



Notice of Public Meeting Planning Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
9/17/2013
4:00 p.m.

- i. Call to Order
- ii. Pledge of Allegiance
- iii. Roll Call

Regular Meeting Agenda

1. Approval of August 20, 2013 Meeting Minutes

2. Presentations

A. Geri Lopez – CRA Discussion

3. Action Items

Public Hearings-Legislative

A. AN ORDINANCE TO BE ENTITLED, AMENDING RETAIL AND PERSONAL SERVICE USES AS PROVIDED FOR IN DIVISIONS 30 AND 37 OF THE ST. PETE BEACH LAND DEVELOPMENT CODE

4. Discussion Items

- A. Work Program
- B. Project Updates (Sherwin Williams, Skidders, Plaza Resort)
- C. Pending Ordinance Items (Beach, Design Standards, SAP Amend, Density Pool)
- D. General Discussion

5. 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

AUGUST 20, 2013

4:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward J. Friszolowski, Chairman
Tom DeYampert, Member
Don Breitweiser, Member
Paul Cuticchia, Member
Ron Holehouse, Member

ALSO PRESENT:

Mary Jo Murphy, Recording Secretary
George Kinney, Community Development Director

Michael Lehman, 80th Avenue, explained his departure from the Board and spoke favorably about his experience of working with the members of the Planning Board.

1. Approval of Minutes:

Member Holehouse made a motion for the approval of the minutes for July 16, 2013. The motion was seconded by Member DeYampert and unanimously approved by a voice vote.

2. Action Items:

No items.

3. Presentation:

CRA – C. Westmoreland (Florida League of Cities)

Chairman Frizolowski informed the Board that there was a late cancelation of the presentation for the meeting. Community Development Director Kinney stated that the presentation will be an informational session explaining what CRAs are.

4. Discussion Items:

A. Work Program

Mr. Kinney gave a presentation about a Long-Term Work Program for the City of St. Pete Beach Planning Board. The intent of the program is to support the Commission's decisions as they move forward with capital improvement projects. This program will lay out the planning activities needed to underpin those efforts. Mr. Kinney stated his goal is to recommend some form of a work program to the City Commission.

Chairman Frizolowski stated that the Tindale-Oliver & Associates proposal references updating the CRA plan that was adopted on 1/24/2010. Chairman Frizolowski asked Mr. Kinney to e-mail the Board the plan that is being updated.

Chairman Frizolowski asked what role the Planning Board will take in the CRA plan. Mr. Kinney replied that if the Commission engages Tindale-Oliver, the Planning Board will review the revised plan and make recommendations to the City.

There was Board discussion about the Long-Term Work Program. Mr. Kinney asked the Board to review the packet so that at the next meeting the Board could discuss everyone's opinions and suggestions on the work program.

Chairman Frizolowski asked for audience comments.

Tom Rodgers, 300 Corey Avenue, St. Pete Beach, Florida, representing Corey Avenue Business Association, spoke about the couplet and improvements on Corey Avenue. Mr. Rodgers stated the Corey Avenue Business Association wants to present their opinions as merchants and landlords to the Commission. If the City is in a position to allocate funds to improve Corey Avenue, the organization would like to have some professional plans done and go to the City with the costs that will be needed.

Deborah Martohue, 9150 Blind Pass Road, St. Pete Beach, Florida, encouraged the Board to get a Master plan in place for street infrastructure.

B. Project Updates (Crowder Hardware, Coral Reef, Comp Plan)

Mr. Kinney updated the Board that the hardware store on 75th may have been purchased and the company is called Crowder Hardware. Coral Reef had their initial meeting with the community but the City has not received a formal submission. The Comprehensive Plan readoption effort was approved on August 13, 2013 and any appeals to the Comp Plan being approved would have to occur within 30 days.

Member Holehouse suggested that in the long-range plan the Planning Board decide what design they want reflected on the streets of the city and then reviewing the codes and making changes to prevent certain businesses from existing.

C. Pending Ordinance Items (Beach, Design Standards, SAP Amend, Density Pool)

Mr. Kinney stated that staff is working on the following: beach legislative item, design standards, special area plan amendment and density provisions.

