

City of Gulfport Florida
Planning and Zoning Board Meeting Minutes
Wednesday, October 7, 2009

The Regular Meeting of the Planning and Zoning Board/Local Planning Agency was held on Wednesday, October 7, 2009, in the City Hall, City Council Chambers, 2401 53rd Street South, Gulfport, Florida.

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

Roll Call:

Present were: Board Members Rudy Leopold, David Hastings and Bob Newcomb, Vice Chairperson Marjory Milford, and Chairperson Jeri Reed. Alternate Board Member Carol D'Alessandro asked to be excused.

City Staff Present: Community Development Director Fred Metcalf, Principal Planner Mike Taylor, Interim City Attorney Thomas Minkoff, and City Clerk Lesley DeMuth.

1. Approval of Minutes – Planning and Zoning Board/Local Planning Agency Meeting of September 2, 2009.

Motion by Board Member Hastings, second by Vice Chairperson Milford to approve the September 2, 2009 minutes.

UNANIMOUS APPROVAL BY ACCLAMATION.

2. Consider a recommendation to the City Council on Application #S09-07: A Site Plan for a change in use from Commercial Retail Sales to Restaurant at 3119 Beach Boulevard South, Gulfport, Florida, 33707 (Parcel # 33/31/16/09612/010/0030) and legally described as Boca Ciega Park, Block J, Lot 4, according to the plat thereof, as recorded in Plat Book 003, Page 024017 of the Public Records of Pinellas County, Florida.

Mike Taylor, Principal Planner, explained the request and stated the applicant is requesting approval of a site plan to allow a restaurant. The proposed restaurant will have 24 seats; 16 inside and eight (two tables of four) outside. The applicant has applied for a variance to the parking requirements for outdoor seating which will be heard by the Board of Adjustment on October 14. Principal Planner Taylor advised the Board that Staff is recommending approval of the application subject to the following conditions: the proposed project shall begin within one year of approval by the Community Redevelopment Agency otherwise the site plan will expire and the applicant shall coordinate with the Public Works Department to install a backflow preventer in accordance with public works specifications.

Chairperson Reed opened the Public Hearing.

Harriet Lewis, 5233 Dellett Avenue South, questioned why the request was not considered sooner. The sign has been up since July.

In response to a question by Board Member Newcomb on the denial of a building permit if a building does not meet code, Principal Planner Taylor stated if a building does not meet code, when someone goes to pull a permit the building has to be brought up to code. Community Development Director Metcalf explained this applicant had come in with the idea to put in this use and Staff went over with them what they had to do. They were issued a permit to do things that would have been allowed regardless of use.

Neither hearing nor seeing anyone else who wished to speak, Chairperson Reed closed the Public Hearing.

Motion by Vice Chairperson Milford, second by Committee Member Leopold to approve the site plan subject to Staff recommendations.

VOTE:	BOARD MEMBER. LEOPOLD	YES
	BOARD MEMBER HASTINGS	YES
	BOARD MEMBER NEWCOMB	YES
	VICE CHAIRPERSON MILFORD	YES
	CHAIRPERSON REED	YES

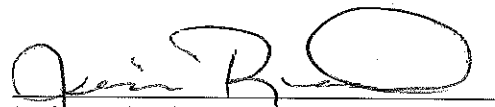
MOTION CARRIED.

3. Any other business. None

4. Adjournment.

On a motion by Board Member Hastings, the meeting was adjourned.

11-4-2009
Date Approved


Jeri Reed, Chairperson


Lesley DeMuth, City Clerk