



**Planning Board
155 Corey Avenue
5/17/2011**

4:00 p.m.

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

Regular Meeting

1. Action Items

A. Public Hearings

1) ORDINANCE NO. 2011-17

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE; PROVIDING FOR AMENDMENT OF DIVISION 28 OF THE LAND DEVELOPMENT CODE AS IT RELATES TO HISTORIC PRESERVATION; AMENDING SECTION 28.11 TO REQUIRE THE OWNERS OF DESIGNATED AND/OR CONTRIBUTING STRUCTURES TO OBTAIN A CERTIFICATE OF APPROPRIATENESS PRIOR TO THE DEMOLITION OF THE STRUCTURE; ALLOWING THE HISTORIC PRESERVATION BOARD TO STAY THE DEMOLITION FOR 30 DAYS SO THAT ALTERNATIVES TO DEMOLITION CAN BE EXPLORED; 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) ORDINANCE NO. 2011-18

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE; PROVIDING FOR AMENDMENT OF DIVISION 6 OF THE LAND DEVELOPMENT CODE AS IT RELATES TO SUPPLEMENTAL STANDARDS FOR DOCKS; AMENDING SECTION 6.23, ALLOWING THE REPAIR AND REPLACEMENT OF RESIDENTIAL DOCKS IN THE SAME CONFIGURATION WITHOUT A VARIANCE; 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

**May 17, 2011
4:00 PM**

MINUTES

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

**Don Breitweiser
Ward Friszolowski
Ron Holehouse
Will Jacoby**

NOT PRESENT

Mike Lehman

ALSO PRESENT

**Karl Holley, Community Development Director
Catherine Hartley, Senior Planner
Rebecca Haynes, City Clerk
Pamala Prell, Deputy City Clerk**

1. Action Items

Election of Chairman

Chairman Jacoby advised the Board that it was time to elect a new Chairman and asked if they wanted to postpone the election until they had ad quorum.

Ron Holehouse nominated Ward Friszolowski as Chairman. Don Breitweiser seconded the nomination. All were in favor and Mr. Friszolowski was elected Chairman.

Will Jacoby nominated Don Breitweiser as Vice Chairman. Ron Holehouse seconded the nomination. All were in favor and Mr. Breitweiser was elected Vice Chairman.

A. Public Hearings

1) ORDINANCE NO. 2011-17

Chairman Friszolowski briefly explained the Ordinance and called upon Catherine Hartley to present a staff briefing.

Ms. Hartley explained that this Ordinance is a recommendation from the Historic Preservation Board. Basically, it says that when an applicant requests a demolition permit she/he is advised to obtain a Certificate of Appropriateness (C of A) from the Historic Preservation Board. This ensures communication between the City and the applicant regarding incentives for historic preservation such as the tax exemption for ten years, the FEMA variance, etc. It is intended to be a communication and education mechanism vs. a denial.

Chairman Friszolowski, having just come from the Historic Preservation Board, went on to say that their purpose was just to show there are alternatives and that they value their historic structures, but at the same time insure that they are aware of all the options that are available.

Ron Holehouse asked Ms. Hartley how many properties are designated as contributing. She responded by saying there are 33 designated properties, not all of which are in Pass-a-Grille; there are a number of them, perhaps 3, in Don CeSar Place Subdivision; and there are 394 structures, including outbuildings, in Pass-a-Grille that qualify.

Mr. Holehouse asked what qualifies as "contributing". The Historic Preservation District conducted a house-by-house survey and included all structures that were at least fifty-years old and with original features. This defined "contributing" and was forwarded to the National Register in the State of Florida. It was Ms. Hartley's opinion that they should survey every ten or fifteen years.

Discussion ensued regarding working through staff vs. Historic Preservation Board and plat changes.

Mr. Jacoby asked why there are two different lengths of stays in the Ordinance, i.e. 90 days and 30 days. Ms. Hartley explained that the 90 day stay was originally in the Code for designated structures that had taken advantage of the incentives the City offers. She asked the Historic Preservation Board if they wanted to change that to 30 days but the consensus was to leave the language as it is.

