



**Planning Board
155 Corey Avenue
11/17/2010**

4:00 p.m.

**Call to Order
Pledge of Allegiance
Roll Call**

Regular Meeting

- 1. Acceptance of Minutes**
 - a. 9/27/2010**

- 2. Action Items**

- a. Public Hearing on Ordinance 2010-31**

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE; PROVIDING FOR AMENDMENT OF DIVISIONS 31 AND 20 OF THE LAND DEVELOPMENT CODE AS THEY RELATE TO DEVELOPMENT STANDARDS FOR TEMPORARY LODGING ESTABLISHMENTS IN THE TRADITIONAL HOTEL DISTRICT; AMENDING DIVISION 6 OF THE LAND DEVELOPMENT CODE AS IT RELATES TO TEMPORARY LODGING ESTABLISHMENTS; 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.

- 2. Discussion Items**

- a. General Discussion**

- 3. Adjourn**

APPEALS

If a person decides to appeal any decision made at this Meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of Meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) the city does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

Agenda Material is available for review at City Hall on the Friday preceding the Meeting. In accordance with the American's with disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this Meeting should contact Phil Christman at (727) 363-9243 no later than four (4) days prior to the Meeting for assistance.

PLANNING BOARD MEETING

11-17-10

MINUTES

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

**Jay Anderson
Martin Lott
Don Breitweiser
Sandie Lyman
Will Jacoby, Chairman**

ALSO PRESENT

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

1. Acceptance of Minutes

A motion was made to approve the Minutes of 09-27-10 Planning Board Meeting, as amended. The motion was seconded and approved by unanimous vote.

2. Action Item

a. Public hearing on Ordinance 2010-31, an Ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing for amendment of the Land Development Code; providing for amendment of Divisions 31 and 20 of the Land Development Code as they relate to development standards for temporary lodging establishments in the Traditional Hotel District; amending Division 6 of the Land Development code as it relates to temporary lodging establishments; 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.

Chairman Jacoby called on Catherine Hartley to discuss the Ordinance. Ms. Hartley explained that due to technical difficulties encountered at their recent joint meeting with the Historical Preservation Meeting she was unable to hear the entire Meeting but incorporated into the Ordinance the changes she believes to be correct.

There was no change to 31.1; under 31.3 she tallied the majority of their votes and she will present that to the Commission so they can see how the vote was divided.

Under height, everyone agreed to change the height to basically the same height as what would be allowed for most of the residential structures under the Pass-a-Grille overlay; that change is reflected in 31.7 as well as the Pass-a-Grill overlay, Section 20.10(a). This will have to be voted on in accordance with the Charter. Last year on the ballot the Charter was amended to read "any change in height" has to be voted on whether it's on the Plan or the Code. Ms. Hartley doesn't feel they will make the March election based on the timing of getting this Ordinance through, so they will have to have a special election or it will have to wait until the fall.

The question was raised if the change is worth the trouble or if it should go back to the whole structure being 35 feet which is the language allowed.

Karl Holley suggested that the Commission determine what is an appropriate cost to bear to properly implement the most effective or appropriate regulation. He feels that the obligation of the Planning Board is to say what they think is the appropriate development standard is in the context of this Ordinance.

It was the consensus of the Board that they acknowledge there is an implication that requires a vote, costs, time, etc., and knowing that implication they suggest it is worth the effort and go forward with it or if the Commission may consider it differently and they will not be offended if they do so.

Ms. Hartley stated that when she presents it to the Commission and writes up the summary page for the ordinance, she will point that out.

The Board feels solid value in keeping the height of the THD to conform to the residential in the Pass-a-Grille overlay district and they talked about it at great length.

Ms. Hartley will take the ordinance, with whatever recommendations this Board may have, to the Historic Preservation Board, explain it to them, and they, in their capacity, while they don't have the same powers as this Board, and if they have

different recommendations, she will write those up as well and explain to the Commission that this is what happened at the Public Hearing of the Planning Board and the Historic Preservation Board, and they will have to decide.

Karl Holley stated that he would prefer they consider the issue and see where it ends up and then they can address whatever the results are. He does not anticipate that there is going to be disagreement.

Chairman Jacoby asked if there was anyone who wanted to discuss the points under 31.1 that Ms. Hartley presented. Under 31.2 there are no changes; under 31.3.....

Ms. Hartley interjected that the language is still, in this ordinance; they are going to have the same square footage. In order to accommodate some of these things, they may have to give up some room space.

Chairman Jacoby asked if anyone had anything to say under *a*. Hearing nothing he went on to *b*; he stated that he would like to see spas added back in as point 7. 31.4 has been discontinued; 31.5 okay; 31.6; Ms. Hartley does not have anything ready that has been approved by the Historic Preservation Board and ready to be adopted.

Chairman Jacoby went on to Section 2, then asked if anyone had any questions. Hearing none, he opened the Meeting to audience comments.

Joe Caruso, 1301 Gulf Way

Mary Fernandez, 110 12th Avenue

Melinda Pletcher, 921 East Vina Del Mar

Chairman Jacoby then closed public hearing.

A motion was made to recommend Ordinance 2010-31, an ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing for amendment of the Land Development Code; providing for amendment of Divisions 31 and 20 of the Land Development Code as they relate to development standards for temporary lodging establishments in the Traditional Hotel District; amending Division 6 of the Land Development Code as it relates to temporary lodging establishments; 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 to the Commission for approval. The motion was seconded by Sandie Lyman and approved by 4 – 1 vote; Chairman Jacoby voted no.

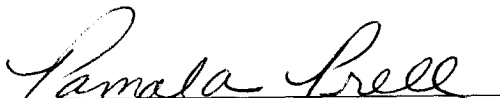
Chairman Jacoby explained why he voted against the motion.

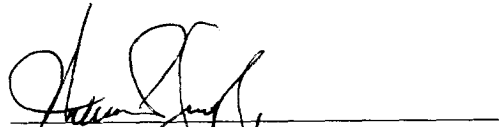
2. Discussion Items

Catherine Hartley spoke about the 8th Avenue zoning. The Commission suggested that this Board have another joint meeting with the Historic Preservation Board. She asked the Board if they were available on December 1, 2010 at 4:00 pm, December 2, 2010, at 5:00 pm, or December 7, 2010, at 4:00 pm.

Ms. Hartley will contact the members of the Historic Preservation Board as to their availability and get back to this Board.

There being no further business to come before the Board, the Meeting was adjourned.


Pamala Prell, City Clerk


Will Jacoby, Chairman

Minutes approved on: 1-18-11