

Planning Board Meeting
Minutes
February 24, 2010
6:00 p.m.

Present: **Planning Board:** **Chairman Will Jacoby**
 Martin Lott
 Don Breitweiser
 Ron Holehouse
 Sandi Lyman

Others Present: **Catherine Hartley, Senior Planner**
 Karl Holley, Director of Community Development
 Pamala Prell, Deputy City Clerk
 Suzanne Churuti, City Attorney

Call to Order

Chairman Jacoby called the meeting to order at 6:00 p.m.

Approval of Minutes: 4/16/08, 4/23/08, 4/30/08, 6/18/08, 5/14/09, 7/15/09, 8/19/09, 9/22/09, 9/30/09, 11/18/09, 11/19/09, 12/16/09, and 2/8/10.

Mr. Holehouse made a motion to approve the minutes as written, with the change noted to the 4/16/08 minutes, by Mr. Lott. The motion was seconded by Mr. Lott. The motion was approved by a unanimous roll call vote.

Ordinance 2010-03 An Ordinance of the City of St. Pete Beach, Pinellas County, Florida providing for an amendment to Chapter 22, Article 7 of the Code of Ordinances, Related to the powers and duties of the Historic Preservation Board; Amending Division 20 of the Land Development Code, establishing required yards and lot sizes for contributing historic structures within the Pass-a-Grille Overlay and requiring properties that request a reduction in required yards to submit proposed alternations to the exterior of the contributing structure to the appropriate board of authority for review for consistency with the Secretary of Interior's Standards For The Treatment of Historic Properties; amending Division 28 of the Land Development Code regarding Historic Preservation, deleting the limitation of additions to 1,000 square feet, and requiring minimum standards for the contents of applications for Certificates of Appropriateness; providing for the repeal of ordinances or parts of

ordinances in conflict herewith, to the extent of such conflict; providing for severability and providing for an effective date.

Ms. Hartley provided a copy of the proposed ordinance with the changes made by the Historic Preservation Board and Planning Board at their Joint Meeting of today's date.

City Attorney Churuti advised that she received an email from Attorney Tom Reynolds requesting that the board postpone any action on Ordinance 2010-03 until he is able to attend the meeting to represent his client. Ms. Churuti advised that Mr. Reynolds was terminally ill.

Mr. Holehouse made motion to continue approval of this ordinance until the March 10, 2010 (4 p.m.) meeting, as requested by Attorney Reynolds. Chairman Jacoby announced that there would be no further notice provided regarding this continuance. Mr. Lott seconded the motion. The motion was approved by a unanimous roll call vote.

After a general discussion, and advice of the City Attorney the Board was in agreement to hold a discussion of Section 3.10, as Mr. Reynolds' request for continuance did not include this issue. Ms. Churuti stated that there was no need to have audience comments, if the item is continued.

Mr. Holley pointed out that this was just a discussion item and that Public Hearings must be held prior to the adoption of any changes to Section 3.10.

Discussion Items

A. Section 3.10 of the Land Development Code regarding raising structures that are non-conforming due to setbacks, in order to make room for a garage on the ground level.

Mr. Holley stated that the first amendment is to Section 3.10 (b) (3) (a), which currently reads "the structure shall be moved vertically only such as the lower floor is elevated no higher than 6" above base flood elevation, as defined and established in the City's Flood Damage Prevention Regulations set forth in Chapter 98 of the Code of Ordinances. The proposed amendment reads "except that minimum necessary additional height may be allowed to provide for construction of a garage underneath any structure, which is so moved. The maximum height of new construction of the garage shall not exceed 8.5 feet from the crown of the road".

Mr. Holley stated that based on the concerns of the Board that he would like to discuss this issue with the Building Official and bring the item back

to the Board at their next meeting. He pointed out that he needs to resolve this matter in a timely fashion.

Mr. Holley explained that the proposed amendment to Section 3.10 (c) (1) (d) – Nonconforming Uses – is a new paragraph that is being suggested to be added which reads “Non-conforming uses which when conforming are otherwise regulated by this Code through unit density shall not increase the number of units within the non-conforming use through alterations, reconfiguration or other modification of the structure which such non-conforming use is located”. The position of the City Attorney is that if the intent is not to allow an increase in the number of tourist lodging units in a non-conforming tourist lodging facility, it needs to be stated clearly in the ordinance.

After considerable discussion regarding the proposed amendments the Board agreed to discuss and possibly take action at their next meeting of March 10, 2010.

Mr. Lickton stated that many subdivision rules in some communities simply say “floor of garage to be one foot above existing grade, unless it’s demonstrated that for reasons of potential flooding that it may require the floor to be higher”. He stated that the “crown of the road requirement” often appeared in many subdivisions in the past, but that he doesn’t find it every often now. He advised that 1 foot above grade, unless it is demonstrated that more is required, may simplify the issue. He advised that 7 foot garage doors were the industry standards until about 15 years ago and then the 8 foot door became the standard because of SUV’s. He pointed out that with masonry construction the garage door manufacturers prefer 16” above the beam, especially with an 8 foot door and they offer a low clearance kit which can be done with 12 inches above the beam. He suggested 9-9.4 feet maximum for an 8 ft door.

Betty Woods, 103 5th Avenue, stated that when Section 3.10 was adopted there was not sufficient height to allow stairs to be put underneath the structure; the language was so restrictive that you could not expand a non-conforming footprint in order to put stairs to access the elevated house. She suggested that the Board make sure that there is enough measurement to allow for stairs to be placed beneath the structure.

Harry Metz, 504 Pass-a-Grille Way, stated that in the Don CeSar Area the crown of the road is very low and in Vina Del Mar the crown of the road is 9-10 inches high. He felt that the measurement should be from the floor of the garage. He felt that stairs could be put on the outside of the house. He felt that with on-street parking there is no parking problem.

Robert Pletcher, 102 6th Avenue, stated that he felt that this issue should get into the "Guinness Book of Records as the longest detailed discussion about a single lot in history". He pointed out that about 3 years ago there was discussion regarding the height being 6" above flood level; and now the City has another alternative. He stated that he was concerned with the height of the rear of the building. He felt that there should not be parking under the structure.

B. Scheduling workshops or Land Development Regulations to implement the Comprehensive Plan and Comprehensive Plan Amendments.

Ms. Hartley stated that in the fall the Board started talking about zoning regulations to implement the Community Redevelopment District and they got off track. She wanted the Board to hold two workshops.

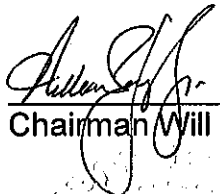
The Board was in agreement to meet on March 24, 2010 at 4 p.m. and to hold a discussion at their regular meeting on April 14, 2010 at 4 p.m.

C. Discussion regarding changing the Board's regular monthly meeting dates.

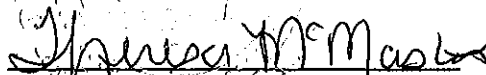
Ms. Hartley advised that she has been elected as Chairman of the Planners Advisors Committee and their meetings are on the same day as the Planning Board Meeting.

Upon her request, the Board was in agreement to change their regular meeting dates to the 2nd Wednesday of the month at 4:00 p.m.

Being no further discussion, the meeting was adjourned at 7:02 p.m.


Chairman Will Jacoby

Attest:


Theresa B. McMaster, City Clerk