PLANNING BOARD

MINUTES

SEPTEMBER 17, 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

1. <u>**Approval of Minutes:**</u>

Member Holehouse made a motion for the approval of the minutes for August 20, 2013. The motion was seconded by Member DeYampert and unanimously approved by a voice vote.

Member Breitweiser explained to Chairman Friszolowski that he would need to leave the meeting to take a conference call.

2. <u>**Presentations:**</u>

A. Geri Lopez – CRA Discussion

George Kinney, Community Development Director, stated the City Commission approved the scope of service for Tindale-Oliver & Associates, Inc. to start updating the CRA Plan. Ms. Lopez, Director of Economic Development for the City of Clearwater, gave a presentation of CRA basics which included topics of redevelopment, eradicating slum and blight, establishing a CRA Board, having a Trust Fund created, adopting a Redevelopment Plan and Tax Increment Financing. Ms. Lopez stated that the CRA's intent is to improve and transform the overall health of the community over time.

Member Breitweiser asked Ms. Lopez to give an example of how to incentivize in the early years when the CRA does not have a lot of funds. Ms. Lopez advised the Board, while developing their plan, to make a decision of what the Board really wants to accomplish for its goals. As an example, try to form partnerships with property owners or developers and negotiate with TIF money and have the City pay for impact fees or streetscaping as incentives to begin projects. Furthermore, make sure all of the infrastructures are ready to use, such as water, stormwater and sewer services.

Member DeYampert asked Ms. Lopez to discuss utilization of CDBG block grant money with the CRA. Ms. Lopez explained that infrastructures are a good way to use block grant money, i.e. sidewalks, façade program.

Member DeYampert asked Ms. Lopez if she had knowledge of any non-entitlement communities that utilizes CDBG funds and if CRAs could use Section 108 funds out of the block grant to do some financing to do jump starts. Ms. Lopez replied she was not familiar with communities that are not entitlement.

Chairman Friszolowski asked if the Board was considering one or two CRAs. Mr. Kinney replied that the CRA is being developed now and that is a topic that could be considered.

Member Holehouse asked what advice Ms. Lopez could offer with her experience. Ms. Lopez commented that financing is more difficult now and to work with developers because the lenders are expecting more from the developers.

Member Breitweiser asked Ms. Lopez if any of the CRAs were main streets, and if so, if she considered that to be a positive or negative. Ms. Lopez replied it can be positive if there are engaged business organizations that want to see a change.

At 4:54 p.m. Member Breitweiser exited the Planning Board meeting.

Chairman Friszolowski asked if several years later after the CRA is implemented if there was a process to amend the CRA plan with the county if an item was not included in the CRA plan. Ms. Lopez stated that you can make an amendment which requires an ordinance, two readings, approval from the City Commission and the County Commission.

Chairman Friszolowski asked Mr. Kinney to give an update as to the CRA plan's future steps and timeline. Mr. Kinney informed the Board the following information: The Findings of Necessity have been completed. Pinellas County provided a resolution which authorizes the City of St. Pete Beach City Commission to be the CRA Board. What to complete now is the plan itself and establishing a TIF. Tindale-Oliver has been hired and will send out a schedule which will include a workshop with the Planning Board. Tindale-Oliver will produce a draft report after the workshop. A consultant from California, Susan Harden, will be doing a presentation during the City Commission meeting on 9/18/13 and the CRA consultant, Tindale-Oliver & Associates, will also be present. Mr. Kinney will send both proposals from Tindale-Oliver and Baker to Chairman Friszolowski.

Chairman Friszolowski asked Mr. Kinney about locking in the values and establishing a baseline for next year. Mr. Kinney replied if the plan is in before the assessor certifies the tax roll, then it will be locked in at the values that are certified for the next year.

At 5:22 Member Breitweiser returned to the Planning Board meeting.

Member Cuticchia suggested having a developer come and speak about what they could do with Corey Avenue.

At 5:29 p.m. Member DeYampert exited the Planning Board meeting.

At 5:30 p.m. there was in interruption in the meeting and a brief break was taken. At 5:37 p.m. the meeting resumed.

In reference to the CRA, there was discussion about being developer friendly, reviewing provisions and charter changes that may arise in the future. Mr. Kinney stated that these topics will be discussed in the Tindale-Oliver and Baker proposals. Member Holehouse suggested that Mr.Kinney follow up on the conclusions from Tindale-Oliver, Baker and the City Commission.

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

Mr. Kinney stated that 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. There was Board discussion in reference to staff's review which was presented as Exhibit A. Mr. Kinney posed the question about car washes and convenience stores. After discussion of the Board, car washes and convenience stores should be considered as conditional use. Mr. Kinney stated that he would bring this information back in the form of an ordinance in October.

Chairman Friszolowski asked for audience comments.

Michael Lehman, 535 80th Avenue, spoke in opposition of the prohibition of liquor stores. In reference to requiring that residential has to be part of mixed use with first floor retail, Mr. Lehman stated there may be circumstances where residential needs to be on the first floor and suggested the Board consider rewording this. In reference to 30.2, Permitted uses, Mr. Lehman commented that he wanted the Board to be aware that artist studios and car washes may have hazardous waste issues to consider.

There was Board discussion about the prohibition of liquor stores. Member Holehouse suggested not considering a standalone liquor store.

4. <u>Discussion Items:</u>

A. Work Program

In light of the City Commission meeting on September 18, 2013, Mr. Kinney asked to table the work program one more month. The Board agreed with Mr. Kinney's suggestion.

B. Project Updates (Sherwin Williams, Skidders, Plaza Resort)

Mr. Kinney updated the Board that Sherwin Williams' original submittal did not have enough information for a review but has submitted a second submission to tear down and rebuild.

Skidders has resubmitted for a substantial addition.

Plaza Resort's original submittal did not have enough information but has not resubmitted.

There was Board discussion about classifications, zoning, and adult use businesses.

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

Mr. Kinney updated the Board that the beach revisions will require an amendment to the Code of Ordinances and an amendment to the Land Development Code. The Design Standards are still being worked on. The SAP Amendment plan was sent to the Pinellas Planning Council for review. The Density Pool has been drafted and sent to the City Attorney for his review. In reference to the Comp Plan, a lawsuit has been filed.

D. General Discussion

Chairman Friszolowski asked for audience comments.

Member DeYampert suggested in the future to have a discussion about parking. Member DeYampert stated that Corey Avenue needed to tie together east and west to look like one entity. Member DeYampert pointed out that west of Gulf Blvd. and east of Gulf Blvd had different parking requirements. Therefore, when developing this area, Member DeYampert stated that he would like the Board to present a change or recommendation to the City to entice more businesses to be on the west side of Gulf Blvd.

Member Holehouse stated that there is a natural gas line that runs through the city. Member Holehouse suggested taking a survey to see how many people would like to participate with natural gas and for the Board to discuss and research what it would entail to make this happen.

4. **Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 6:30 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Ward Friszolowski, Chairman

Minutes approved on: 10/15/13