

PLANNING BOARD MINUTES

SEPTEMBER 18, 2017

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Marvin Shavlan, Vice Chairman
Kristin Bell, Member
Doug Izzo, Member
Jack Ohlhaber, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Rebecca Haynes, City Clerk
Jennifer Bryla, Community Development Director
Bruce Cooper, Building Code Administrator

1. Changes to the Agenda

Chairwoman Secka informed the board that Item No. G, "Discussion of Comprehensive Planning," would be removed from the agenda and moved to the October 2017 Planning Board agenda.

2. Audience Comments

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

3. Approval of Minutes

Minutes for Acceptance: August 15, 2017

Vice Chair Shavlan made a motion to approve the August 15, 2017 meeting minutes. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (5 yeses – 0 nos).

4. Agenda Items

Planning Board adjourns and re-convenes as the Local Planning Agency, (LPA).

- a. **Ordinance 2017-21 for CPA 02-17** - An ordinance of the City of St. Pete Beach codifying the Comprehensive Plan Land Use Change at 702 Pass-A-Grille Way from ROR/PAG to CRD/EA.

Ms. Bryla, Community Development Director, and Ms. Catherine Porter, Planner II, reviewed Ordinance 2017-21 for CPA 02-17 with the Local Planning Agency. Staff recommended approval as presented.

There was board discussion with Ms. Bryla.

Mr. David Feinberg, 702 Pass-A-Grille Way, applicant, spoke in regard to a request for a Comp Plan Amendment and a Zoning Map Amendment.

Chairwoman Secka asked for further board discussion. Hearing none, Chairwoman Secka closed board discussion and opened audience comments.

Melinda Pletcher, 2281 East Vina del Mar, spoke in regard to the subject parcel and the CRD-EA.

Chairwoman Secka asked for additional audience comments.

Danielle Micklitsch, 2373 West Vina, applauded Mr. Feinberg for his work but voiced concerns in regard to the following: no existing plans and parking issues.

David Lockhart, 103 6th Avenue, spoke in favor of the request.

Chairwoman Secka asked for additional audience comments. Hearing none, Chairwoman Secka asked for further comments from the applicant.

Mr. David Feinberg, 702 Pass-A-Grille Way, applicant, submitted a document, via the document camera, and spoke in regard to future development, parking issues, and commercial properties.

Chairwoman Secka asked for further audience comments. Hearing none, Chairwoman Secka closed audience comments and opened additional board discussion.

Hearing no board discussion, Chairwoman Secka asked for a motion.

Vice Chair Shavlan made a motion to recommend approval of Ordinance 2017-21, an Ordinance of the City of St. Pete Beach, Pinellas County, Florida, implementing Amendment #02-17 of the Comprehensive Plan of the City by amending the Future Land Use Plan Map incorporated therein; providing for amendment of the Future Land Use Plan Map designation of

the property generally located at 702 Pass-A-Grille Way, Lot 17, Block 6, Morey Beach, and more specifically described in Exhibit "A" attached hereto and incorporated herein; providing for a change in the designation of said parcel from Residential/Office/Retail to Community Redevelopment District-Eighth Avenue on the City's Future Land Use Plan Map; providing for conflicts, severability, construction, publication, and an effective date. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (5 yeses – 0 nos).

- b. **Ordinance 2017-22** - An ordinance of the City of St. Pete Beach providing for a zoning map change for the property located at 702 Pass-A-Grille Way from ROR/PAG to CRD/EA.

Ms. Bryla and Ms. Porter reviewed Ordinance 2017-22 with the Planning Board. Staff recommended approval as presented.

There was board discussion with Ms. Bryla and Ms. Porter.

Chairwoman Secka posed a question in regard to the ROR zoning district implementing the Comprehensive Plan. Ms. Bryla responded that any development has to be consistent with the Comprehensive Plan. Ms. Bryla stated this was a historic zoning district, and it appeared it was not changed when the Comprehensive Plan was updated. Ms. Bryla stated she has made a note of it, and it will be changed.

Chairwoman Secka asked for board discussion. Hearing none, Chairwoman Secka asked if the applicant would like to speak, and Mr. Feinberg declined the opportunity to speak.

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

Chairwoman Secka asked for further board discussion. Hearing no comments, Chairwoman Secka asked for a motion to recommend approval.

Member Ohlhaber made a motion to approve Ordinance 2017-22, an Ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing for an amendment to the official zoning map and the property generally located at located at 702 Pass-A-Grille Way, Lot 17, Block 6, Morey Beach, and more specifically described in Exhibit "A" attached hereto and incorporated herein; from Residential/Office/Retail with Pass-A-Grille overlay to Community Redevelopment District-Eighth Avenue; providing for the repeal of ordinances or parts of ordinances in conflict herewith, to the extent of such conflict; providing for conflicts, severability, construction, publication, and an effective date. The motion was seconded by Vice Chair Shavlan and unanimously approved by a roll call vote (5 yeses – 0 nos).

Local Planning Agency adjourns and re-convenes as the Planning Board.

- c. **Ordinance 2017-17** - An ordinance of the City of St. Pete Beach amending the Land Development Code to provide for changes to intensity of electronic message board signs and to provide clarification for off-site signage.

Ms. Bryla reviewed Ordinance 2017-17 with the Planning Board. Staff recommended approval.

Chairwoman Secka asked for board discussion.

City Attorney Dickman recommended that Member Izzo abstain from voting due to being an employee with the Chamber of Commerce and to complete the following form: "Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers." Member Izzo stated he had the form in his possession and recused himself from voting on Ordinance 2017-17.

Chairwoman Secka opened audience comments.