Mr. Jacoby asked if a letter was sent to the 390 plus/minus property owners informing them of the benefits they would receive by becoming designated and the notification process for potential buyers for historical properties.

Ms. Hartley responded that the City notifies property owners of the incentives. She also informs realtors when they call for information on a property for sale. Ms. Hartley advised the Board that property owners can request designation through the Historic Preservation Board.

Ms. Hartley suggested that they either change that language to say "designated" or "contributing" to get the flexibility in the standard.

Chairman Friszolowski suggested that Mr. Holley provide the Board with a copy of the Ordinance pertaining to the issue of contributing vs. non-contributing in order that they may fully understand it.

Ron Holehouse moved to approve Ordinance 2011-17, an Ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing for amendment of the Land Development Code; providing for amendment of Division 28 of the Land Development Code as it relates to Historic Preservation; amending Section 28.11 to require the owners of designated and/or contributing structures to obtain a certificate of appropriateness prior to the demolition of the structure; allowing the Historic Preservation Board to stay the demolition for 30 days so that alternatives to demolition can be explored; 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 by Don Breitweiser.

Chairman Friszolowski opened the Meeting for discussion and invited Melinda Pletcher, Chairman of the Historic Preservation Board, to come forward to address the Board.

Mrs. Pletcher thanked the Board for their diligence and comments. She stressed that their goal is to keep as many properties on the ground as possible.

Chairman Friszolowski then closed the Meeting to Public Comments and asked for roll call on the pending motion.

The motion was approved by unanimous vote.

2. ORDINANCE NO. 2011-18

Chairman Friszolowski advised the Board that this is an amendment to the Land Development Code relating to docks. He then called upon Mr. Holley.

Mr. Holley explained that this Ordinance provides for the replacement or reconstruction of non-conforming residential docks in the same configuration and the same construction as presently exists. It relieves the property owner of the burden of seeking variances to the dock regulations in order to simply rebuild an existing facility in the same manner that it currently exists. This was brought to staff as a recommendation. Staff provided the Board members with an analysis of the county and municipal ordinances which provide the opportunity to reconstruct a non-conforming dock as presently constituted without additional approval.

Mr. Holehouse asked Mr. Holley to elaborate on "non-conforming" dock.

Mr. Holley explained that a dock is non-conforming by virtue of being too long or too close to the side property line. The current regulations require any portion of the dock structure, including the tie pole, be at least 25% of the width of a lot at the waterfront, separated from the extended property line of the adjacent property.

For a dock to be legally non-conforming it must have been legally and verifiably constructed.

The question was asked as to why this was brought before them. Mr. Holley advised that Mr. Bonfield had received a request which Catherine will provide to the Board. The City Manager's position is that they need to be consistent with the county's regulations.

Don Breitweiser moves approve Ordinance No. 2011-18, an Ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing for amendment of the Land Development Code; providing for amendment of Division 6 of the Land Development Code as it relates to supplemental standards for docks; amending section 6.23, allowing the repair and replacement of residential docks in the same configuration without a variance; 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 with the additional provision of a minimum side yard setback of 10 feet and square footage not to exceed current county regulations..

The motion failed due to the lack of a second.

Don Breitweiser moved *not* to approve the recommended changes to Ordinance No. 2011-18. The motion was seconded by Ron Holehouse and approved by a majority roll call vote with Will Jacoby voted no.

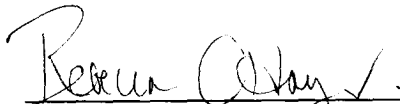
2. Discussion Items

A. General Discussion

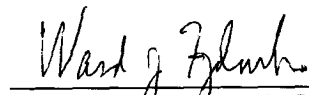
Mr. Holehouse suggested that any time there is backup data it be furnished ahead of time rather than reading it at the Meeting. Ms. Hartley was in agreement.

3. Adjournment

Ron Holehouse moved to adjourn the Meeting. The motion was seconded by Will Jacoby and unanimously approved.



Rebecca C. Haynes, City Clerk



Ward Friszolowski, Chairman

Minutes Approved on: 8/16/2011