

PLANNING BOARD

MINUTES

JUNE 18, 2014

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward Friszolowski, Chairman
Jack Brock, Member
Don Breitweiser, Member
Ron Holehouse, Member
Tiffany Secka, Member

ALSO PRESENT:

Chelsey S. Weldon, Urban Planner
Mike Davis, City Attorney
Rebecca Haynes, City Clerk
Jenine Thornley, Recording Secretary

1. Changes to the Agenda

Chairman Friszolowski suggested moving Agenda Item 4 to Item 2 so as to welcome new board members at the beginning of the meeting.

2. Welcome New Members

The Board welcomed new members Tiffany Secka and Jack Brock. Oaths of Office were presented by Rebecca Haynes, City Clerk.

3. Audience Comments

Gerald Stoker, 51st Ave. West, is concerned about parking and zoning issues at Gulf Blvd. and 51st Ave. Mr. Stoker questions the parking variance for the Sirata, the Sirata's rezoning request and the danger posed for areas that are not zoned at all.

Kathleen Howell, Manager. of Gulf Beach Resort, 51st Avenue West, voiced similar concerns to Mr. Stoker, commenting that vandalism is becoming a major problem at the resort. Ms. Howell said there are no public bathrooms in the area, no signs posted

prohibiting alcohol or dogs, all contributing to a trashy appearance. Ms. Howell added that local renters are selling parking spaces.

4. Approval of Minutes

Member Breitweiser made a motion to approve the minutes for March 18, 2014. The motion was seconded by Member Holehouse and unanimously approved by a voice vote.

5. Action Items

None

6. Discussion Items

A. Beach Ordinance

Chairman Friszolowski introduced Mr. David Healey, Tampa Bay Region Director of Calvin, Giordano & Associates, Inc., who is assisting the Community Development Department on an interim basis in the absence of a Community Development Director. Mr. Healey said his goal is to receive the Planning Board's feedback on presented materials and then schedule a workshop with the City Commission.

Mike Davis, City Attorney, said that when comparing beach alcohol regulation with other areas, referencing the state permit is the most common method used. Mr. Davis also noted for enforcement purposes, areas must be designated by signage.

Chairman Friszolowski asked why the Beach Ordinance issue is surfacing at this time. Chelsey Welden, Urban Planner, said the issue is being addressed at the request of the City Commission regarding beach alcohol consumption. Member Breitweiser added the Sheriff's Department has also requested clarification for enforcement purposes and citizen's access right to use versus commercial use.

Member Brock asked if the mean high water mark has been established. Mr. Healey answered the mark is established at different points but it is a moving line and will continue to change, depending when the survey occurs.

Member Secka added that mobile vending, beach clean-up, pet control and differentiating between hotel and general public alcohol consumption are other issues that need to be addressed by the Planning Board.

Audience Comments

Jason Bleistein, Gulf Winds Drive, said he relocated to St. Pete Beach to reside in a family-oriented community. Mr. Bleistein is frustrated with the types of people that alcohol consumption has attracted to his beach area.

Bill Pyle, 6600 Sunset Way, is also concerned with drinking on the beach.

B. Temporary Use Permits

Mr. Healey cited three applicants, 3855 Gulf Boulevard, 5030 Gulf Boulevard and 5195 Gulf Boulevard. Mr. Healey said the City Commission has agreed to a 90-day moratorium to sort out the permit issue and allow the three applicants continued present use while workable options are explored, and he recommended allowing them to continue for 12 months under a temporary use permit.

Chairman Friszolowski noted that conditional use permits are handled on an individual basis, but they also could have a specific limited timeframe attached.

Member Holehouse asked Mr. Healey if it would make sense to shorten the timeframe on the temporary use permits, allowing for a renewal while obtaining applicant compliance with the new Code. Mr. Healey emphasized the need for a thorough review of the Code to decide how best to treat temporary uses in a more conventional nature and establish guidelines to differentiate between commercial and residential applications.

Mr. Healey asked board members for interpretations of his approach to resolving the temporary use permitting issue. Members all agreed they approve of Mr. Healey's direction at this point and asked him to continue moving forward in a progressive manner.

Audience Comments

Gregg Nicklaus, Sirata Beach Resort, 5300 Gulf Boulevard, said the Sirata Beach Resort owns one of the vacant lots described as being in legal limbo. Mr. Nicklaus said he has made several attempts to improve the lot, but each time has encountered lack of clarity with City ordinances. Mr. Nicklaus cited other applicants who receive longer temporary use extensions. Chairman Friszolowski explained that conditional use permits are issued and enforced on an individual basis, resulting in varying timeframes.

Gerald Stoker, 51st Avenue West, spoke about distance requirements for off-site parking under a conditional use permit.

Kathleen Howell, Manager of Gulf Beach Resort, 51st Avenue West, asked permission to submit letters regarding the Sirata parking request. Ms. Howell said there are no problems with employees using the lot, but the objections address problems with the lot being used for overflow hotel parking.

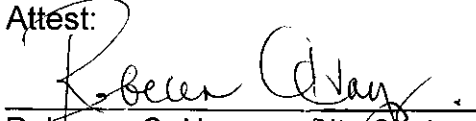
Attorney Mike Davis reminded board members of the development agreement tool. Mr. Davis said the law allows for a development agreement with a property owner, which also gives rights and enforcement ability to surrounding property owners.

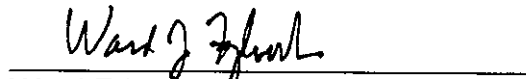
Member Holehouse asked Mr. Healey to work on clarifying the City's standard, keeping in mind that all applicants deserve the same consideration. Mr. Healey said clarity is key and will remain a strong focal point throughout the entire study.

7. Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 5:49 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Ward Friszolowski, Chairman

Minutes approved on: 7-15-2014