PLANNING BOARD REGULAR MEETING

APRIL 14, 2010

4:00 PM

The Meeting was called to order by Will Jacoby, Chairman

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Sandie Lyman
Martin Lott
Ron Holehouse
Will Jacoby, Chairman

NOT PRESENT

Don Breitweiser

ALSO PRESENT

Karl Holley, Director, Community Development Department
Catherine Hartley, Senior Planner
Theresa McMaster, City Clerk

APPROVAL OF MINUTES

A motion was made that the Minutes of the March 10, 2010 Meeting be approved. The motion was seconded and carried by unanimous vote.

PUBLIC HEARING – Ordinance 2010-10

Mr. Holehouse asked if the language in Section 3, Item D. be set apart until the Historic Preservation Board had an opportunity to discuss same with the Board, i.e. **"...and prohibiting an increase in the number of units in a non-conforming use; providing for the repeal of ordinances or parts of ordinances in conflict therewith, to the extent of such conflict;..."** The Board agreed that this Section will not be considered until further discussion with the Historic Preservation Board.

Mr. Holley asked if it was the intention of the Board that they will conduct a public meeting on Ordinance 2010-10, with Section 3 removed. The Board agreed and Section 3 will be placed under Discussion Items at this Meeting.

Karl Holley presented the changes to Ordinance 2010-10 to the Board.

Catherine Hartley read a statement from Don Breitweiser in which he objected to the wording in a portion of the ordinance and requested the Board revisit this ordinance in the near future.

Chairman Jacoby asked for audience comments.

Tom Reynolds, Attorney, is opposed to the changes to Ordinance 2010-10 and asked the Board to recommend denial of the proposed changes.

Robert Pletcher, 102 6th Avenue, addressed the Board in opposition to the changes; he also presented pictures of back yards abutting the property in question.

Harry Metz, 504 Pass-A-Grille Way, spoke in opposition of the changes.

Bette Woods, 103 5th Avenue, spoke in favor of the changes.

Bob Manning, 200, 1st Avenue, spoke against using the word "garages" in the proposed change.

Chairman Jacoby closed the Public Meeting.

After discussion, Chairman Jacoby called for a motion.

A motion was made to approve an Ordinance in the City of St. Pete Beach, Pinellas County, Florida, providing for an amendment to Division 3 of the Land Development Code, amending Section 3.10 regarding vested rights and non-conformities to allow for the raising of non-conforming structures to a minimal height to allow for the construction of a garage, not to exceed 9 feet, 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. The motion was seconded and upon roll call vote, the motion failed due to a tie vote.

An amended motion was made to include the request that the Commission review the rear, front and side yard setbacks to enhance the privacy of the adjacent property owners. The motion was seconded and approved by unanimous roll call vote.

DISCUSSION ITEMS

A. Division 39 of the Land Development Code

Catherine Hartley reminded the Board that this matter had been taken up last October and must to be adopted by August in order to be in compliance with Florida Statutes. Ms. Hartley pointed out that each District has a height limit and recommended removal of the "stories" table in the Code using only height limits. The Board was in agreement with her recommendation.

Ms. Hartley discussed TC1 and TC2 Districts, pointing out the individual density/height restrictions. During discussion, a typographical error was discovered in the Code; Ms. Hartley will correct it.

Bob Manning, 200 1st Avenue, spoke to the Board regarding changes that may have to be made by the Commission in the very near future, thereby avoiding public votes on some of these issues.

Ms. Hartley advised the Board that there is a map amendment that may have to go to the voters. Taking the "story" language out of the Code is questionable and she will get with Mr. Davis to take a look at that and clarify whether or not that should have to be voted on.

Chairman Jacoby called for a brief recess.

B. Discussion of date for next Workshop

It was decided that a Workshop will be held on April 29, 2010, 4:00 pm and the next Regular Meeting will be held on May 12, 2010, 4:00 pm.

Catherine Hartley and Karl Holley resumed their discussion regarding density in the TC1 and TC2 Districts using the map that Ms. Hartley presented to the Board as a guide.

C. General Discussion

There was none brought to the Board.

ELECTION OF OFFICERS

Due to the absence of Mr. Breitweiser, the election was postponed until the next Meeting.

ADJOURNMENT

Upon motion duly made, seconded and carried, the Meeting was adjourned.

Theresa McMaster

Theresa B. McMaster, City Clerk

Will Jacoby, Chairman

Minutes approved on: 5-12-2010