

CITY COMMISSION MEETING

MINUTES

JUNE 24, 2014

6:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENT:

Maria Lowe, Mayor
Melinda Pletcher, Vice Mayor
Terri Finnerty, Commissioner
Rick Falkenstein, Commissioner
Gregory Premer, Commissioner

ALSO PRESENT:

Elaine Edmunds, Interim City Manager
Susan Churuti, City Attorney
Rebecca C. Haynes, City Clerk
Dan Graves, Fire Chief
Ian Wade, Project Manager
Phyllis Ruscella, Library Administrator

1. Presentations

- a. St. Pete Beach Downtown Corey Avenue Master Plan- Michael Baker International, LLC

Vice Presidents Jerry Dabkowski and Susan Hardin of Michael Baker International presented the final draft of the vision for the entire Corey Avenue district including:

- Project background and purpose
- Project process and timeline
- Overview of outreach activities
- Vision and goals
- District mobility
- Gateways and streetscape design
- Furniture, lighting, sidewalk, landscape and signage

It was the consensus that Mr. Dabkowski and Ms. Hardin work with Public Services Director Hallock on safety issues and alternatives to the couplet.

2. Changes to the Agenda

Interim City Manager Edmunds requested to postpone Item 5(a) to allow sufficient time to review the associated material and to add, as Item 8(a), a Temporary Use Permit update by David Healey, Planning Consultant.

3. Audience Comments

Tom Rodgers, Corey Avenue, commented that the Corey Avenue District couplet plan was an important element in the overall changes to the area.

Yvonne Marcus, Corey Avenue, spoke in favor of the couplet.

Rosemary Manning, 1st Avenue, inquired about several Gulf Boulevard beautification projects and about missing flags.

Joanne Lentino, Boca Ciega Drive, requested additional discussion on behalf of the library.

Harry Metz, Pass-a-Grille Way, commented on additional Fire Department employees, spoke against the couplet and in favor of Corey Avenue updates, and commented on the length of Commission meetings.

Mike Horan, Gulf Boulevard, spoke against the couplet.

Deborah Edney, 73rd Avenue, inquired about the status of documents she submitted to the Commission.

Bret Ulmstead, Gulf Boulevard, spoke against installation of the couplet in connection with the Corey Avenue updates.

Deborah Schechner, Boca Ciega Isle Drive, spoke against the couplet and in favor of a two-lane left turn onto Blind Pass Road.

Paul Pfister, Gulf Boulevard, thanked Public Service Department Employees for their quick response to a road repair situation.

4. Consent

a. Approval of the following minutes: May 13, 2014 Workshop Meeting; May 13, 2014 Regular Meeting; May 27, 2014 Installation meeting; and May 27, 2014 Workshop Meeting.

b. Authorize the Interim City Manager to enter into an agreement with Larson Consulting Services for financial consulting services in the amount of \$9,000 for review and updating of the existing Capital Improvement Plan and annual retainer.

c. Authorize the Interim City Manager to sign an Interlocal Agreement with Pinellas County to secure \$50,000 in grant monies to make repairs at the 7th, 8th and 12th Avenue dune walk-overs.

d. Authorize the Interim City Manager to issue a purchase order to Granicus in the amount of \$12,400 to upgrade the video recording equipment.

e. Authorize the Interim City Manager to enter into a 1-year contract extension with Neel-Schafer, Inc., for Disaster Debris Monitoring services.

Interim City Manager Edmunds reviewed the items and recommended approval as presented.

Vice Mayor Pletcher moved to approve the Consent Items 4(a), (b), (c), (d) and (e) as presented. The motion was seconded by Commissioner Premer.

Mayor Lowe called for audience comments.

There being no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

5. Action Items

a. Accept the Downtown Corey Avenue Master Plan as presented.

Item 5(a) is postponed as previously requested.

b. Authorize the Interim City Manager to execute a letter of participation in the EMS Conflict Resolution Process initiated by the City of Largo via Resolution No. 2117.

Dan Graves, Fire Chief, explained the inequitable funding distributed to Pinellas County municipalities regarding EMS costs. Participation in the conflict resolution process will allow the City to participate in future legal action as a final solution.

Commissioner Finnerty moved to approve Item 5(b), authorizing the Interim City Manager to execute a letter of participation in the EMS Conflict Resolution Process initiated by the City of Largo via Resolution No. 2117. The motion was seconded by Commissioner Falkenstein.

Mayor Lowe called for audience comments.

There being no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

c. Authorize the Interim City Manager to sign an agreement with Land & Water Engineering Science for \$11,600 to perform design engineering services for seawall restoration at 18th Avenue, 27th Avenue, 59th Avenue, and Coquina Way Circle.

Ms. Edmunds explained that the City previously received bids on three of the four seawalls but did not formally accept any of the bids. The proposal includes an updated bid with the addition of seawalls located at both ends of 59th Avenue.

Ian Wade, Projects Manager, noted an inventory of seawalls is conducted on an annual basis and the top four in most immediate need of repair are chosen.

Vice Mayor Pletcher moved to approve Item 5(c), authorizing the Interim City Manager to sign the proposal from Land & Water Engineering Services for \$11,600 for design engineering services for seawall restoration at 189th Avenue, 27th Avenue, 59th Avenue and Coquina Way Circle. The motion was seconded by Commissioner Premer.

Mayor Lowe called for audience comments.

There being no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

d. Authorize the Interim City Manager to sign a proposal from Cribb Philbeck Weaver Group (CPWG) in the amount of \$350,000 to provide funding for initial engineering design services for the proposed Pass-A-Grille Way Improvement Project.

