PLANNING BOARD MINUTES

SEPTEMBER 20, 2016

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Michael Lehman, Vice Chairman
Linda Chaney, Member
Martin Lott, Member
Jack Ohlhaber, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Bruce Cooper, Building Code Administrator
Chelsey Welden, Planner II
Mary Jo Murphy, Deputy City Clerk

1. **Changes to the Agenda**

Ms. Bryla announced the following topics to the board in regard to the Pass-A-Grille Form-Based Code:

- A public hearing will be held during the Historic Preservation Board meeting on October 6, 2016 at 3:30 p.m.
- A community meeting will be held at the Don Vista on October 13, 2016 at 6:00 p.m.

2. **Audience Comments**

Brooke Anderson, 301 41st Avenue, stated there were no agendas available for the public.

Ms. Bryla informed Ms. Anderson that the agendas were in the kiosk.

City Attorney Dickman stated the meeting was properly noticed in City Hall and in the Library. Ms. Bryla added that there had been two advertisements.

Chairwoman Secka asked for additional audience comments. Hearing none, Chairwoman Secka closed audience comments.

3. **Agenda Items**

a. Minutes for Acceptance: August 16, 2016

Ms. Bryla stated there was a misrepresentation for Ordinance 2016-08, the parking ordinance, and confirmed with the board that it should read as follows: "41st Avenue from Belle Vista Drive east to the end of the street."

Chairwoman Secka clarified that the Ordinance is 2016-13, not 2016-08.

Member Ohlhaber made a motion to approve the clarification as written. The motion was seconded by Member Lott.

Chairwoman Secka called for the vote.

The clarification was unanimously approved by a roll call vote (5 yeses – 0 nos).

Member Lott made a motion to approve the August 16, 2016 meeting minutes as amended. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (5 yeses – 0 nos).

b. Ordinance 2016-03

Ms. Bryla reviewed Ordinance 2016-03 with the Planning Board.

Bruce Cooper, Building Official, spoke in regard to Ordinance 2016-03.

Chairwoman Secka asked for public comments.

Harry Metz, 504 Pass-A-Grille Way, spoke in regard to property owners, tenants, leases and violations.

Chairwoman Secka asked for any additional audience comments. Hearing none, Chairwoman Secka closed audience comments.

Chairwoman Secka asked for board deliberation. The board thanked staff for their efforts.

Member Ohlhaber made a motion to approve Ordinance 2016-03 with the stipulation that a 30-day notice, stating Ordinance 2016-03 will be going into effect, be given to all affected and clarify the penalties and requirements. The motion was seconded by Member Chaney and unanimously approved by a roll call vote (5 yeses – 0 nos).

c. Comprehensive Plan Amendment 02-16

Ms. Bryla reviewed Comprehensive Plan Amendment 02-16 with the Planning Board.

Chairwoman Secka asked for 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 Resort, asked the board to recommend approval to the City Commission.

Cyndi Tarrapani, Florida Design Consultants, 3030 Starkey Blvd., New Port Richey, Florida, representing the applicant, gave an explanation of the request to the Planning Board members. Ms. Tarrapani reviewed the following documents and presented them to Mary Jo Murphy, Deputy City Clerk: a one-page letter to Ms. Bryla from Rodney Chatman, dated August 5, 2016, in regard to "RE: Proposed Amendment to the St. Pete Beach Community Redevelopment Plan" and four documents entitled "Palm Crest Beach Motel," "Long Key Beach Resort Motel," "Bon-Aire Resort Motel," and the "Under Tow Beach Bar," in regard to supporting the changes Robert Czyszczon requested to the Boutique Hotel/Condo Plan Category and Zoning District.

There was discussion between the board and Ms. Bryla.

Chairwoman Secka asked for public comment.

Timothy Weber, attorney representing Bill Jacobs, Ronald Struthers, and DMC, LLC, spoke in regard to the following topics: amending the Comprehensive Plan, floor area ratio, density, sewer system, and suggested the applicant return to the board with data and analysis to amend the Comprehensive Plan.

Bill Pyle, 6600 Sunset Way, spoke in regard to the following items: Allure project, process objections, substantive objections, Comprehensive Plan, density study, and removal of a rear yard setback to the beach.

Chairwoman Secka asked for additional audience comments.

Jim Anderson, 301 41st Avenue, spoke in regard to the following topics: remedial action agreement, I&I study, stormwater facilities analysis, concurrency management system, capital improvement schedule, and the Comprehensive Plan. Mr. Anderson reviewed the following documents and presented them to the Deputy City Clerk: "Overflow Report," "Monthly Flows – FY13-15," "Agreement for Wholesale Wastewater Service," and "Exhibit B – Remedial Action."

Member Ohlhaber requested that the board be given copies of the documents Mr. Anderson reviewed during the 9/20/16 Planning Board meeting.

