

PLANNING BOARD

MINUTES

November 20, 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
Rebecca C. Haynes, City Clerk

1. Approval of Minutes – October 16, 2012

Member DeYampert made a motion to approve the minutes, as written. The motion was seconded by Member Holehouse and approved by a unanimous voice vote.

2. Action Items:

a. An ordinance to be entitled, amending the text of the Land Development Code as it relates to secondary uses; amending Division 2 to add a definition of secondary uses; amending Section 35 to delete the requirement that secondary commercial uses can only be constructed with a temporary lodging use.

Senior Planner Hartley explained the intent of the ordinance removes the requirement for a stand-alone commercial property to be attached to at least a 200 unit hotel before being developed.

Mike Anderson, 1100 Pinellas Bayway South, St. Petersburg, presented a proposal partnering with the owner of the Surf Shack on Gulf Boulevard to build a bar south of the present building. The plan is to attach a new façade to both the addition and the present building that is made of rough-hewn wood siding or vinyl siding. Mr. Anderson also spoke of plans to remove the house on the property located west of the Surf Shack and utilize as additional parking, with a shell base to add to the natural surroundings. The large tree would remain and there is no restaurant in the plans.

Chairman Friszolowski spoke of his wish to look at the big picture allowing this proposal as a conditional use instead of a secondary use.

Senior Planner Hartley said the next step would be to send a written recommendation with changes, if made, from the Planning Board to the Commission which she would present at their next meeting.

A motion was made by Member DeYampert to move forward as a standard conditional use, using the City's conditional use language of our code and take this forward to the Commission, as written, without further review by the Board. The motion was seconded by Member Breitweiser.

Chairman Friszolowski called for comments. There were none.

Chairman Friszolowski called for the vote.

The motion was unanimously approved by an individual roll call vote.

b. An ordinance to be entitled, amending Division 39.3 of the Land Development Code, deleting the prohibition of the use of primary or secondary colors for exterior paint colors.

Senior Planner Hartley explained this ordinance would remove the prohibition of using primary and secondary colors for exterior painting.

Chairman Friszolowski called for comments. There were none.

Chairman Friszolowski called for a motion.

Member Lehman made a motion to approve the ordinance to be entitled, amending Division 39.3 of the Land Development Code deleting the prohibition of the use of primary or secondary colors for exterior paint colors. The motion was seconded by Member Holehouse.

Chairman Friszolowski called for comments. There were none.

Chairman Friszolowski called for the vote.

The motion was unanimously approved by an individual roll call vote.

c. An ordinance to be entitled, amending Division 39.7 of the Land Development Code to delete the prohibition of the outdoor display of merchandise.

Senior Planner Hartley informed the Board this ordinance would continue to prohibit businesses from displaying merchandise on city property or right-of-ways.

Chairman Friszolowski called for comments. There were none.

Chairman Friszolowski called for a motion.

Member Breitweiser made a motion to approve the ordinance to be entitled, amending Division 39.7 of the Land Development Code to delete the prohibition of outdoor display of merchandise. The motion was seconded by Member DeYampert and unanimously approved by an individual roll call vote.

d. An ordinance to be entitled, amending Division 6 of the Land Development Code to add regulations and conditions for the outdoor display of merchandise and to add regulations for temporary construction fencing.

Senior Planner Hartley explained this ordinance allowed for temporary fencing for developments with an active building permit. Once the permit expires or the construction is completed, the temporary fencing must be removed. Any permanent fencing must be erected within City guidelines.

Chairman Friszolowski called for comments. There were no comments.

Chairman Friszolowski called for a motion.

Member DeYampert made a motion to approve the ordinance to be entitled, amending Division 6 of the Land Development Code to add regulations and conditions for the outdoor display of merchandise and to add regulations for temporary construction fencing. The motion was seconded by Member Breitweiser and unanimously approved by an individual roll call vote.

Chairman Friszolowski recognized an audience member who wished to speak.

Deborah Martohue, 3030 Rocky Point Drive North, Tampa, representing a number of St. Pete Beach homeowners, spoke in opposition to the amendment to the ordinance stated under Item 2(a).

3. Discussion Items

a. Proposed text changes to the 8th Avenue Zoning District: Adding Single Family Residential as a permitted or conditional use and increasing temporary lodging density to 50 units per acre.

Senior Planner Hartley reported the Zephaniah Phillips building will be moved to the 8th Avenue Historical District and the owners are asking for a conditional use as a Single Family Residential until a permanent use is decided.

Chairman Friszolowski agreed to postpone further discussion until the next regular meeting.

Members Holehouse and DeYampert left the meeting.

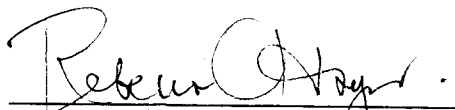
b. Guest Speaker – Mr. Jim Lindbergh

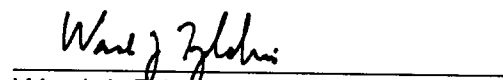
Member Lehman introduced Mr. Jim Lindbergh with the City of Leesburg Communication and Utility Department, who discussed the future of fiber optics.

4. Adjournment

There being no further business to come before the Board the meeting was adjourned at 6:51 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Ward J. Friszolowski, Chairman

Minutes approved on: 1-15-2013