PLANNING BOARD

MINUTES

AUGUST 19, 2014

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward Friszolowski, Chairman
Jack Brock, Member
Don Breitweiser, Member (Entered the meeting at approximately 4:16 p.m.)
Tiffany Secka, Member

ABSENT:

Ron Holehouse, Member (Excused)

ALSO PRESENT:

Dave Healey, Community Development
Susan Churuti, City Attorney
Chelsey S. Welden, Urban Planner
Jenine Thornley, Recording Secretary

1. **Changes to the Agenda**

There were no changes to the agenda.

2. **Audience Comments**

Kathy Collins, Gulf Beach Resort Manager, submitted pictures of alcohol, trash, etc., in regard to trash issues on the beach. Ms. Collins stated that the Sheriff's office is not enforcing the rules and believes the issue will not be resolved until the mean high water line is established.

Linda Jordan, 5396 Gulf Boulevard, stated for the last year and a half she has witnessed the following on the beach: an increase of trash and glass, not enough trash cans available for the public and the presence of dogs, which are not allowed. Ms. Jordan would like to see a partnership between the City and the citizens to develop a strategy to solve these problems that are occurring on the beach.

3. Approval of Minutes

Member Brock made a motion to approve the 7/15/2014 minutes as amended. The motion was seconded by Member Secka.

Member Secka suggested a revision of the minutes in reference to 4.d. of the Capital Improvement Plan section. Member Secka recommended inserting after the words "come before the board" the following: to ensure compliance with the Comprehensive Plan. Chairman Friszolowski verified with Member Brock that he was in agreement with the amendment to the minutes and Member Brock agreed.

The motion was seconded by Member Secka and unanimously approved by a voice vote.

4. Action Items

There were no action items.

5. Discussion Items

a. Capital Improvement Plan – Discussion of proposed Planning Board role vis-a'-vis Comprehensive Plan

Dave Healey, Community Development Department Consultant, introduced Elaine Edmunds, Interim City Manager, who discussed the Capital Improvement Plan in relation to the Comprehensive Plan. Ms. Edmunds informed the Board that the Capital Improvement Plan is a tool to ensure capital projects are planned and funded on a wise and thought-out basis and that the Capital Improvement Plan should be developed in accordance with the Comprehensive Plan. Ms. Edmunds gave an overview of the plan she hopes to see implemented in October. In regard to the plan, the four areas for the Planning Board's review are the following: public benefit, synergy with other projects, strategic goal and Comprehensive Plan component.

Chairman Friszolowski commented that once a project is deemed worthy, the Planning Board should be provided some conceptual plans so the Planning Board can offer some input as to the concept fitting into the Comprehensive Plan. Member Secka reviewed and distributed documents to the Board in reference to reviewing city projects to determine conformance with the Comprehensive Plan.

Michael Lehman, 535 80th Avenue, spoke positively about the plan Ms. Edmunds presented because it created some structure around making decisions.

b. Countywide Plan Update Review – Draft comments for consideration and recommendation to City Commission

Mr. Healey reviewed with the Board his draft of a proposed response to the Pinellas Planning Council outlining the following: questions, confirmation of observations and specific requests for change. Mr. Healey asked the Board to please voice any changes or additions they would like to make, and then the draft would be forwarded to the City Commission for approval. After City Commission approval, the draft would serve as the City's official response and would be sent to the Planning Council. Chelsey Welden, Urban Planner, and Mr. Healey explained the draft to the Board.

Chairman Friszolowski asked for questions from Board members, and there were no questions.

Member Breitweiser made a motion to approve the draft comments as proposed under agenda Item 5.b., Countywide Plan Update Review, and that this be forwarded to the City Commission for their consideration and approval. Member Secka added that 5.b. be approved with the amendments made by Mr. Healey and seconded the motion.

Chairman Friszolowski asked for audience comments. There were no audience comments.

The motion was unanimously approved by a voice vote.

c. Temporary Use Permits – Draft amendments for review and preliminary direction

Mr. Healey, along with Attorney Susan Churuti, drafted code language that would provide more structure to the temporary use provisions in the code. The draft is in the form of a draft ordinance for the Board's consideration. With the Board's approval, the draft will be forwarded to the City Commission for approval to authorize the Planning Board to advertise for a public hearing. Then with the advertisement, it will be brought back for formal action by the Board and a recommendation to the City Commission. Mr. Healey distributed copies of draft amendments to the Board for the Board to peruse. Members of the Board voiced their suggestions to the proposed changes. Mr. Healey stated he would identify the Board's additional suggestions and thoughts in a memorandum to the Commission.

Chairman Friszolowski asked for audience comments.

Kathy Collins, Gulf Beach Resort Manager, posed the question about allowing a temporary use permit to offer parking on residential property. Mr. Healey answered that it would not be permissible under this provision.

Michael Lehman, 535 80th Avenue, made suggestions and posed questions about the following: notifying applicants with a response of the outcome of their application; explanation that a site alteration is a condition of the temporary use permit and doesn't require a separate permit; explanation of Special Event Permits and appeals to a court of competent jurisdiction. There was Board discussion with Attorney Churuti in reference to Special Event Permits and the process of court appeals.

d. Provisions for Considering Off-Premise Parking – Discussion outline of alternative approaches and preliminary direction

Mr. Healey reviewed the Gulf Blvd. Redevelopment District and its provisions for off-premise parking. Mr. Healey's assessment of the plan is to not encourage long-term use of off-premise surface parking but to encourage redevelopment and productive use of the property. The plan tends to encourage off-premise or free-standing principal parking to be located in a parking structure which should be designed to interact with pedestrian movement along the street so that it's attractive and accessible.

There was discussion and suggestions of changes amongst the Board in reference to the information presented. Mr. Healey stated he would bring back a draft ordinance for the next meeting.

Chairman Friszolowski asked for audience comments. There were no audience comments.

Member Secka asked for an update on the beach ordinance. Mr. Healey informed the Board that the Interim City Manager is waiting for an answer from the engineering firm that is doing the research and that the Interim City Manager had requested Mr. Healey to obtain a timeline from the engineering firm.

6. September Meeting / Agenda

In reference to the agenda, Mr. Healey will bring the Board a draft ordinance on Item 5, provide an update on the Commission's response in regard to the temporary use ordinance, address the Board with the status of the Community Redevelopment Area plan and review outdoor dining in reference to codes.

Mr. Healey advised the Board that he will be giving a presentation of an overview of the Comprehensive Plan for the City Commission and the target date will be in October 2014.

Member Breitweiser informed the Board that he had tendered his resignation as a Board member to Commissioner Falkenstein. Chairman Friszolowski thanked Member Breitweiser for his service.

7. 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: 10/28/2014