

**City of Gulfport Florida**  
**Planning and Zoning Board/Local Planning Agency Meeting Minutes**  
**Wednesday, January 7, 2009**

City Hall

6:30 p.m.

The regular meeting of the Planning and Zoning Board/Local Planning Agency was held on Wednesday, January 7, 2009, in the City Hall, City Council Chambers, 2401 53<sup>rd</sup> Street South, Gulfport, Florida.

Jeri Reed, Chairperson, called the meeting to order at 6:30 p.m., followed by a Pledge of Allegiance.

**Roll Call:**

Present were Boardmembers Bob Newcomb, Rudy Leopold, David Hastings, and Carol D'Alessandro, Vice Chairperson Marjory Milford, and Chairperson Jeri Reed.

City Staff present: Community Development Director Fred Metcalf; Principal Planner Mike Taylor, Planner Myra Schwarz, and Interim City Clerk M. Elaine Barclay.

**1. Approval of minutes of September 4, 2008.**

Motion by Board Member Hastings, seconded by Vice Chairperson Milford to approve the minutes of the September 3, 2008, Planning and Zoning Board/Local Planning Agency meeting.

UNANIMOUSLY APPROVED BY ACCLAMATION

**2. Application # S08-08; A Site Plan for a change in use of a structure from single-family Residential to Office and addition of ADA accessible parking space, at 6101 13<sup>th</sup> Avenue South, Gulfport, Florida 33707 and legally described as Pasadena Estates Section F, Block 83, Lot 17 according to the map or plat thereof, as Recorded in Plat Book 8, Page 41 of the Public Records of Pinellas County, Florida.**

Myra Schwarz advised the Board this is a change of use for the storage of student records for Stetson Law School. This structure is one of a group of residential properties owned by the School that was recently rezoned. The main issue is the parking. For office space, there is a parking requirement of four non-ADA spaces and one ADA space. Stetson's Phase I Master Plan provides for an excess of 40 off-street parking spaces. They previously provided 699 spaces when only 659 spaces were required. The parking for this structure could be absorbed in the excess parking spaces already existing. There are two parking lots close to the structure. They are proposing the expansion of the residential driveway to accommodate the ADA required parking with a wood deck ramp for front entry.

Mr. Hastings questioned that the Board had previously approved the changes back in September 2008, for part of the parking lot to be used for mechanical equipment and wondered if that requirement had changed.

Ms. Schwarz stated there were no requirement changes and there is sufficient room for the equipment with this Site Plan change request.

Chairperson Reed opened the Public Hearing. Seeing no one who wished to participate, the Public hearing was closed

**Motion by Vice Chairperson Milford, seconded by Board Member Hastings to recommend approval of the Site Plan and the addition of an ADA accessible parking space.**

|       |              |     |
|-------|--------------|-----|
| VOTE: | MR. NEWCOMB  | YES |
|       | MR. LEOPOLD  | YES |
|       | MR. HASTINGS | YES |
|       | MS. MILFORD  | YES |
|       | MS. REED     | YES |

MOTION CARRIED UNANIMOUSLY

The recommendation will go before City Council on January 20, 2009.

- 3. Application S08-09; A Site Plan for a change in use from Residential to Professional/Business Office and Retail Sales, at 3015 and 3017 Beach Blvd South, Gulfport, Florida 33707 and legally described as Boca Ciega Park Subdivision Block F, Lot 3 and North 10 feet of Lot 4, according to the map or plat thereof, as Recorded in Plat Book 8, Page 41 of the Public Records of Pinellas County, Florida.**

Ms. Schwarz advised the Board this is a requested by Joseph Guenther for a duplex to be changed from Residential to Professional/Business and Retail Sales in the Waterfront Redevelopment District, mixed-use zoning. The proposed use is compatible with the north building, which is mixed-use and the south building is residential and would require buffering. The applicant has agreed to maintain the already existing six foot opaque fence for the south building. Garbage will be taken care of via the alley in the rear. No additional parking is required, except for the one ADA parking space, which he will place in the rear and will expand the entryway from the rear parking space for easier accessibility, as well as the ramps required by the ADA. Ms. Schwarz stated this request is consistent with the purpose and intent of the Waterfront Redevelopment District, mixed-use area.

Chairperson Reed opened the Public Hearing. Seeing no one who wished to participate, the Public Hearing was closed.

Motion by Board Member Hastings, seconded by Vice Chairperson Milford to recommend approval of the Site Plan.

|       |              |     |
|-------|--------------|-----|
| VOTE: | MR. NEWCOMB  | YES |
|       | MR. LEOPOLD  | YES |
|       | MR. HASTINGS | YES |
|       | MS. MILIFORD | YES |
|       | MS. REED     | YES |

MOTION CARRIED UNANIMOUSLY.

The recommendation will go before City Council on January 20, 2009.

4. **Any other business:** None

5. **Adjournment.**

Motion by Board Member Leopold, seconded by Vice Chairperson Milford to adjourn.

UNANIMOUSLY APPROVED BY ACCLAMATION

Date Approved: 4-1-2009

  
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Jeri Reed, Chairperson

  
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Lesley DeMuth, City Clerk