PLANNING BOARD

MINUTES

OCTOBER 28, 2014

3:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward Friszolowski, Chairman
Jack Brock, Member
Paul Cuticchia, Member (via telephone)
Tiffany Secka, Member
Ron Holehouse, Member

ALSO PRESENT:

Dave Healey, Community Development Department Consultant
Andrew Dickman, City Attorney
Chelsey S. Welden, Urban Planner
Steve Hallock, Public Services Director
Mary Jo Murphy, Deputy City Clerk

Chairman Friszolowski explained the procedures of formally allowing Member Cuticchia to be part of the meeting via telephone.

Member Holehouse made a motion to allow Member Cuticchia to participate in the meeting via telephone due to the extenuating circumstances of a family memorial service. The motion was seconded by Member Secka and unanimously approved by voice vote.

1. **Changes to the Agenda**

There were no changes to the agenda.

2. **Audience Comments**

There were no audience comments.

3. **Approval of Minutes**

Member Secka made a motion for the approval of the minutes for August 19, 2014 and September 16, 2014. The motion was seconded by Member Holehouse and unanimously approved by voice vote.

4. <u>**Election of Chairman and Vice-Chairman**</u>

Member Holehouse made a nomination for Member Secka to be Chairwoman of the Planning Board. The nomination was seconded by Chairman Friszolowski and unanimously approved by voice vote.

Member Holehouse made a nomination for Member Friszolowski to be Vice-Chairman of the Planning Board and unanimously approved by voice vote.

5. <u>**Public Hearings (Legislative)**</u>

A. Proposed City-Initiated Text Amendments to Division 2 (definitions) and Division 6 (Supplemental Regulations) of the Land Development Code relating to Temporary Uses (ordinance #2014-0010)

Dave Healey, Community Development Department Consultant, informed the Board that this is an ordinance to amend different portions of the City's code in regard to temporary uses. The Planning Board reviewed this ordinance as a discussion outline, draft ordinance and sent the ordinance to City Commission for approval. The City Commission made changes and authorized the ordinance for the public hearing held here today. Mr. Healey reviewed the City Commission's clarifications and corrections to the ordinance with the Planning Board. There was discussion amongst the Board in reference to the proposed Ordinance #2014-0010. It was suggested by Board members in regard to (b)(2) to add language for revised applications to be subject to additional review fees. It was suggested by Attorney Dickman to use permissive language if it is a small amount of data; i.e., the City may collect fees.

Chairwoman Secka asked for audience comments. There were no comments.

A motion was made by Member Friszolowski to approve Ordinance 2014-0010 with the revisions as stated. The motion was seconded by Member Holehouse.

Chairwoman Secka asked for audience comments. There were no comments.

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

6. <u>**Discussion/Workshop Items**</u>

A. Review of Blind Pass Road reconstruction plans for compliance with the City's Comprehensive Plan

Matt McLachlan, City Planning Consultant, gave a presentation in reference to the Blind Pass Road project. Mr. McLachlan advised the Board that Staff finds the Blind Pass Road project, as proposed, to be consistent with the City's Comprehensive Plan.

Steve Hallock, Public Services Director, gave an overview of the 90 percent construction plans and relevant design considerations.

Member Friszolowski asked for clarification about the Swiftmud grant. Mr. Hallock explained that the Swiftmud grant is in the amount of 1.8 million for Pass-A-Grille Way, approximately $200,000 for Egan Park stormwater improvements and $300,000 for the Blind Pass Road project. Mr. Hallock and Stephen Tarte, Senior Vice President of CPWG, informed the Board that the Swiftmud grant requires the money to be expended and the construction timeline adhered to or the next request for funding will have deductions for not complying with the requirements.

Chairwoman Secka asked for audience comments.

Al Johnson, 9375 Blind Pass Road, stated that the proposed design is inadequate to the Comprehensive Plan. Mr. Johnson encouraged the Board to recommend to the City Commission to go with the planned approach as opposed to the proposed.

Chairwoman Secka asked for any additional audience comments.

Michael Lehman, 535 80th Avenue, distributed to the Board a document with excerpts from the Comprehensive Plan entitled: Comprehensive Plan Conformity Review, Goals and Policies Relevant to the Blind Pass Road project. Mr. Lehman proceeded with a PowerPoint presentation.

Chairwoman Secka suggested developing a standardized evaluation form for each project as it relates to the Comprehensive Plan.

> **Member Holehouse made a motion for looking at all possibilities for the Blind Pass Road reconstruction plan with the City's Comprehensive Plan. The motion was seconded by Vice-Chairman Friszolowski and unanimously approved by voice vote.**

B. Proposed City-Initiated Text Amendments to Chapter 22 (Boards and Committees) of the City of St. Pete Beach Code of Ordinances relating to the establishment of a Technical Review Committee (Draft Ordinance)

Mr. McLachlan spoke to the Board about the draft ordinance to establish a Technical Review Committee. Mr. McLachlan informed the Board the purpose of the ordinance is to formalize the ongoing internal review and recommendation process on public and private projects. If the Board finds the draft ordinance to be acceptable, Staff will forward the ordinance to the City Commission, with any recommended revisions, requesting authorization to schedule required public hearings.

Member Friszolowski recommended adding the Sheriff to Sec. 22.146, Membership. Mr. Healey commented the Board is trying to formalize a standing committee that can ensure that the concurrency management requirements of the capital improvement element is met on an ongoing basis and is ready to review any project that develops.

Member Friszolowski and Member Holehouse spoke in favor of the Technical Review Committee.

Chairwoman Secka asked for any comments. There were no comments.

Due to time constraints, Chairwoman Secka suggested postponing the remaining items on the agenda until the November meeting. Mr. Healey supported Chairwoman Secka in continuing Item C -- Proposed City-Initiated Text Amendments to Division 2 (Definitions), Division 23 (Off-Street Parking and Loading), Division 35 (Large Resort District), Division 38 (Activity Center), Division 42 (Bayou Residential), Division 46 (Boutique Hotel/Condo) relating to Off-Premise and Commercial Parking Lots and Structures (Draft Ordinance) – and the Countywide Plan Update until the November meeting.

7. November Meeting / Agenda

After Board discussion, the next two meetings were scheduled for November 17, 2014 at 4:00 p.m. and December 15, 2014 at 4:00 p.m.

8. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 4:50 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Tiffany Secka

Tiffany Secka, Chairwoman

Minutes approved on: 11/17/14