ST. PETE BEACH PLANNING BOARD SPECIAL MEETING ON THE SOLV PETITIONS MINUTES

Wednesday, July 23, 2008, 6:00 p.m.

Pledge of Allegiance

Roll Call:

THOSE PRESENT:

Mr. Lott
Mr. Hostetter
Mr. Thompson
Mr. Cummins
Chairman Jacoby

ALSO PRESENT:

Community Development Director Karl Holley
Senior Planner Lauren Matske
City Clerk Theresa McMaster

Chairman Jacoby highlighted the six items that will be reviewed and recommended for adoption and explained the procedures for this Meeting.

COMMUNITY REDEVELOPMENT REPORT

1. DEVELOPMENT AGREEMENTS ORDINANCE NO. 2008-31

Mr. Holley spoke to the first item under consideration. This Board is to consider and recommend to the City Commission an Ordinance of the City of St. Pete Beach to establish standards for the development implementation and enforcement for Development Agreements. Mr. Holley explained how the Development Agreements provide protection for the citizens and how the agreements are enforced. This Ordinance has been reviewed and found to be consistent with the ordinance in effect with the Pinellas County. The City of St. Pete Beach may not enter into a Development Agreement if the Ordinance is not adopted.

BOARD MEMBERS COMMENTS

Mr. Holley answered questions by the Planning Board members.

PUBLIC COMMENTS

Ralph Lickton, 1706 Pass-a-Grille Way, #3 – Mr. Lickton referred to how the subject of Development Agreements came about. The procedure was to submit this to the Pinellas Planning Council. However, the Pinellas Planning Council would not support the ordinance, but, they would consider it if there were Development Agreements that would specifically further reiterate that at no time, if this is passed and applied to one of the hotel properties, could that ever become a residential use which technically would be an increase of residential density.

Joe Caruso, 1301 Gulf Way – Stated that a development agreement is one more restriction and safeguard for the County. It will not give the property owner any more rights than what they are entitled to.

Chairman Jacoby closed the public comments portion of this hearing.

Mr. Thompson moved that the Planning Board recommend that the City Commission review Ordinance 2008-31.

Mr. Lott seconded the motion.

The motion was unanimously approved by individual roll call vote.

2. SPECIAL AREA PLAN FOR THE 8TH AVENUE COMMERCIAL DISTRICT OF PASS-A-GRILLE

Mr. Holley spoke to the second item under consideration. This is the extension of the process of amending the Comprehensive Plan that was previously reviewed and recommended for approval. Mr. Holley noted that the Land Development Regulations and the Comprehensive Plan policies are inconsistent with the general development within the area. The intent of this is to allow the modification of the Comprehensive Plan and the development of new Land Development Regulations that will provide for the recreation of the existing development pattern.

This is a separate process from the Comprehensive Plan amendment in that the Board is requesting modification of the County-wide Future Land Use Plan Map as administered by the Pinellas Planning Council. This is the same issue, same area and same standards that this Board considered for the Comprehensive Plan Amendment, but a different process of approval with a different agency.

This would increase allowable residential density, increase FAR (Floor Area Ratio), etc.

BOARD MEMBERS COMMENTS

Mr. Holley answered questions and concerns by Board members.

If this is approved by the City Commission, the Pinellas Planning Council and the Florida Department of Community Affairs, then at that time, the Land Development Regulations that govern this area will be written for review and recommendation to the City Commission.

PUBLIC COMMENTS

Karl Hollingback, 2541 East Vina del Mar – Thanked the Board members for their consideration and moving forward with this restoration.

Ralph Lickton, 1706 Pass-a-Grille Way, #3 – Presented a Preliminary Conceptual Plan of 8th Avenue properties showing the shops, apartments above, and adjacent units, etc. Under current regulations, this plan could not be built.

Chairman Jacoby closed the public comments portion of this hearing.

Mr. Lott moved that the Planning Board recommend to the City Commission that the 8th Avenue Commercial District Special Area Plan be adopted.

