PLANNING BOARD MINUTES

MARCH 21, 2017

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Michael Lehman, Vice Chairman
Jack Ohlhaber, Member
Marvin Shavlan, Member

ABSENT:

Linda Chaney, Member

ALSO PRESENT:

Wayne Saunders, City Manager
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**

Ms. Bryla, Community Development Director, announced that Item 5a, Development Agreement, will be heard during a second public hearing on April 11, 2017 at 6:00 p.m. in the Commission Chambers.

2. **Audience Comments**

There were no audience comments.

3. **Approval of Minutes**

   a. Minutes for Acceptance: January 17, 2017, Joint Meeting between Planning Board & Beach Stewardship Committee

Member Shavlan made a motion to approve the January 17, 2017 meeting minutes. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (4 yeses – 0 nos).

4. Agenda Items

   a. **ORDINANCE 2017-04** – An ordinance of the City Of St. Pete Beach amending Chapter 82, Traffic and Vehicles, of the City of St Pete Beach Code of Ordinances, by amending Section 82-244 – "D" Residential Parking Permits.

Ms. Bryla gave a presentation in regard to Ordinance 2017-04 to the Planning Board.

Chairwoman Secka asked for public comment. Hearing none, Chairwoman Secka asked for a motion.

Member Ohlhaber made a motion to recommend approving Ordinance 2017-04. The motion was seconded by Member Shavlan and unanimously approved by a roll call vote (4 yeses – 0 nos).

   b. **Case No. 2017-0005:** 5750 Gulf Blvd. - Applicant requests conditional use approval for a temporary lodging use with building height greater than 50 feet and density above 30 units per acre, pursuant to Section 35.3(b)(1), 35.3(d)(2), and Sec. 39.6(p) of the Land Development Code.

City Attorney Dickman made procedural comments to the board in regard to a quasi-judicial hearing.

Mary Jo Murphy, Deputy City Clerk, swore in individuals that were going to give testimony.

City Attorney Dickman asked for disclosures of any ex parte communications from the Planning Board members, and the board members complied.

Ms. Bryla gave a staff presentation to the board in regard to Case No. 2017-0005.

Chairwoman Secka asked the applicant to come forward and speak.

Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, an attorney with Hill Ward Henderson and representing the applicant, spoke in regard to the conditional use request.

Cyndi Tarapani, Florida Design Consultants, Vice President of Planning, submitted three renderings by Phil Graham Landscape Architecture, spoke in regard to her professional credentials and gave an explanation of the request to the Planning Board members.

Chairwoman Secka asked for audience comments.

The following people spoke in regard to Case No. 2017-0005:

Patrick Quinn, 5575 Gulf Boulevard
Steve Lazzari, 5575 Gulf Boulevard
Marie Riley, 370 59th Avenue
William Pyle, 6600 Sunset Way

Mr. Pyle also submitted a one-page document entitled "Sugar Sands at TradeWinds Island Grand Beach Resort, Conditional Use Application."

The following people spoke in response to questions posed during audience comments:

Cyndi Tarapani, Florida Design Consultants
Tom Knapp, RKM Building Construction
Tim Bogott, CEO of the TradeWinds
Attorney Dickman, City Attorney

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

Attorney Armstrong responded that he waived their right to a closing argument but stated they believed they had met the criteria and was responsive to all the questions posed.

Chairwoman Secka closed public comment and asked for board deliberation.

Chairwoman Secka reviewed the following language for the motion with the board members: make a motion for recommendation, but in respect to Condition No. 4, that instead of being within 5 years, that the unified site sidewalk will be completed at the time of the CO, Certificate of Occupancy.

> **Member Shavlan made a motion to recommend approval of Case 2017-0005, 5750 Gulf Boulevard, with the amended Condition No. 4 as discussed previously. The motion was seconded by Vice Chairman Lehman and unanimously approved by a roll call vote (4 yeses – 0 nos.)**

Chairwoman Secka closed the Planning Board meeting. Chairwoman Secka announced there would be a five-minute recess, and the Planning Board would reconvene as the LPA, Local Planning Agency.

5. **Planning Board Adjourns and Re-convenes as the LPA**

   a. **DEVELOPMENT AGREEMENT** – An Agreement between the City of St. Pete Beach, Florida, authorized by Sections 163.3220-163.3243, Florida

Statutes and the City's Land Development Code, Section 45.1-45.12, and the RIA Coral Reef, Inc., will be considered for the improvement of the City's wastewater system.

Deputy City Clerk Murphy gave roll call. Four members were present with Member Chaney being absent.

City Attorney Dickman gave a presentation to the board in regard to the Development Agreement and reviewed the following changes with the board:

- Page 2 and the exhibit cover sheet, Exhibit "B": ~~Proposed~~ Approved Conditional Use Permit for Sugar Sands
- Page 2 and the exhibit cover sheet, Exhibit "D": Unified Site Description ("Covenant running with the land in lieu of Unity of Title")
- Page 2 and the exhibit cover sheet, Exhibit "G": Certificate of Concurrency ~~Determination Letter~~
- Page 2 and the exhibit cover sheet, Exhibit "I": Current Sewer Connection Fee Schedule ~~as of "Effective Date"~~
- Page 5, Section 6.1, c.: Certificate of Concurrency ~~determination~~ from the City in Exhibit "~~H~~ G" which reflects the timing of necessary concurrency requirements.

City Attorney Dickman noted he would submit a list of the changes to the Deputy City Clerk.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, Attorney with Hill Ward Henderson and representing the applicant, spoke in regard to the draft Development Agreement and the developer.

Wayne Saunders, City Manager of the City of St. Pete Beach, spoke about the city sewer system analysis, I&I repair work, system surcharges, overflows, and the developer subsidizing the project.

Attorney Armstrong spoke about Development Agreements pursuant to Chapter 163, Florida Statutes.

Mr. Bogott reviewed and submitted a document entitled "Summary of Benefits of Public/Private Partnership for St. Pete Beach North Project Sewer Improvements" and the 6-million dollar subject project.

Chairwoman Secka asked for audience comments.

Bill Pyle, President of the Silver Sands Master Association and the Building B Association, reviewed and submitted a document entitled "9.4.1 Owner's Connections and Credits…"

Mr. Saunders spoke about the fee schedule applying only to new construction.

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

City Attorney Dickman asked that a motion be made with the changes he previously stated.

Chairwoman Secka asked for a motion of recommendation, including the changes outlined by the City Attorney.

> **Member Ohlhaber made a motion to recommend the agreement with the changes by the City Attorney. The motion was seconded by Member Shavlan and unanimously approved by a roll call vote (4 yeses – 0 nos).**

6. **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

Tiffany Secka, Chairwoman

Minutes approved on: 4/18/17