PLANNING BOARD MINUTES

JUNE 21, 2016

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Michael Lehman, Vice Chairman
Jack Ohlhaber, Member
Martin Lott, Member
Ron Holehouse, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

The following changes were made to the agenda:

- 3.b., CPA 16-02 – an amendment to the Future Land Use Element amending the Boutique Hotel District of the City of St. Pete Beach Comprehensive Plan: pulled by Staff and continued to the July 19, 2016 Planning Board meeting
- 3.c., Ordinance 2016-05 – an amendment to Section 46, the Boutique Hotel/Condo District, of the City of St. Pete Beach Land Development Code: pulled by Staff and continued to the July 19, 2016 Planning Board meeting
- 4., Other Items (Public Services update): moved to the front of the agenda after Item No. 2, Audience Comments

2. Audience Comments

Bill Pyle, 6600 Sunset Way, spoke in regard to the following Items that were pulled from the agenda: 3.b., CPA 16-02, and 3.c., Ordinance 2016-05.

Attorney Ed Armstrong objected while Mr. Pyle was speaking during Audience Comments. Chairwoman Secka asked the gentleman to please wait and that he could speak during his time allotted during Audience Comments.

A discussion ensued among Chairwoman Secka, City Attorney Dickman, Dr. Pyle and Attorney Ed Armstrong. Attorney Dickman advised the board to allow Dr. Pyle to finish his comments and to allow the attorney to make his record on his objections.

Attorney Dickman instructed Deputy City Clerk Murphy to reset the timer to two minutes for Dr. Pyle. Deputy City Clerk Murphy complied.

Bill Pyle, 6600 Sunset Way, continued to speak in regard to Item 3.b, CPA 16-02, that was pulled from the agenda.

Ed Armstrong, Hill Ward Henderson, 600 Cleveland Street, Suite 800, Clearwater, Florida, attorney representing the applicant, spoke and objected to Mr. Pyle speaking in regard to Item No. 3.b, CPA 16-02, that was pulled from the agenda.

There was board discussion in regard to Planning Board procedures and decorum.

Member Holehouse made a motion that anytime an application is on the agenda, even if it is pulled, it will still be on the agenda in regard to public comment.

The above-mentioned motion died due to lack of a second.

4. **Other Items (Public Services Update)**

Mike Clarke, Public Services Director, updated the board on the following:

- Tropical Storm Colin: Pump Station 1 Release and Gulf Winds Blvd. manholes surcharging onto streets
- Fifty-year-old plus pipe systems in state of disrepair: clean and televise the lines
- Inflow & Infiltration Study
- Capacity Study
- Pass-A-Grille Way
- Stormwater Management
- Rain gardens

3. **Agenda Items**

a. Minutes for Acceptance: May 17, 2016

Member Lott made a motion to accept the May 17, 2016 meeting minutes. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (5 yeses – 0 nos).

b. CPA 16-02 – Item 3.b. was pulled from the agenda during Item No. 1, Changes to the Agenda.

c. Ordinance 2016-05 – Item 3.c. was pulled from the agenda during Item No. 1, Changes to the Agenda.

d. Ordinance 2016-10 – a request for transient lodging density from the Bayou Residential, Activity Center and Town Center Core Districts Temporary Lodging Unit Density Pool

Chairwoman Secka asked board members to disclose any ex parte communications, and the board members replied they had no ex parte communications.

Ms. Bryla reviewed Ordinance 2016-10 with the Planning Board.

Chairwoman Secka asked the applicant to come forward.

At this time City Attorney Dickman swore in anyone wishing to speak on Item No. 3.d., Ordinance 2016-10. The following two individuals were sworn in: Marilyn Healy and Susan Finch.

Marilyn Healy, Adams and Reese, spoke in regard to Hotel Zamora, transient lodging density, and Ordinance 2016-10.

Susan Finch, 5405 Cypress Center Drive, Tampa, Florida, certified land use planner, spoke in regard to the request of the conditional use for an additional 22 units and off-site parking area.

Chairwoman Secka asked for any public comment. Hearing no public comment, Chairwoman Secka closed the public comment.

Chairwoman Secka asked for board deliberation. There was board discussion with Ms. Healy, Ms. Bryla and Attorney Dickman.

Vice Chairman Lehman made a motion to approve Staff's recommendations. The motion was seconded by Member Holehouse and unanimously approved by a roll call vote (5 yeses – 0 nos).

Attorney Dickman commented that the following numerical clarification will be implemented in Ordinance 2016-10:

- Change the words "1/2 acre" to: 23,958 square feet

4. Other Items

Ms. Bryla acknowledged that she received Vice Chairman Lehman's email in regard to CIP projects that are going forward and reviewed the topic with Vice Chairman Lehman.

Vice Chairman Lehman requested to the board that his process proposal, along with the flow chart, be placed on an agenda for discussion and to either amend, approve or deny the process. Furthermore, Vice Chairman Lehman added if the process is approved by the board, with or without amendments, to send the above-mentioned proposal to the City Commission as a recommendation. Ms. Bryla stated she would place the topic on the July 2016 Planning Board agenda. Vice Chairman Lehman added that it would be beneficial to have Mr. Clarke attend the Planning Board meeting in July so he could be involved in the discussion.

Ms. Bryla reminded the board members that during the April Planning Board meeting it was the request of the board to send Ms. Bryla items to be placed on future agendas.

Member Holehouse commented about enforcing hardship variances and asked to discuss exploring several ways of granting the variances. City Attorney Dickman replied that he recently authored a memo that provides clarification of the long-standing criteria for the approval of a zoning variance, and that it was written to bring uniformity to the decision-making process. Attorney Dickman stated he would provide the memo to the Planning Board members and that he would be happy to discuss the topic after the board reviews the memorandum.

Vice Chairman Lehman requested the possibility of having speakers visit and speak in regard to Property-Assessed Clean Energy Programs. Furthermore, Vice Chairman Lehman asked if the Planning Board could request speakers on topics and, as a board, recommend the topic as an item the City Commission should review. City Attorney Dickman responded the board could have speakers attend Planning Board meetings, and the Planning Board could make recommendations to the City Commission. Attorney Dickman added the board could formulate a recommendation to the City Commission in the form of a letter and ask them to put it on an agenda. Ms. Bryla informed the board she could facilitate the process.

5. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5:28 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Tiffany Secka, Chairwoman

Minutes approved on: 7/19/16