

A **Special Called Meeting** of the **Historic Preservation Board** was held on **Thursday, May 7, 2009** beginning at 6:30 p.m. in City Hall at 155 Corey Avenue, St. Beach Florida.

CALL TO ORDER: The Meeting was called to order at 6:30 p.m.

Present: Mr. Shavlin, Mr. White, and Chairman Pletcher.

Absent: Mr. Hurley, Jr., Ms. Jacobus

Chairman Pletcher thanked the audience for attending the meeting to find out what has been happening and to get their input. Staff gave a presentation on what is happening in Pass-a-Grille. For many years, bits and pieces have been presented to different boards but the finished product has not come before anyone. The background of Ms. Hartley, the new Senior Planner, was given.

UPDATE ON THE STATUS OF IMPLEMENTATION OF THE SPECIAL AREA PLAN FOR THE 8TH AVENUE BUSINESS DISTRICT. DISCUSSION ON DEVELOPMENT OF LAND DEVELOPMENT REGULATIONS FOR THE NEW DISTRICT.

Mr. Holley was the first to speak. The intent of this meeting was to bring the audience up to speed on the totality of efforts and then speak more specifically about what is being done in terms of implementing the Special Area Plan for 8th Avenue.

The issue of small hotels in the Pass-a-Grille area was addressed. An approved amendment through the comprehensive plan and the adoption of development standards by the City Commission, allows specific properties to reconstruct their existing small hotels. There is a process in place that will allow the owners of all small hotel facilities in Pass-a-Grille to request land use change and rezoning to rebuild most, if not all, of the units they currently have on the ground. Mr. Holley mentioned that the Senior Planner's skills will allow staff to do some things internally and not use outside services. Putting a set of design standards in place for new development in Pass-a-Grille to be in context with existing development is a difficult process in this eclectic area. Benchmarks will be established.

In respect to the 8th Avenue commercial district which relies on both business and residential trade, the Commission adopted Ordinance 2008-24. Mr. Holley distributed copies and discussed the Ordinance.

This is the first public presentation by staff regarding Land Development Regulations. The Historic Preservation Board made a recommendation of modifications. As the board works through the process, there will be public input, joint meetings with the Historic Preservation Board, Planning Board, and the City Commission.

A Special Area Plan was created for the 8th Avenue Area which people have seen and talked about.

It is required by the Pinellas Planning Council in order to establish a community redevelopment district on the County-wide Future Land Use Plan Map. It is not what the State requires and is not in our Code. The Pinellas Planning Council is a county-wide regulatory authority established by State Law and they have certain prerogatives, one of which is to regulate the type of zoning districts that are used in Pinellas County. The underlying reason is to ensure consistency from jurisdiction to jurisdiction in terminology of zoning and standards that are used. To do something that is not in a classification requires a Special Area Plan. The Community Redevelopment District did not fit in with what Pinellas County had available, so a Special Area Plan was required to be consistent when the Land Development Regulations are implemented.

The property appraiser data was used regarding the maximum square acreage footage under the existing plan. A discussion was had and examples given, using the *Table of Information* a numerical assessment for various property owners on 8th Avenue, Gulfway and Pass-a-Grille Way that fall within the Special Area designation.

Example #1 -- **102 8th Avenue** including the vacated right of way that was vacated by the City is approximately .3 acres in area. According to the property appraiser, it has 4,699 square feet of commercial space. Under the new plan, you could have just over 19 and one half thousand square feet of commercial space. The proposal is a significant increase over what's there now. Under the current plan it would only allow 5,200 square feet. The maximum square footage under the new plan would be 19,000.

To point out what is actually less, **104 8th Avenue** according to the property appraiser, has 6,460 square feet of commercial floor area built on the ground. Under the new plan at the 1.5 (mixed use project) it would only be allowed a maximum of 6,011 about 450 square feet less under the new plan. The current plan only allows 1,600, so the new plan allows way more commercial square footage, but in this particular instance it is still slightly less than what's actually there.

Another example is the Keystone Hotel with 16,896 sq feet. The maximum under the new plan would only be 14,700 sq ft. Of those properties that are in the special district only two would not actually be able to build as much.

Examples were given for residential units.

Example #1 - **102 8th Avenue** currently has the capability of nine residential units. Under the new plan, the maximum would be seven and an additional 19,600 square feet of commercial floor area.

Instead of a nine unit residential building there could be a mixed use building with 19,600 square feet of commercial floor area and seven residential units in it. This allows use of the same land area to support both commercial density and residential units. This ties back to our objective which was to perpetuate the existing land use pattern on 8th Avenue which traditionally is a relatively high intensity commercial area. Non conformities were not addressed in this process. Looking at the last page "as built density" one is built at 77 units/acre and one at 156 units/acre. With the new revised comprehensive plan there is not a hotel density greater than 80 units/acre even on the large resort areas. Staff could not justify the increase of hotel density above 77units/acre. Simply put, buildings will continue to be grandfathered and non conforming. These changes are not detrimental to the status of the hotel properties. If the Keystone is flattened a decision will have to be made for the number of units to build.

A property owner could apply for a change of land use under the Special Area District to The Residential High Zoning with the Resort Facility's Overlay and apply for The Traditional Hotel District. However, this would only get you to 50 units/acre. If the proposed comprehensive plan goes into place and a hotel is destroyed by a hurricane, it could be rebuilt to 23 or 34 units under that provision

Regulations are still being worked on and the purpose today is to inform everyone where there is public involvement. In September the voters will be voting on the document in hand. If approved in September, the hope is to have by working with the Historic Preservation Board, Planning Board and the City Commission a set of Land Development Regulations in place quickly after voter approval. That will be the conclusion of the process and a set of Zoning Standards with what a property owner can do.

Attending the meeting were Commissioners Parent and Garnett, who both have served on past Historic Boards and also three members of the Planning Board.

Ms. Pletcher opened the meeting for audience concerns.

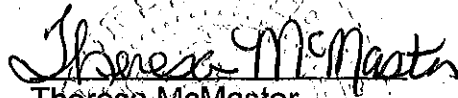
AUDIENCE COMMENTS

Mr. Holley answered questions on a lengthy discussion regarding density, grandfathering, multi-use, transient tourist lodging, commercial and residential use.

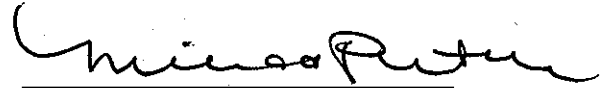
Mr. Holehouse appreciated the efforts of this board and staff to get the issues resolved.

ADJOURNMENT

A Motion was made and seconded that the meeting be adjourned. Meeting adjourned at 7:45 p.m.



Theresa McMaster
City Clerk



Melinda Pletcher
Chairman