Robin Sollie, 6990 Gulf Boulevard, Tampa Bay Beaches Chamber of Commerce, thanked everyone for their hard work and efforts.

Chairwoman Secka asked for further audience comments. Hearing no comments or board discussion, Chairwoman Secka asked for a motion to recommend for approval.

Vice Chair Shavlan made a motion to recommend approval for Ordinance 2017-17, an Ordinance of the City of St. Pete Beach, Pinellas County, Florida, amending the St. Pete Beach Land Development Code as follows: Division 26 – Sign Ordinance, Section 26.2 – Definitions, to Clarify Off-Premise Signs; Section 26.23 – Illuminated and Electronic Message Board Signs - to Clarify Intensity Level Measurements and Requirements; to Reduce Setback from Front Property Line; to Define in Which Zones said Signs are Allowed; Providing for Severability; Providing for Conflicts, Severability, Construction, Publication, and an Effective Date. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (4 yeses – 0 nos; Member Izzo abstained from voting).

- d. **Ordinance 2017-23** - An ordinance of the City of St. Pete Beach amending Chapter 86-148 – 86-149 of the Code of Ordinances, pertaining to Fats, Oils, and Grease (FOG).

Bruce Cooper, Building Code Administrator, distributed an agenda report and reviewed Ordinance 2017-23 with the Planning Board. Staff recommended approval.

Chairwoman Secka asked for board discussion. Hearing none, Chairwoman Secka opened audience comments.

Hearing no comments or board discussion, Chairwoman Secka asked for a motion to recommend approval.

Member Ohlhaber made a motion to approve Ordinance 2017-23, an Ordinance of the City of St. Pete Beach, Pinellas County, Florida, Providing for Amendment of Chapter 86 – Utilities, of the City of St. Pete Beach Code of Ordinances, Section(s) 86-147 – 86-153, Pertaining to Fats, Oils, and Grease, known as (FOG); Providing for the Repeal of Ordinances or Parts of Ordinances in Conflict Herewith, to the Extent of Such Conflict; Providing for Severability, Publication, and Providing for an Effective Date. The motion was seconded by Member Bell and unanimously approved by a roll call vote (5 yeses – 0 nos).

City Attorney Dickman requested a 5-minute recess to speak with City Clerk Haynes and Community Development Director Bryla.

After the recess, City Attorney Dickman informed the board that during the discussion of Ordinance 2017-17, the board should have been sitting as the LPA and not the Planning Board. Therefore, the voting for Ordinance 2017-17 and Member Izzo's act of recusing himself need to be restated with the board sitting as the LPA.

Planning Board adjourns and re-convenes as the Local Planning Agency.

Member Izzo stated he was abstaining from voting on Ordinance 2017-17 because he is an employee of the Chamber of Commerce.

Vice Chair Shavlan made a motion to recommend approval for Ordinance 2017-17, an Ordinance of the City of St. Pete Beach, Pinellas County, Florida, amending the St. Pete Beach Land Development Code as follows: Division 26 – Sign Ordinance, Section 26.2 – Definitions, to Clarify Off-Premise Signs; Section 26.23 – Illuminated and Electronic Message Board Signs - to Clarify Intensity Level Measurements and Requirements; to Reduce Setback from Front Property Line; to Define in Which Zones said Signs are Allowed; Providing for Severability; Providing for Conflicts, Severability, Construction, Publication, and an Effective Date. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (4 yeses – 0 nos; Member Izzo abstained from voting).

Local Planning Agency adjourns and re-convenes as the Planning Board.

- e. **Ordinance 2017-24** - An ordinance of the City of St. Pete Beach amending Sections 26-32 and 26-33 of the Code of Ordinances, pertaining to Special Events.

Ms. Bryla reviewed Ordinance 2017-24 with the Planning Board. Staff recommended approval.

Chairwoman Secka asked for board discussion. Hearing none, Chairwoman Secka asked for audience comments.

Hearing no comments or board discussion, Chairwoman Secka asked for a motion to recommend approval.

Member Ohlhaber made a motion to recommend approval for Ordinance 2017-24, an Ordinance of the City of St. Pete Beach, Florida, Providing for an Amendment to Sections 26-32 and 26-33 of the City of St. Pete Beach Code of Ordinances; Relating to Special Event Applications and Requirements Providing for Additional Requirements and Restrictions for Special Event Permits; Providing for Conflicts, Severability, Construction, Publication, and an Effective Date. The motion was seconded by Member Izzo and unanimously approved by a roll call vote (5 yeses – 0 nos).

f. Discussion of Planning Board Meeting Dates

Chairwoman Secka requested changing the Planning Board meetings to the third Monday of the month at 4:00 p.m.

City Clerk Haynes confirmed the following dates with the board members:

- October 16, 2017 at 4:00 p.m.
- November 20, 2017 at 4:00 p.m.
- December 18, 2017 at 4:00 p.m.

Chairwoman Secka asked for a motion.

Member Izzo made a motion to move the Planning Board meetings to the third Monday of the month, the same time. The motion was seconded by Vice Chair Shavlan and unanimously approved by a roll call vote (5 yeses – 0 nos).

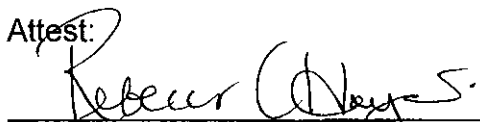
g. Discussion of Comprehensive Planning

Item No. G, "Discussion of Comprehensive Planning," was removed from the agenda during Item No. 1, "Changes to the Agenda."

5. Adjournment

There being no further business to come before the board, the meeting was adjourned at 5:13 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Tiffany Secka, Chairwoman

Minutes approved on: 10/16/17