PLANNING BOARD MINUTES

JULY 19, 2016

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

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

ABSENT:

Jack Ohlhaber, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Mike Clarke, Public Services Director
Mary Jo Murphy, Deputy City Clerk

1. **Changes to the Agenda**

There were no changes made to the agenda.

2. **Audience Comments**

There were no audience comments.

3. **Agenda Items**

a. Minutes for Acceptance: June 21, 2016

Member Holehouse made a motion to approve the June 21, 2016 meeting minutes. The motion was seconded by Member Lott.

Chairwoman Secka requested the following changes be made to the minutes:

- Page 2, first paragraph, change "unidentified speaker" to Attorney Ed Armstrong.

Bill Pyle, 6600 Sunset Way, suggested the words "unidentified speaker" be corrected to the person's name.

Chairwoman Secka agreed with Mr. Pyle and stated the minutes will be corrected as stated previously in the meeting.

Chairwoman Secka called for the vote with the above-mentioned changes.

The June 21, 2016 meeting minutes were unanimously approved as amended by a roll call vote (4 yeses – 0 nos).

b. CPA 02-16 – an amendment to the Future Land Use Element amending the Boutique Hotel District of the City of St. Pete Beach Comprehensive Plan

Ms. Bryla reviewed amendment CPA 02-16 with the Planning Board.

City Attorney Dickman made procedural comments to the board in regard to CPA 02-16 and Ordinance 2016-05.

Chairwoman Secka asked the applicant to come forward.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, Attorney with Hill Ward Henderson and representing the owners of the Plaza Beach property, spoke in favor of the request.

Cyndi Tarrapani, Florida Design Consultants, 3030 Starkey Blvd., New Port Richey, Florida, gave an explanation of the request to the Planning Board members.

Chairwoman Secka asked for public comment.

Ken Weiss, Treasure Island, Florida, Attorney representing Ron Struthers, Bill Jacobs, and DMC, LLC, spoke in regard to the proposed Allure development.

Chairwoman Secka asked for additional public comments.

Bill Pyle, 6600 Sunset Way, speaking as a citizen, objected to Agenda Item 3b and Agenda Item 3c and spoke in opposition to Agenda Item 3b.

Jim Anderson, 301 41st Avenue, objected to amending CPA 02-16 and Ordinance 2016-05.

Timothy H. Powell, President of TSP Companies, Inc., P.O. Box 1016, Tampa, Florida, 33601, spoke on the following topics: a previous variance granted before the City Commission, Floor Area Ratio, and the applicant, Mr. Czyszczon.

Clair McCoy, Lido Condo, spoke in opposition to high rise hotels, barbecue trucks selling food in the parking lot, and a tiki hut not being removed.

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

Chairwoman Secka asked the applicant to come forward.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, stated his closing would be in regard to adjusting planning concerns and response to comments.

Cyndi Tarrapani, Florida Design Consultants, 3030 Starkey Blvd., New Port Richey, Florida, spoke in regard to the following: previous meetings with Lido property owners, verified that they are not asking for change in density, height or setback but asking to build a financially viable project.

Mr. Robert Czyszczon, 4506 Gulf Boulevard, St. Pete Beach, Florida 33706, applicant, addressed the differentiation between the Large Hotel District, the Boutique Hotel District and the desire to build a hotel.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, addressed issues raised by Attorney Weiss and asked the board to recommend approval of these requests to the City Commission.

Bill Pyle, asked to speak in regard to Item No. 3c after Item No. 3b is voted on.

Vice Chairman Lehman asked Ms. Bryla to state and clarify Staff's recommendations. Ms. Bryla complied with Vice Chairman Lehman's request.

There was board discussion with City Attorney Dickman in regard to the settlement agreement and amendments to the Comprehensive Plan.

Ken Weiss, Treasure Island, Florida, approached the dais.

Chairwoman Secka stated public comment was closed.

Ken Weiss, Treasure Island, Florida, asked a question in regard to calculating the Floor Area Ratio.

Chairwoman Secka asked Staff for clarification in regard to density. Ms. Bryla responded that the density was not being increased.

Chairwoman Secka asked Staff for clarification in regard to the Floor Area Ratio. Ms. Bryla responded that Staff's recommendation is for the Floor Area Ratio to be 1.4, including common areas and interior areas of the building.

