business to come before the board, the meeting was adjourned at 5:30 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Ward Friszolowski, Chairman

Minutes approved on: _____

Sec. 34.2. - Permitted uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the Downtown Residential District are as follows.

(a)

Residential dwellings—Attached and detached single family, two-family and multifamily.

(b)

1. Residential docks.

2. Commercial Docks- Class B