PLANNING BOARD

MINUTES

July 31, 2012

4:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward J. Friszolowski, Chairman
Tom DeYampert, Member
Mike Lehman, Member
Ron Holehouse, Member
Don Breitweiser, Member

ALSO PRESENT:

Catherine Hartley, Senior Planner
George Kinney, Director of Community Development
Pamala Prell, Deputy City Clerk, MMC

1. Acceptance of Minutes- June 19, 2012

Member DeYampert made a motion to accept the June 19, 2012 minutes, as written. The motion was seconded by Member Lehman and unanimously approved by a roll call vote.

2. Action Items – Public Hearings – Legislative

a. An Ordinance to be entitled, amending the text of the Land Development Code to delete all references to the City of St. Pete Beach Coastal Construction Excavation Setback Line.

Senior Planner Catherine Hartley explained that at the last meeting the Board was in agreement to eliminate the City's Coastal Construction Excavation Setback Line and this is their required Public Hearing regarding the proposed Ordinance.

Chairman Friszolowski opened the Public Hearing for audience comments. There were no audience comments. Chairman Friszolowski closed the Public Hearing.

Member Holehouse made a motion to approve the proposed Ordinance, as presented. The motion was seconded by Member DeYampert and approved by a unanimous roll call vote.

b. An Ordinance to be entitled, amending Division 14 of the Land Development Code to add outdoor seating as a permitted use in the RFM (Resort Facilities Medium Zoning District).

Senior Planner Hartley explained that at the last meeting the Board was in agreement to add outdoor seating as a permitted use in the RFM Zoning District and this is the required Public Hearing regarding the proposed Ordinance. Ms. Hartley pointed out that this request will allow outdoor seating at the Don Ce Sar Hotel and Smiley's Snack Shack.

Chairman Friszolowski open the Public Hearing for audience comments. There were no comments. Chairman Friszolowski closed the Public Hearing.

Member Holehouse made a motion to approve the proposed Ordinance, as presented. The motion was seconded by Member DeYampert and unanimously approved by a roll call vote.

c. An Ordinance to be entitled, amending Division 26 of the Land Development Code as it relates to signs.

Senior Planner Hartley explained that the Board considered this proposed Ordinance at their last meeting and suggested some changes, which have been made and this is the required Public Hearing regarding the proposed Ordinance.

There was a general discussion regarding pole signs, monument signs, vehicle signs, abandoned signs, hardships for small businesses, repairs, alterations and replacement of pole signs, and the suggestion of a performance based incentive plan for signs.

Senior Planner Hartley was directed to provide the Board with information regarding a performance based plan for Gulf Boulevard signs and a vision of what the City Commission desired Gulf Boulevard to look like in the future.

Upon inquiry, Ms. Hartley stated that she was still working on the regulations regarding murals.

Member Lehman suggested that the City develop a portfolio containing several types of signs to show businesses what is acceptable under the City regulations.

The Board agreed to delete the language "shopping center" on page 24 and to change the language, regarding repairing or altering pole signs, to read "if such sign is to be structurally altered or structurally repaired in any manner then a new sign permit will be required".

Senior Planner Hartley stated that she would amend the proposed ordinance, as suggested.

Chairman Friszolowski opened the Public Hearing for audience comments. There were no audience comments. Chairman Friszolowski closed the Public Hearing.

Member Breitweiser made a motion to approve the proposed ordinance, as amended. The motion was seconded by Member Lehman and unanimously approved by a roll call vote.

3. **<u>Discussion Items</u>**

a. Proposed changes to the Bayou Residential Character District – Future Land Use and Zoning

Senior Planner Hartley explained there was an unfinished development at 3701 Gulf Boulevard (Hotel Zamora), the property is in foreclosure and the owner filed for bankruptcy. Ms. Hartley pointed out that the project was approved for 36 hotel units and a 4,000 square foot restaurant and the permit was issued under the old version of the Comprehensive Plan.

Senior Planner Hartley advised that there have been several parties interested in finishing this project, but the permits will be issued under the new Comprehensive Plan, which requires a minimum of 2 acres for this type of development. She pointed out that this parcel is only 1.24 acres and asked if the Board wanted to consider eliminating the 2 acre minimum.

Upon inquiry, Senior Planner Hartley advised that the height of the proposed hotel was 50 feet and there are 60 parking spaces.

The Board directed Ms. Hartley to make certain that the proposed development at 3701 Gulf Boulevard meets all of the other requirements of the new Comprehensive Plan.

Senior Planner Hartley advised that she will make the amendments suggest by the Board and bring this item back in Ordinance form for a Public Hearing at their next meeting.

b. Other Discussion

There was no other discussion.

4. Adjournment

Being no further business to come before the Board, the meeting was adjourned at 5:50 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Ward J. Friszolowski, Chairman

Minutes approved on: 8-21-12