D. General Discussion

Member DeYampert suggested there be an economic development board or committee that would inventory buildings and attract retail industries that meet the needs of the city.

Tom Rodgers, 300 Corey Avenue, St. Pete Beach, Florida, representing Corey Avenue Business Association, spoke in favor of having an economic development board or committee.

Michael Lehman, 80th Avenue, suggested rewriting the codes and moving the LDRs up into the first year in order to be prepared now. Mr. Lehman stated he would send the Board a copy of the economic strategic plan for Sarasota County and the City of Sarasota. The plan is very detailed and it is an action plan of how to develop. Mr. Lehman stated that the plan is informative and would be a great model to follow.

4. **Adjournment:**

There 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 Friszolowski, Chairman

Minutes approved on: _____

Staff Report

Presentation Item A.

Ms. Geri Lopez is the Director of Economic Development for the City of Clearwater. She is a professional Economic Development practitioner certified by the International Economic Development Council. Ms. Lopez will join staff in the afternoon for a tour of the city and will provide the Planning Board with a 15 minute presentation followed by a question and answer period.

Action Item A.

AN ORDINANCE TO BE ENTITLED, AMENDING RETAIL AND PERSONAL SERVICE USES AS PROVIDED FOR IN DIVISIONS 30 AND 37 OF THE ST. PETE BEACH LAND DEVELOPMENT CODE

The Planning Board directed staff to review permitted uses articulated in the TC-1 and TC-2 Zoning Districts pursuant to the direction of the St. Pete Beach Comprehensive Plan. Attached Exhibit A reflects that review and is being brought forward for discussion.

Discussion Item A.

The Planning Board initially reviewed a long-term work program at its August meeting. Staff noted two items for further consideration including the incorporation of a “Main Street” program into the work program and possibly moving the ‘Comprehensive Assessment of Facilities’ to the short-term category. This item is for further discussion.

Discussion Items B and C.

Staff will update the Board regarding pending site plan applications and future Ordinance items.

-Exhibit A-

Definitions

Pawn Shop means an establishment that engages, in whole or in part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property including metals such as gold, silver, and copper. (*Burien, Wash.*)

Liquor Store means any business selling general alcoholic beverages, also known as sale of distilled spirits or hard liquor, for off-premises consumption. Liquor store does not include a business selling only beer and/or wine for off-premises consumption. (*Long Beach, Calif.*)

Gun Shop means any premises or portion thereof used for the sale, vending, dealing, exchange, or transfer of two or more handguns or short-barreled handguns. (*Madison, Wisc.*)

Tobacco Shop means a retailer whose business exclusively or primarily involves the sale of tobacco products and related goods. (*Elgin, Ill.*)

Body Art means the practice of physical body adornment by establishments and artists using but not limited to the techniques of body piercing and tattooing. This definition does not include ear piercing. (*Denver, Colo.*)

Check Cashing means a person or business that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. (*San Juan Capistrano, Calif.*)

Sec. 30.2. Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the TC-1 Town Center Core District are as follows:

- (a) Financial institutions without drive-through service.
- (b) Government buildings and other public or civic facilities, including parks and recreation facilities and transit stations and stops.
- (c) Office uses.
- (d) Personal service businesses such as barbershops, beauty shops, day spas, tailoring, garment alteration and repair, shoe repair, pet grooming, dry cleaning pick-up and drop-off and other personal service uses similar in character and impact. Body art, bail-bond, check-cashing, and other similar services are prohibited.
- (e) Printing and copying.
- (f) Residential uses as a component of mixed-use development only. Residential uses shall not be allowed on the ground floor level of any structure.
- (g) Eating and drinking establishments with or without outdoor seating. Drive-through service is not permitted.
- (h) Retail uses except pawn shops, liquor stores, gun shops, and tobacco shops.
- (i) Theaters, cinemas and other indoor commercial entertainment facilities.
- (j) Artist studios.
- (k) Grocery stores and pharmacies without drive through service.

Sec. 37.2. Permitted uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the TC-2 Town Center Corey Circle and Coquina West Districts are as follows.