Mr. Cummins seconded the motion.

The motion was unanimously approved by individual roll call vote.

3. DETERMINATION OF CONSISTENCY OF THE CRA (COMMUNITY REDEVELOPMENT AREA)

Mr. Holley referred to a Consistency Analysis and attachment distributed to the Board members. This Community Redevelopment Area Plan is part of a package of Citizen Initiative Petitions that are all related including the Land Development Regulations and Comprehensive Plan amendments that were voted on by the citizens on June 3, 2008. State Statute requires that this CRA Plan be reviewed by the City's Planning Board for consistency with the adopted Comprehensive Plan.

Mr. Holley stated that staff has reviewed this document and finds that it is consistent with the Comprehensive Plan as amended. Everything in this document is completely accurate.

BOARD MEMBERS COMMENTS

Mr. Holley answered questions by this Board regarding consistency/inconsistency.

PUBLIC COMMENTS

Bill Pyle, 6600 Sunset Way – Stated that the proposed Plan that the State has not yet approved is premature, and he would object to it on that basis. He further objected to the process and it being part of the SOLV petitions; the Settlement Agreement; proposed increases in density and height; developer fees that could be waived; etc.

Chairman Jacoby closed the Public Comment portion of this hearing.

Mr. Thompson moved that the Planning Board has concluded, in accordance with the requirements of F.S.163.360, that the submitted Community Redevelopment Plan is consistent with the Comprehensive Plan policies of the City of St. Pete Beach, and that the Chairman of the Planning Board, acting in its capacity of the Local Planning Agency, is authorized to transmit these findings in writing to the City Commission. This refers to the 2007 Comprehensive Plan that has not yet been adopted by the City Commission.

Mr. Cummins seconded the motion.

The motion was unanimously approved by individual roll call vote.

The Planning Board members find [this proposed plan] to be consistent and are authorized to transmit these findings in writing to the City Commission.

4. REVIEW AND RECOMMENDATION OF AN ORDINANCE AMENDING CERTAIN DIVISIONS OF THE CITY'S LAND DEVELOPMENT CODE WITH RESPECT TO STANDARDS FOR OFF-STREET PARKING.

Mr. Holley explained that this is a house keeping ordinance with respect to Divisions 23 of the Land Development Regulations which govern off-street parking. He alluded to Division 23 and other zoning modifications or changes. Staff is not proposing any changes to any standards in the ordinance; but, is proposing to eliminate or delete those portions of the Land Development Regulations that should have been deleted in 2005 when they were superseded by the new standards in Division 23.

BOARD MEMBERS COMMENTS

Mr. Holley answered questions by the Board Members.

Other than parking standards for the marina, grocery store, and automobile service station being added because they did not previously exist, there were no changes or additions to the ordinance.

PUBLIC COMMENTS

Ralph Lickton, 1706 Pass-a-Grille Way, #3 – Referred to the Pass-a-Grille Over-Lay District and the amended Division 23 which would require two parking spaces for each residential unit. He spoke to the proposed building having two residential units each with a two garage. According to this proposed Plan, he could meet the parking requirements for the two residential units, but not for the two commercial units. Discussion ensued with regard to the parking issue and redevelopment.

Since current parking regulations were written prior to the concept of the Community Redevelopment District for 8th Avenue, and there was no anticipation of new or redeveloped properties, the Community Redevelopment District was allowed to have both commercial and residential units on the same piece of property. Now, the parking standards would need to be revisited.

Chairman Jacoby closed the Public Comment portion of this hearing.

Mr. Thompson moved to recommend approval of the proposed parking amendments with the removal of the redundant office space standard.

Mr. Lott seconded the motion.

The motion was unanimously approved by individual roll call vote.

