

**ST. PETE BEACH PLANNING BOARD
WORKSHOP MEETING
MINUTES**

Monday, September 22, 2008, 6:00 p.m.

Pledge of Allegiance

Roll Call:

THOSE PRESENT:

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

ALSO PRESENT:

Community Development Director Karl Holley
City Clerk Theresa McMaster

Chairman Jacoby stated that the agenda for this Workshop Meeting is for the review and discussion of proposed amendments to the St. Pete Beach Land Development Code creating Land Development Regulations for Character Districts adopted as part of the Comprehensive Plan Amendments approved by voters on June 3, 2008.

Mr. Holley noted that this Workshop Meeting was called by this Board. A public workshop is to be held for public comment on the proposed Ordinance amendments regarding Land Development Regulations and this Board is to make its formal consideration and recommendation. Staff has brought a proposal for nine separate sets of Land Development Regulations governing nine distinct Character Districts. Mr. Holley reviewed the details of the proposed Ordinances noting that two of these nine Ordinances have standards that are in place. It is not known when, if or how these amendments will be implemented. Mr. Holley explained how staff revised the standards.

1. BOARD MEMBERS DISCUSSION

Mr. Holley answered questions by the Planning Board members with regard to hotel room size, etc.

It was the consensus of this Board that based upon discussion, the Board would like to see some limitation on the intensity of hotel uses in all of the districts where they would be permitted, whether it would be a FAR (Floor Area Ratio) limitation, an average room size limitation or some specific limitation with respect to what percentage of rooms could be above a certain size. Staff would be asked to draft some modifications to these proposed standards and bring them back to the Planning Board for consideration with the intention of addressing those specific concerns.

The Board addressed some house keeping issues which were basically typographical errors.

The Planning Board was in agreement to have Mr. Holley bring back some verbiage for Division 31 on the aggregate floor space. This will be for every Character District that provides for hotels as a permitted use and does not already have a standard.

There was discussion regarding Division 32, Division 33, Division 34, and Division 35.

The Board members took a five minute recess at this time.

There was discussion regarding Division 36, Division 37, and Division 38.

There was discussion regarding concerns that the rezoning will create.

There was concern expressed with respect to undergrounding of utilities. The citizens will be voting on this in the March 2009 election.

Mr. Holley suggested trying to have the changes to the Board members by the Planning Board Meeting of September 29 or by the Meeting of October 15. The Board agreed to try to have these ready by the September 29 Meeting.

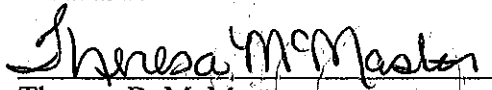
Chairman Jacoby noted that there is a Workshop Meeting for the public scheduled for Wednesday, September 24 at 6:30 p.m. There Planning Board will also discuss a work program regarding the sign ordinance, etc.

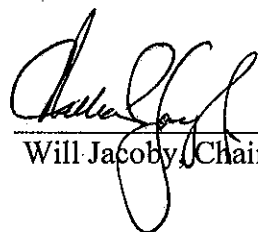
There will also be a Regular Planning Board Meeting for the public on Monday, September 29, 2008 at 6:00 p.m.

2. ADJOURNMENT

Time being 8:31 p.m. and no further business, this Meeting was adjourned.

ATTEST:


Theresa B. McMaster
City Clerk


Will Jacoby, Chairman