- (a) Retail uses except pawn shops, liquor stores, gun shops, and tobacco shops;
- (b) Grocery stores, markets, pharmacies without drive through service;
- (c) Personal service businesses such as barbershops, beauty shops, salons, day spas, gyms and fitness centers, tailoring, garment alteration and repair, shoe repair, dry cleaning pick-up and drop-off and other personal service uses similar in character and impact. Body art, bail-bond, check-cashing and other similar services are prohibited;
- (d) Eating and drinking establishments - with or without outdoor seating;
- (e) Office uses;
- (f) Commercial recreation, public parks and/or recreational facilities;
- (g) Government buildings and other public facilities, including parks and recreation facilities;
- (h) Artist studios and art galleries;
- (i) Multifamily residential only as a component of mixed use. Residential uses are not permitted on the ground floor;
- (j) Vehicle for hire—Limited to rental of non-motorized (bicycles) and individual motorized vehicles such as segways, mopeds/scooters;
- (k) Other uses similar in character, nature and impact to permitted uses listed above.

Discussion - car washes and convenience stores?

Long-Term Work Program

The idea is to assist and inform the City Commission with regard to future budget and capital improvement considerations and the Planning Board understands that educational efforts and professional assistance will be necessary for most of these efforts. A final work program should recognize project costs (in today's dollars) and expected benefits.

Complete Streets:

Benefits from walkable communities are becoming more prevalent. For example, a recent Walkable and Livable Communities Institute (WALC) report shows that Albert Lea, Minnesota residents reported over a 2-year period losing an average of two pounds each and life expectancy increased by 2.9 years. For beach communities in California, the Gallup-Healthways Well-Being Index has found that obesity dropped 14% translating to \$2.35 million in healthcare related savings over 2-years, smoking rates declined by 30% translating to \$6.97 million in savings, exercise rates increased by more than 10%, and healthy eating habits improved 9%.

Arts and Gateway:

According to Lakewood is Art.com "Beyond its enriching personal benefits, public art is a true symbol of a city's maturity. It increases a community's assets and expresses a community's positive sense of identity and values. It helps green space thrive, enhances roadsides, pedestrian corridors, and community gateways; it demonstrates unquestionable civic and corporate pride in citizenship and affirms an educational environment. A city with public art is a city that thinks, feels and grows".

Parks:

A 2009 study from the Trust for Public Lands demonstrates economic value as it pertains to property, tourism, direct use, health, community cohesion, reducing the cost of managing urban stormwater, and removal of air pollution by vegetation.

Walking

Workshop: <http://www.bing.com/videos/search?q=dan+burden+walking+audit&view=detail&mid=69C1BC9E3621E66CB1C869C1BC9E3621E66CB1C8&first=0&FORM=NVPFVR>

Public Facilities Plan:

According to docstoc.com the benefits of a public facilities plan include better anticipation of the construction of new facilities to meet the needs of the locality, annual CIP request could be evaluated and prioritized against a public facilities plan, timely ongoing maintenance and replacement, standardized construction methods and design, programming of energy efficiency and sustainable building design, identifying opportunities for sharing of facilities. A plan might also be crafted to identify opportunities for economic development.

Signage:

“Wayfinding is a vital tool of economic development. Cities realize that there is a net benefit to a shared approach to attracting business and capturing resident and tourist dollars. Truly effective wayfinding systems are a hallmark of great cities. The benefits of these systems are well worth the modest investments required. Wayfinding can easily enhance various aspects of cities, ranging from community interaction, resident socializing, business vitality, and even civic engagement. A complete and contemporary wayfinding system is essential in most cities. Making the parking and walking experience positive heightens the appeal of the place and, in many cases, increases repeat visits by as much as 30% to primary and secondary destinations” . (<http://www.asla.org/ppn/Article.aspx?id=33861>)

