PLANNING BOARD MINUTES

NOVEMBER 13, 2017

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Marvin Shavlan, Vice Chairman
Doug Izzo, Member
Jack Ohlhaber, Member

ABSENT:

Kristin Bell, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Mary Jo Murphy, Deputy City Clerk

1. **Changes to the Agenda**

There were no changes made to the agenda.

2. **Audience Comments**

There were no audience comments.

3. **Agenda Items**

   a. Ordinance 2017-28 - An ordinance of the City of St. Pete Beach modifying the annual Capital Improvements Schedule as illustrated in Exhibit A, as per CH. 163.3177(3)(b) F.S.

Planning Board adjourned and re-convened as the Local Planning Agency, (LPA).

Ms. Bryla, Community Development Director, reviewed Ordinance 2017-28 with the Local Planning Agency. Staff recommended approval.

There was Board discussion in regard to Ordinance 2017-28. Chairwoman Secka asked for further comments or questions from the Board.

Hearing none, Chairwoman Secka opened audience comments. Hearing no comments, Chairwoman Secka asked for a motion.

> **Member Ohlhaber made a motion for recommendation to approve an ordinance of the City Commission of the City of St Pete Beach, Florida, modifying the annual capital improvements schedule as illustrated in Exhibit "A", as per Ch. 163.3177(3)(b) F.S.; providing for publication in accordance with the requirements of the law; and providing for an effective date. The motion was seconded by Vice Chair Shavlan and unanimously approved by a roll call vote (4 yeses – 0 nos).**

b. Ordinance 2017-30 – An ordinance of the City of St. Pete Beach modifying the Land Development Code to reflect inconsistencies and changes to the Large Resort District (LR) allowable conditional uses.

Ms. Bryla, Community Development Director, reviewed Ordinance 2017-30 with the Local Planning Agency. Staff recommended approval.

There was Board discussion in regard to Ordinance 2017-30. Chairwoman Secka asked for further comments or questions from the Board.

Hearing none, Chairwoman Secka opened audience comments.

Kathy Taktikos, 261 North Tessier Drive, St. Pete Beach, spoke in regard to owning the property located at 5090 Gulf Boulevard and requesting changes to do commercial parking and retail.

Chairwoman Secka asked for any additional audience comments. Hearing none, Chairwoman Secka asked for further Board discussion, and there were no comments from the Board.

Chairwoman Secka asked for a recommendation of approval.

> **Vice Chair Shavlan moved to recommend approval of Ordinance 2017-30, an ordinance of the City Of St. Pete Beach, Florida providing for an amendment to the St. Pete Beach Land Development Code as follows: Section 2.1 – Definitions - to provide definitions for mixed use development and special events, Section 6.12(h) – Beach Concession – to provide clarity on hut placement, Section 6.22- yards and measurements of required yards to provide for balcony encroachment, Section 6.24 – outdoor dining and outdoor drinking areas to clarify requirements, Section 22.4(f) –**

groundcovers to clarify pervious area, Section 23.4 – general parking requirements to provide for backing out onto public streets, 33.2, CC-2, Permitted Uses, to provide for consistency with the Comprehensive Plan, Section 35.3(b), LR, permitted conditional uses to allow for additional supportive commercial uses, Section 37.7(a), TC-1, density and intensity to provide for consistency with the Comprehensive Plan, Section 39.8(a), CRD – design, scale and mass of buildings to provide for clarity, Section 39.10, CRD – streetscape design requirements to provide clarity, Section 40.9, CRD-EA, setbacks to correct a Scrivener's Error, Sections 13.4, ROR, Section 14.4, RFM, Section 15.4, CG-1, Section 16.4, CG-2, Section 30.4, TC-1, Section 32.4, CC-1, Section 33.4, CC-2, Section 37.5, TC-1, Section 38.4, AC, to provide for additional conditional uses; providing for severability; providing for conflicts, severability, construction, publication, and an effective date.

Chairwoman Secka asked for a second.

The motion was seconded by Member Ohlhaber.

Chairwoman Secka called for the vote.

The motion was unanimously approved by a roll call vote (4 yeses – 0 nos).

Planning Board adjourned as the Local Planning Agency, (LPA), and re-convened as the Planning Board.

c. Discussion of Comprehensive Planning – Goal 2.

Ms. Bryla reviewed the previous meeting's actions of making recommendations for policies to be amended, to be removed or to remain.

It was the consensus of the Board to begin with Goal 2 and to make the following recommendations to the City Commission:

Goal 2 – reviewed
Objective 2.1 – remove the words "and other incentives" and insert: and other incentives as may be available

In regard to Objective 2.1, the Board discussed being able to review the recommendations to the Comprehensive Plan from the previous meeting so that the recommendations will be consistent.

It was the consensus of the Board to not continue with the review until the recommendations and maps are available.

Chairwoman Secka made an announcement that Ms. Bryla will be moving to north Florida, and the Board thanked Ms. Bryla for the work she had accomplished with the City.

4. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 4:38 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Tiffany Secka, Chairwoman

Minutes approved on: 1/22/18