5. REVIEW AND RECOMMENDATION OF AN ORDINANCE AMENDING CERTAIN DIVISIONS OF THE CITY'S LAND DEVELOPMENT CODE ADDRESSING ISSUES OF CONSISTENCY WITH THE REQUIREMENTS OF THE PINELLAS COUNTY COUNTY-WIDE PLAN AS ADMINISTERED BY THE PINELLAS PLANNING COUNCIL.

Mr. Holley noted that the Pinellas Planning Council has jurisdictional authority under Florida Statute to ensure consistency throughout all jurisdictions in Pinellas County with the policies and standards of the County-wide Plan. The Pinellas Planning Council periodically reviews the City's Plan to identify content with the City's Land Development Regulations that would be inconsistent with the County's standards.

Mr. Holley noted that the County did identify some inconsistencies and the City will need to add statements to correct them e.g. the density is limited to 7.5 units per acre. Mr. Holley explained other issues of inconsistencies/consistencies.

Mr. Holley answered a variety of questions by the Planning Board members.

There was considerable discussion regarding transient lodging and ways to regulate properties so as to not encourage frequent turn-overs. It was the consensus of this Board to have Mr. Holley develop some standards and regulations for the Transient Lodging Facilities to allow appropriate rentals, but, not encourage frequent turn-overs.

There was discussion regarding size of rooms for hotel/motel rooms and resort condominiums.

PUBLIC COMMENTS

Bill Pyle, 6600 Sunset Way – Asked if anything in this proposed ordinance has any bearing on the SOLV petitions. Mr. Holley explained that anything that is superseded by new Land Development Regulations associated with the SOLV petitions will no longer be in effect. There is nothing in the ordinance related to the SOLV petitions.

Chairman Jacoby closed the Public Comments portion of this hearing.

BOARD MEMBERS COMMENTS

There was discussion as to this being a housekeeping effort mandated by Pinellas County.

The State Statute requires that our Land Development Regulations be consistent with the County-wide Plan. The Pinellas County staff is saying that in these specific instances, they are not. Whatever the City adopts must be consistent with the County-wide Plan.

Also, there was discussion with respect to modifying any of the Land Development Regulations in some further fashion to mitigate the negative impacts in that change of definition. The Planning Board has asked staff to look at this to see what the implication of this change of definition would be and how it might be addressed through the Land Development Regulations for the individual Residential Zoning Districts. Mr. Holley will bring a proposal to the next Planning Board Meeting.

This recommendation is just to bring the standards in the City's Plan in line with the standards of the Pinellas Planning Council Plan standards.

There was discussion regarding Transient Accommodation. The areas of the City that are currently zoned RFM would be rezoned to some other classification.

Mr. Thompson moved that the Planning Board recommend approval by the City Commission of the proposed ordinance currently discussed.

Mr. Lott seconded the motion.

The motion was unanimously approved by individual roll call vote.

6. GENERAL DISCUSSION

BOARD MEMBERS COMMENTS

Mr. Hostetter proposed that the Planning Board consider extending the Traditional Hotel District north to 21st Avenue, where there is a traffic light at Pass-a-Grille Way and 21st. Avenue. This would allow two hotels (the LeRoy and the Fairhaven) to benefit from what has already been extended to the other hotels. Discussion followed. The consensus of this Board was to amend the ordinance to say: "any operating hotel within the Pass-a-Grille Historic District". Mr. Holley will bring an amendment to that effect for discussion by this Board at its next Meeting.

The Planning Board members will bring a list of unfinished items for discussion at their next Meeting.

PUBLIC COMMENTS

Joe Caruso, Sable Palms Inn, 1301 Gulf Way – Expressed concern for the hotels in Pass-a-Grille. Referred to his petition that was circulated stating that the residents of Pass-a-Grille support the rebuilding of all existing inns in Pass-a-Grille so long as they do not exceed three floors above parking.

ADJOURNMENT

Time being 8:45 p.m. and no further business, this Meeting was adjourned.

ATTEST:

Theresa McMaster

Theresa B. McMaster
City Clerk

Will Jacoby, Chairman