A. Short-Term (Years 1 and 2)

	Task	Cost	Benefits	Estimated Schedule	Primary Agencies
Corey Avenue District	Couplet Alternative Design Options	\$5,000 – design of two alternatives \$15,000 - \$20,000 – traffic modeling for one design scenario, charette and FDOT conversation	Compliments RPC recommendations, provides alternatives design considerations that may be more acceptable to business community	2 Weeks (Design) 3 Months (Modeling, Charette, FDOT)	Community Development and Public Services
	Streetscape, Alleyscape, Arts, Parklet/Plaza, and Gateway Implementation	City Hall Art project \$7,500	Spurs economic development and reduces stress. Compliments RPC recommendations	2 Months for Each Item 10 Months Total	Public Services, Community Development, Planning Board
	a. Street amenities to include bike racks, lighting, signage, and street furniture b. Streetscaping to include consideration of Low Impact Development techniques	\$150,000 - \$175,000 (All) Approx. \$50,000 (Individually)			
	Corey District Parking Study	\$15,000 - \$20,000	Compliments RPC recommendations and provides framework for CRA	2 Months	Community Development
Pass-A-Grille Park	PAG Park Comprehensive Design (Combined effort with Historic Commission)	\$10,000 - \$15,000 – estimate for small scale charette and/or community workshop	Promotes improvements in property values, tourism, etc.	2 Weeks	Community Development, Planning Board, Historic Commission

Economic Development (CRA)	Investigate amendment to ROW Language	City Staff and City Attorney Time	Compliments RPC recommendations. Necessary to create flexibility in redevelopment efforts particularly within CRA	Time necessary to pass referendum	City Attorney and City Manager at Direction of City Commission
	Work with Beach Theater Ownership	City Staff and City Attorney Time	Compliments RPC recommendations. Catalytic economic opportunity that City should be actively involved in	Ongoing	City Attorney and City Manager at Direction of City Commission
	Community Reinvestment Area (CRA)	\$35,000	Provides funding for district improvements	4 Months	Community Development, Public Services, Finance
Comp Plan	Comp Plan Review		To assure implementation of various items including but not limited to green building and affordable housing bonus.		

B. Mid-Term (Years 2 through 4)

	Task	Cost	Benefits	Estimated Schedule	Primary Agencies
Pass-A-Grille Way	PAG Way Improvements (Enhancement Process)	\$13,000 – educational walking workshop to inform final design \$15,000 – design	Compliments RPC recommendations and provides design framework and process. Long term health benefits and related savings	2 weeks (Education) 3 Months (Design)	Community Development and Public Services
Historic District	Design Guidelines for Historic District (Form Based Consideration)	\$40,000 - \$50,000	Established framework for expansion of concepts	3 Months	Community Development, Planning Board, Historic Commission
Economic Development (CRA)	Comprehensive Assessment of Public Facilities (Library, Police Station, Boat Docks)	\$10,000 - \$15,000	Compliments RPC recommendations. Provide framework for future decision including facility re-use and disposition as may be considered within the CRA	3 Months	City Manager, Public Services, Community Development
	Comprehensive LDC Rewrite (8-10 month process) (Form Based Consideration)	\$75,000 - \$100,000	Supports economic approach to create business friendly environment, creates long-term staff efficiencies, and implements Comprehensive Plan policy	6 Months	Community Development and Planning Board

C. Long-Term (Years 4 and 5)

	Task	Cost	Benefits	Estimated Schedule	Primary Agencies
Mobility	Concurrency and MMTD Revisions	\$53,000 – MMTD approach	Replacement of archaic concurrency system and assurance of funding source for future improvements	4 Months	Community Development, Public Services, Planning Board
	City Signage Program	\$35,000 - \$75,000	Compliments RPC recommendations	2 – 4 Months	Community Development

All Cost estimates were provided by a licensed professional and/or planning consultant

CITY OF ST. PETE BEACH NOTICE OF PUBLIC HEARING

The City of St. Pete Beach Planning Board acting as the Local Planning Agency will conduct a public hearing on Tuesday, September 17, 2013 at 4:00PM in the City Commission Chambers located in City Hall, 155 Corey Avenue, St. Pete Beach, Florida regarding the following ordinances:

AN ORDINANCE TO BE ENTITLED, AMENDING RETAIL AND PERSONAL SERVICE USES AS PROVIDED FOR IN DIVISIONS 30 AND 37 OF THE ST. PETE BEACH LAND DEVELOPMENT CODE

Copies of the amendment are available at City Hall in the Community Development Department. Written comments may be provided at any time and for further information regarding any advertised public hearing, please contact the Community Development staff at (727) 363-9266 or (727) 363-9265.

All interested parties will be heard. The foregoing hearings may be continued to another meeting. If a person decides to appeal any decision made at this hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings 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.

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George Kinney, AICP