Interim City Manager Edmunds noted that the total engineering costs are \$558,994.00; of which \$350,000.00 is budgeted in FY 2014 and \$208,994.00 is included in the FY 2015 CIP budget.

Vice Mayor Pletcher moved to approve Item 5(d), authorizing the Interim City Manager to sign a proposal from Cribb Philbeck Weaver Group (CPWG) in the amount of \$350,000 to provide initial engineering design services for the proposed Pass-a-Grille Way Improvement Project. The motion was seconded by Commissioner Premer.

Mayor Lowe called for audience comments.

There being no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

6. Ordinances

a. First Reading and Public Hearing of Ordinance 2014-06, allocation of 19 units of Temporary Lodging Density to property located at 4506 Gulf Boulevard - Plaza Beach Resort.

David Healey from Calvin, Giordano & Associates, and serving as Planning Consultant with the City, reported that the application consists of two separate parts: (1) a conditional use to allocate density from the density pool of the Boutique Hotel/Condo District to the Plaza Beach Resort project, and (2) a variance to the average room size for the same project.

In response to a question raised by City Attorney Churuti, City Clerk Haynes produced confirmation to Ms. Edmunds that the public hearing was continued to date certain of July 8, 2014.

Mr. Healey noted the ordinance allocates 19 temporary lodging units to a new hotel that proposes 66 temporary lodging units. The temporary lodging unit provision is contained in the Comprehensive Plan and reiterated in the Land Development Regulations (LDR) establishing a specific density pool for temporary lodging units. The three districts include the Boutique Hotel/Condo District, the Town Center Core, and the Upham Beach Village totaling 350 units; to date, no units have been transferred from the pool. The transfer of the 19 units requested leaves a balance of 331 units in the combined pool.

Approval of the ordinance allows the transfer of the units within the specified district and the condition of the site plan remains a separate approval step in the process.

Vice Mayor Pletcher moved to approve Item 6(a), Ordinance 2014-06, an ordinance of the City of St. Pete Beach, Florida providing for the allocation of 19 units of temporary lodging density under the provisions of the Boutique Hotel/Condo District Temporary Lodging Unit Density Pool, as established in the City of St. Pete Beach Comprehensive Plan, to property located at 4506 Gulf Boulevard (Plaza Beach Resort); 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. The motion was seconded by Commissioner Finnerty.

Mayor Lowe called for audience comments.

There being no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

7. Resolutions

There were no resolutions for this agenda.

8. Items for Discussion

a. Temporary Use Permit Update – David Healey/Planning Consultant

Mr. Healey updated the Commission with recommendations from the Planning Board on temporary uses for empty lots currently being used for vehicle parking.

Recommendations from Mr. Healey are as follows:

- Approve the temporary use permit for property at 3050 Gulf Boulevard for a specific length of time.
- Approve the temporary use permit for property at 3855 Gulf Boulevard for a specific length of time.
- Request the applicants at 5300 Gulf Boulevard make application for a conditional use permit within the Activity Center Zoning District.
- Staff to review the potential amendments to the Land Development Code that will provide for off-premises parking lots as conditional uses in the Large Resort, Bayou Residential and Boutique Hotel Districts.
- If approved, require properties at 3050 and 3855 to apply for a conditional use permit once the temporary use permit expires.

9. Audience Comments

There were no audience comments.

10. City Manager, City Attorney and City Commission Reports

Fire Chief Graves explained the current emergency re-entry tags are usable and the new tags will be available for next year.

Interim City Manager Edmunds reported that she received a request from the City's labor attorney calling for an executive session pursuant to Section 286.011(8) of the Florida Statutes at 4:30 p.m. on July 8, 2014. Ms. Edmunds read the request into the record for *Brien v. City of St. Pete Beach et al.*, Case No. 8:13-cv-74-JSM-MAP (United States District Court, Middle District of Florida).

Ms. Edmunds updated the Commission on the installation of a traffic light and pedestrian crosswalk, the fireworks display at Upham Beach, additional trash cans and trash removal along the beach, the city manager executive search and the FY 2015 budget procedure.

City Attorney Churuti presented a litigation update.

Vice Mayor Pletcher reported on short-term rentals and a Pass-a-Grille Way design workshop scheduled on July 17, 2014.

Commissioner Falkenstein reported on a July 4th Upham Beach closure, his weekly 'Walk & Talk' in District 2, burned out street lights and signing up for the City's newsletter.

Commissioner Premer reported on the successful Hotel Zamora grand opening, parking passes beyond 5:00 p.m., a Community Center tour, Dive-In movies at the pool, bed taxes and hurricane preparation.

Commissioner Finnerty reported on the donation by Mr. and Mrs. DeYampert of a community bell and stand at Sunset Park, the Sunset Park street festival, the successful grand opening of Casa Del Pane, the 'Brace for the Storm' workshop June 26th and 27th, Beach Stewardship Committee meetings and PSTA bus shelters at the American Legion and Silas Dent Restaurant locations.

Mayor Lowe reported on the Corey Avenue signage, beach access/ordinance signs, the Big C Annual Meeting scheduled for June 25th at the Community Center, her appreciation to volunteer participants for the city manager assessment centers, the newly formed Youth Committee, a necklace purchase from Kapfer Studio, the e-newsletter link through the City's website and beach re-nourishment progress.

11. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 11:55 p.m.

Attest:



Rebecca C. Haynes, City Clerk



Maria Lowe, Mayor

Minutes approved on: 7-22-2014