PLANNING BOARD

MINUTES

OCTOBER 15, 2013

4:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward J. Friszolowski, Chairman
Tom DeYampert, Member
Paul Cuticchia, Member
Ron Holehouse, Member

ABSENT:

Don Breitweiser, Member (excused)

ALSO PRESENT:

Mary Jo Murphy, Recording Secretary
George Kinney, Community Development Director

1. **Approval of Minutes:**

Member Holehouse made a motion for the approval of the minutes for September 17, 2013. The motion was seconded by Member Cuticchia and unanimously approved by a voice vote.

2. **Action Items:**

Public Hearings-Legislative

A. AN ORDINANCE TO BE ENTITLED, AMENDING DIVISIONS 2, 30, AND 37 OF THE LAND DEVELOPMENT CODE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR PERMITTED AND CONDITIONAL USES THAT ARE CONSISTENT WITH THE ST. PETE BEACH COMPREHENSIVE PLAN.

There was Board discussion in reference to permitted and conditional uses that are consistent with the St. Pete Beach Comprehensive Plan. George Kinney, Community Development Director, stated that he had received two comments on the definition of

"Tobacco shop." A recommendation had been made to amend this definition to add language to the effect of this definition does not include cigar bars and shops. After Board discussion, it was agreed to move cigar bars and shops to Allowable Conditional Uses.

Chairman Friszolowski asked for audience comments. There were no audience comments.

Member Holehouse moved to approve Item 2(a), an ordinance to be entitled, amending Divisions 2, 30, and 37 of the Land Development Code of the City of St. Pete Beach, Florida providing for permitted and conditional uses that are consistent with the St. Pete Beach Comprehensive Plan subject to the change of moving cigar bars and shops to Allowable Conditional Uses. The motion was seconded by Member DeYampert and unanimously approved by a voice vote.

B. AN ORDINANCE AMENDING DIVISIONS 2, 6, 14, 15, 16, AND 25 OF THE ST. PETE BEACH, FLORIDA LAND DEVELOPMENT CODE TO MODIFY, REMOVE, OR RELOCATE CERTAIN BEACH RELATED REFERENCES.

Mr. Kinney informed the Board that the City Manager had made a request to table this to a date certain, November 19, 2013, with the understanding that staff will not be re-advertising. Member Holehouse suggested it would be in the best interest of the City to re-advertise and the Board agreed.

Member Holehouse made a motion to table Item 2(b) until the next Planning Board meeting on November 19, 2013. The motion was seconded by Member DeYampert and unanimously approved by a voice vote.

3. **Discussion Items:**

A. Roof Access Discussion

Mr. Kinney stated that there had been some inquiries in reference to how the City was interpreting height as it relates to roof access and occupied space. There have been two requests in reference to elevator shafts with access through the shafts to create habitable space on the roof. Bruce Cooper, Chief Building Official, gave an overview of items to consider in reference to building height to the Board. After Board discussion, it was decided to make no changes to the City's interpretation. Mr. Cooper suggested that staff could come back with recommendations to strengthen items such as non-habitable architectural features not exceeding 10 feet and giving percentages for elevator shafts, chimneys, etc.

Mr. Kinney noted that he would distribute to the Board Baker & Associates' schedule to date for meetings and presentations.

B. Work Program

Mr. Kinney recommended waiting for a couple of months to discuss the Work Program until the Baker & Associates' planning effort is complete. Mr. Kinney stated he would keep listing Work Program on the agenda as a reminder.

C. Project Updates

Mr. Kinney updated the Board on the following projects:

There is a new submission for the Sherwin-Williams store.

A sale has been completed for a hardware store. In reference to ordinances that will apply to this hardware store, Mr. Kinney informed the Board that there is a provision in Florida law that if the City is in the process of making revisions and the developer has not submitted any building permit, etc., the new revisions to the ordinances will apply.

There is a final submission from Skidders for an addition.

D. Pending Ordinance Items (Design Standards, SAP Amend, Density Pool)

Mr. Kinney reminded the Board that when the Comprehensive Plan was passed the Pinellas Planning Council responded and stated the CRD Special Area Plan was inconsistent with the Comprehensive Plan. Therefore, the PPC advised that the CRD Special Area Plan be amended to be consistent with the Comprehensive Plan. The changes have been made and Mr. Kinney will bring the changes to the Board next month.

Mr. Kinney advised the Board that the zoning map needs to be certified. In the November meeting Mr. Kinney will bring the map with a few changes on Gulf Way in Pass-A-Grille.

Member Holehouse commented about the St. Pete Beach Code of Ordinances overlaid in Pass-A-Grille need to be revised. Mr. Kinney stated that it is in the Work Program.

There was Board discussion about design guidelines. Member Holehouse suggested that people are afraid of the term "design guidelines" and suggested using the word "zoning." Chairman Friszolowski stated that he is setting a meeting with Martin Lott, Chairman of the Historic Preservation Board, so staff members could discuss design guidelines.

E. General Discussion

Member DeYampert spoke positively about Code Enforcement beginning on November 1, 2013 with the sheriff's office. Member DeYampert suggested reviewing how neighboring communities are requiring landlords of apartment complexes of four or less to be inspected on an annual basis and possibly considering implementing this into the City's code enforcement plans for the future.

Member DeYampert brought up construction fencing that is present in the city. Mr. Kinney stated he would follow up on this matter.

4. Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 5:30 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Ward Friszolowski, Chairman

Minutes approved on: 11/19/13