PLANNING BOARD MINUTES

DECEMBER 17, 2018

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

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

ALSO PRESENT:

Andrew Dickman, City Attorney
Wesley Wright, Community Development Director
Bill Palmer, Building Official
Laura Marley, Planner II
Brandon Berry, Planner I
Mary Jo Murphy, Deputy City Clerk

Chairwoman Secka announced that Member Izzo had resigned from the Planning Board, and therefore, there is an open seat on the board.

1. **Changes to the Agenda**

Wesley Wright, Community Development Director, asked to make the following change: Item No. 4.b., i., ii. and 4.c., there was a request from the applicant to postpone the subject items to a date certain of January 28, 2019.

Member Ohlhaber made a motion to continue Item 4.b. and 4.c. until the 28th of January. The motion was seconded by Member Bell and unanimously approved by a roll call vote (4 yeses – 0 nos).

2. **Audience Comments**

There were no audience comments.

3. **Approval of Minutes**

a. Minutes for Acceptance: November 5, 2018

Member Ohlhaber made a motion to approve the minutes from the last meeting. The motion was seconded by Member Bell and unanimously approved by a roll call vote (4 yeses – 0 nos).

4. Agenda Items

   a. **CPA/ZM-18-00023 – M. David Feinberg Jr., for Sea Biscuit Properties LLC (Quasi-Judicial / Local Planning Agency) (Continued from 11/5/18).**

      i. Ordinance No. 2019-01 – To amend the Future Land Use Map of the City of St. Pete Beach Comprehensive Plan from INS, Institutional District, to RM, Residential District.

      ii. Ordinance No. 2019-02 – To amend the Zoning Map of the City of St. Pete Beach Land Development Code from INS, Institutional District, to RM, Residential District.

Chairwoman Secka announced that the Planning Board would be sitting as the Local Planning Agency, LPA, as required by State law.

City Attorney Dickman stated that the two items would be reviewed during Quasi-Judicial proceedings.

Chairwoman Secka added there would be one presentation and two separate votes on the items and asked for any ex parte disclosures from the board members.

Hearing no ex parte disclosures from the board, Deputy City Clerk Murphy administered the oath or affirmation to witnesses present.

Wesley Wright, Community Development Director, gave a PowerPoint presentation and stated that Staff recommended approval of the Comprehensive Plan Amendment and the Zoning Amendment.

Dave Feinberg, 2701 Sunset Way, spoke in regard to the following topics: redevelop the subject building, letters of support, and eager to submit a plan and start the permitting process in 2019.

Chairwoman Secka asked for public comment.

Hearing none, Chairwoman Secka closed the public hearing and opened board discussion for the board members.

Member Ohlhaber made a motion to recommend to approve Ordinance 2019-01, an ordinance for the City of St. Pete Beach, Pinellas County, Florida, a political subdivision of the State of Florida, amending the City of St. Pete Beach Future Land Use Map of the City's Comprehensive Plan by re-designating approximately 0.316 acres from the Institutional District

(INS) to the Residential Medium District (RM); providing for Scrivener's errors; providing for applicability; providing for modification that may arise from consideration at public hearings; providing for severability; and providing for an effective date. The motion was seconded by Member Bell and unanimously approved by a roll call vote (4 yeses – 0 nos).

City Attorney Dickman stated for the record that everything that was presented on the prior item is also part of the record of the second item, the rezoning, and noted these are companion items.

Vice Chair Shavlan made a motion to recommend approval for Ordinance 2019-02, an ordinance for the City of St. Pete Beach, Pinellas County, Florida, a political subdivision of the State of Florida, amending the City of St. Pete Beach Zoning Map of the City's Land Development Code by re-designating approximately 0.316 acres from the Institutional District (INS) to the Residential Medium District (RM); providing for Scrivener's errors; providing for applicability; providing for modification that may arise from consideration at public hearings; providing for severability; and providing for an effective date. The motion was seconded by Member Bell and unanimously approved by a roll call vote (4 yeses – 0 nos).

b. CPA/ZM-18-00028 – Marilyn Mullen Healy, Esq., for Zamora Hospitality Group, LLC. (Quasi-Judicial / Local Planning Agency)

i. Ordinance No. 2019-03 – To amend the Future Land Use Map of the City of St. Pete Beach Comprehensive Plan from BR, Bayou Residential District, to the BHC, Boutique Hotel Condo District.

ii. Ordinance No. 2019-04 – To amend the Zoning Map of the City of St. Pete Beach Land Development code from BR, Bayou Residential District, to the BHC, Boutique Hotel Condo District.

Item No. 4.b., CPA/ZM-18-00028, was continued to a date certain of January 28, 2019 during Item No. 1, Changes to the Agenda.

c. CU-18-00032 – Marilyn Mullen Healy, Esq., for Zamora Hospitality Group, LLC.

Request: Conditional Use Permit to allow for nine temporary lodging units to be utilized from the density pool in accordance with the City of St. Pete Beach Land Development Code, Division 46 – BHC – Boutique Hotel Condo District, Section 46.4 – Allowable Conditional Uses.

Item No. 4.c., CU-18-00032, was continued to a date certain of January 28, 2019 during Item No. 1, Changes to the Agenda.

d. Ordinance No. 2018-08 – To revise the Flood Hazard Mitigation Regulations as adopted by Ordinance 2015-26 to be consistent with the Florida Building Code.

Mr. Bill Palmer, Building Official, gave a presentation in regard to Management Regulations and the Florida Building Code relating to Ordinance 2018-08. Staff asked for approval to amend the floodplain ordinance in order to come into compliance with the National Flood Insurance Program.

City Attorney Dickman noted that the Planning Board is not acting as the LPA any longer and was sitting as the LPA when hearing the land use and zoning change. The Planning Board is now reviewing an ordinance on behalf of the City Commission.

Vice Chair Shavlan made a motion to recommend approval of Ordinance No. 2018-08, an ordinance of the City of St. Pete Beach, Florida, amending Chapter 98 of the City Code to adopt procedures and criteria for development in flood hazard areas, and for other purposes; to format existing provisions to be consistent with the Florida Building Code; to make technical and administrative amendments to the Florida Building Code; providing for severability; and providing for an effective date. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (4 yeses – 0 nos).

5. Discussion Items

There were no discussion items.

6. Adjournment – Next Meeting: 01/28/2019

There being no further business to come before the Board, the meeting was adjourned at 4:44 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Tiffany Secka, Chairwoman

Minutes approved on: 2/25/2019