Vice Chairman Lehman made a motion to recommend approval of an Ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing

for an amendment to the Boutique Hotel/Condo District of the Future Land Use Element of the Comprehensive Plan; amending Policy 7 of the Boutique Hotel/Condo District (d) intensity standards (e) height (f) impervious surface ratio standards; providing for the repeal of ordinances or parts of ordinances in conflict herewith, to the extent of such conflict; providing for severability; and providing an effective date with the recommendations of Staff. The motion was seconded by Member Holehouse and unanimously approved by a roll call vote (4 yeses – 0 nos).

c. Ordinance 2016-05 – an amendment to Section 46, the Boutique Hotel/Condo District of the City of St. Pete Beach Land Development Code

Chairwoman Secka asked for public comments.

City Attorney Dickman verified with the applicant, Mr. Robert Czyszczon, and Attorney Weiss that the original comments will be included with the above-mentioned Item No. 3c. The applicant and Attorney Weiss agreed the original comments were included.

Bill Pyle, 6600 Sunset Way, speaking as a citizen, reiterated his comments made previously with Item No. 3b. With respect to Item No. 3c, Mr. Pyle commented on the proposal to change the rear yard setback and objected to the potential destruction of the beach through development.

Cyndi Tarrapani, Florida Design Consultants, 3030 Starkey Blvd., New Port Richey, Florida, spoke in regard to the setback being measured zero feet from the Coastal Construction Control Line (CCCL).

Ken Weiss, Treasure Island, Florida, spoke in regard to the CCCL, the beach and adjacent properties.

Chairwoman Secka closed public comment and asked for board deliberation.

Member Holehouse asked Ms. Bryla where the abutting properties are located in relation to the CCCL. Ms. Bryla replied she would research the information.

Vice Chairman Lehman made a motion, with Staff's recommendations, to recommend approval of Ordinance 2016-05 of the City of St. Pete Beach, Pinellas County, Florida, providing for an amendment of Chapter 46 – Boutique Hotel/Condo District, of the City of St. Pete Beach Land Development Code Section(s) 46.6-46.9, pertaining to development criteria for the Boutique Hotel District; providing for the repeal of ordinances or parts of ordinances in conflict herewith, to the extent of such conflict; providing for severability; and providing for an effective date.

Member Holehouse suggested amending the motion in regard to building height, and there was board discussion in regard to the building height. City Attorney Dickman suggested adding the following verbiage: Such features or amenities shall be open and not produce the appearance of increased massing. Member Holehouse agreed to the verbiage; Vice Chairman Lehman accepted the amendment.

> **Furthermore, add the following sentence to Sec. 46.7 (e) – building height and front yard setbacks: Such features or amenities shall be open and not produce the appearance of increased massing. The motion was seconded by Member Holehouse and unanimously approved by a roll call vote (4 yeses – 0 nos).**

d. Process and CIP Flow Chart Review

Ms. Bryla reviewed Item No. 3d with the Planning Board and introduced Mike Clarke, Public Services Director, to the Planning Board members. Mr. Clarke was present to answer any questions in regard to the CIP process.

Mike Clarke, Public Services Director, spoke to the board in regard to the CIP, early design review, stormwater management, water quality, and seeking magnificence for St. Pete Beach through construction.

Member Holehouse asked Mr. Clarke if a representative of the Planning Board could attend meetings in regard to projects within the Public Services Department. Mr. Clarke suggested a member of the Planning Board be added to the list of people the designs are sent to from the Public Services Department and to have an individual meeting between Mr. Clarke and the nominated member to review the projects.

City Attorney Dickman made the following suggestions to the Planning Board: a resolution from the City Commission to have the Planning Board more involved in major Capital Improvement Project Reviews at an early stage or direct the City Manager to have the Public Services Director coordinate with the Planning Board.

> **Member Holehouse made a motion to ask the City Commission for approval to designate a member from the Planning Board to be a liaison on CIP projects. Furthermore, Vice Chairman Lehman will coordinate with the City Manager to get the aforementioned item placed on a future City Commission agenda. The motion was seconded by Member Lott and unanimously approved by a roll call vote (4 yeses – 0 nos).**

4. Other Items

There were no other items presented.

5. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:41 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Tiffany Secka, Chairwoman

Minutes approved on: 7/19/16