

PLANNING BOARD MEETING

MINUTES

March 10, 2010

The Meeting was called to order by Chairman Jacoby at 4:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Ron Holehouse
Martin Lott
Don Breitweiser
Will Jacoby, Chairman
Sandi Lyman

ALSO PRESENT

Karl Holley, Director of Community Development
Bruce Cooper, Building Code Administrator
Catherine Hartley, Senior Planner
Theresa B. McMaster, City Clerk

Chairman Jacoby introduced Sandi Lyman, who has been appointed by the Mayor to the Planning Board.

Chairman Jacoby suggested that they go out of order and address Section 3.10 (b) 3.A., due to the fact that Bruce Cooper was in attendance. There being no objection, Chairman Jacoby called on Karl Holley to open the discussion.

Mr. Holley reminded those present that this Section pertains to non-conforming structures, specifically the relocation of non-conforming structures and more importantly the vertical relocation of non-conforming structures. This is an issue that still concerns the Commission and the Commission instructed the City Manager to instruct his staff to bring this back to the Planning Board with a solution. Mr. Holley stated that they have brought forth a proposal that would provide for a minimum elevation of an existing non-conforming structure so that there would be an assurance that a standard automobile configuration could be implemented under the structure that is elevated.

Chairman Jacoby asked if there were any questions. Mr. Breitweiser asked for a definition of "existing grade". Bruce Cooper responded by saying that

"grade" is "existing grade" by definition. "Finished grade" is something that is going to be finished and could be higher than what actually existed prior to construction. Using the verbiage of "existing grade" or "grade" is basically the same thing.

Mr. Cooper went on to say that he wanted to clarify that they are not changing the existing part of Sub-Section A of (3), it says that "the lowest floor is elevated no higher than six inches above base flood elevation". If you are in a "B" Zone, if you follow this ordinance and don't put a garage in, you're limited to 6 inches – the finished floor only 6 inches above base flood elevation – you are in violation because the bottom of the structure has to be above the base flood elevation.

Audience Comments:

Thomas Reynolds, 535 Central Avenue – representing Robert & Geraldine Fletcher, 102 6th Avenue, Pass-A-Grille.

Harry Metz, 504 Pass-A-Grill Way, Pass-A-Grille.

Robert Fletcher, 102 – 6th Avenue, Pass-A-Grille.

Ralph Lickton, 706 Pass-A-Grille Way, No. 3.

Bob Manning, 200 First Avenue, Pass-A-Grille.

After discussion, it was decided that this matter would be brought up at the next regular meeting as an ordinance for public hearing.

APPROVAL OF MINUTES

Chairman Jacoby asked if there were any corrections on the Minutes dated 7/29/09, 1/20/10, 2/08/10 on 2/24/10. It was brought to the attention of the Board that there is a typo on page 2 of the Minutes dated 2/08/10 in that there is an incorrect spelling of Robert Pletcher's name.

A motion was made that the Minutes of 7/29/09, 1/20/10, 2/08/10 (corrected) and 2/24/10 be approved. The motion was seconded and approved by a majority vote.

ACTION ITEM – Public Hearing

After a brief recess, the Board resumed and Chairman Jacoby called on Catherine Hartley to address the next item on the agenda.

A) 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 ALTERATIONS TO THE EXTERIOR OF THE CONTRIBUTING STRUCTURE TO THE APPROPRIATE BOARD OF AUTHORITY FOR REVIEW FOR CONSISTENCY WITH THE SECRETARY OF THE 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 APPLICATION 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 briefly explained the purpose and intent of Ordinance 2010-03.

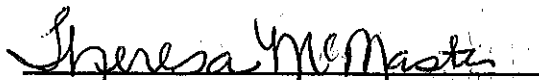
After discussion, the Meeting was opened to the public.

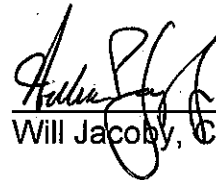
Chairman Jacoby asked if there was anyone present who wanted to speak on Ordinance 2010-003; seeing none, the Public Hearing was closed.

A motion was made to approve Ordinance 2010-03. The motion was seconded and approved by unanimous roll call vote.

Chairman Jacoby asked Ms. Hartley to run through the workshops again. There is a Workshop scheduled for March 24, 2010, at 4:00 pm, to go over five districts, if they can be fit in. She also explained that the regular Meetings of the Board will now be held on the second Wednesday of every month at 4:00 pm. The next regular Meeting will be April 14, 2010, at 4:00 pm.

A motion was made to adjourn the Meeting. The motion was seconded and approved by a majority vote.


Theresa B. McMaster, City Clerk


Will Jacoby, Chairman

Minutes approved on: 4-14-2010