John Michael, Bay Waters Inn, Bay Street, spoke on the following topics: the Comprehensive Plan, infrastructure, hotels, neighbors, and consideration for the future.

Chairwoman Secka asked for additional audience comments.
Mr. Robert Czyszczon, 4506 Gulf Boulevard, St. Pete Beach, Florida 33706, applicant, spoke in regard to the following topics: hotels, resort destinations, floor area ratio, and the desire to build a hotel.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, spoke in regard to the following topics: recognizing points of tourism to the economic base, amending the Comprehensive Plan and asked the board to ratify their vote from the last meeting.

Chairwoman Secka asked for additional audience comments.

Timothy Weber, attorney representing Bill Jacobs, Ronald Struthers, and DMC, LLC, spoke in regard to the following topics: floor area ratio and the staff report.

Chairwoman Secka asked for additional public comments. Hearing none, Chairwoman Secka closed audience comments.

Chairwoman Secka asked for board deliberation, and there was discussion among the board members.

Member Lott made a motion to recommend approval of the Comprehensive Plan Amendment 02-16, an amendment to the Future Land Use Element amending the Boutique Hotel District of the City of St. Pete Beach Comprehensive Plan with the one change of the Floor Area Ratios, FAR, to 1.4 and the parapet language transparency. The motion was seconded by Member Ohlhaber and approved by a roll call vote (4 yeses – Member Lott, Vice Chairman Lehman, Member Ohlhaber, Chairwoman Secka; 1 no – Member Chaney).

d. Conditional Use 2016-0045

Chairwoman Secka asked the Deputy City Clerk to swear in any person that would be speaking during the quasi-judicial hearing. Deputy City Clerk Murphy complied.

Chairwoman Secka asked for any ex parte communication that needed to be disclosed from any board member.

Member Lott stated he needed to recuse himself. Member Lott declared a voting conflict and submitted the form entitled "Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers" to the Deputy City Clerk.

Ms. Bryla reviewed Conditional Use 2016-0045 with the Planning Board.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, representing the TradeWinds, spoke in regard to the Condition Use Case 2016-0045 and introduced Mr. Tim Bogott with the TradeWinds.

Tim Bogott, St. Pete Beach, CEO of the TradeWinds, spoke in regard to the following topics: new development, tax base, transient occupancy, tourism, sewer system problems, improving drainage, improving amenities and facilities for guests, and asked for a recommendation for approval to the City Commission.

Timothy Weber, attorney representing James Anderson, spoke in regard to the following topics: conditional use approval process, utility infrastructure, Comprehensive Plan, studies, data and analysis.

Bill Pyle, 6600 Sunset Way, spoke in regard to the following topics: sewer study, I&I study, density study, and the conditional use approval.

Jim Anderson, 301 41st Avenue, spoke in regard to the following topics: capacity study, consent order, sea levels and sewers.

Chairwoman Secka asked for further audience comments. Hearing none, Chairwoman Secka asked for the attorneys' rebuttals.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, Attorney with Hill Ward Henderson, spoke in regard to the following topics: criteria for review of conditional uses, concurrency ordinance, sewer systems, and conditions for the approval.

Chairwoman Secka closed audience comments and opened board deliberation.

Al Carrier, Deuel & Associates, Civil Engineers and Land Surveyors, and Phillip Graham, Phil Graham Landscape Architecture, introduced themselves and were sworn in by the Deputy City Clerk.

Al Carrier, Deuel & Associates, spoke in regard to the following topics: stormwater, ponds, city criteria, roof drains, vault system, water quality treatment, and conceptual plans.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, Attorney with Hill Ward Henderson, spoke in regard to the following topics: sites, separate ownerships, affiliated entities, and a unity of title.

Tim Bogott, St. Pete Beach, CEO of the TradeWinds, spoke in regard to the following topics: bank agreements, easement agreements, unified site agreement and sound barriers.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, Attorney with Hill Ward Henderson, spoke in regard to the conditional use application.

Al Carrier, Deuel & Associates, spoke in regard to the footprint of the building and the vault system.

Vice Chairman Lehman made a motion to approve Conditional Use 2016-0045, 5750 Gulf Boulevard, for a temporary lodging use with building height greater than 50 feet in density above 30 units per acre pursuant to Section 35.3(b)(1), Section 35.3(d)(2) & Section 39.6(p) of the Land Development Code. The motion was seconded by Member Chaney and approved by a roll call vote (3 yeses – Vice Chairman Lehman, Member Ohlhaber, Chairwoman Secka; 1 no - Member Chaney; 1 member abstained from voting – Member Lott).

4. **Other Items**

In regard to the Pass-A-Grille Form-Based Code, Ms. Bryla stated she would send the Planning Board members the revised draft on Friday, September 23, 2016.

5. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 5:15 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Tiffany Secka, Chairwoman

Minutes approved on: 12/13/16