

PLANNING BOARD MINUTES

July 8, 2020

4:00 P.M.

PRESENT:

Tiffany Secka, Chairwoman
Mark Grill, Member
Bev Jackson, Member
Tom DeYampert, Member

ABSENT: Marvin Shavlan, Vice Chair

ALSO PRESENT:

Andrew Dickman, City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Community Development Director
Brandon Berry, Planner I

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes

a. 2/24/2020

Member DeYampert made a motion to approve the 2/24/2020 minutes as presented. The motion was seconded by Member Jackson and approved by a unanimous roll call vote.

4. Election of Officers

Member Jackson made a motion to elect Tiffany Secka as Committee Chair. The motion was seconded by Member DeYampert and approved by a unanimous roll call vote.

Member DeYampert made a motion to elect Marvin Shavlan as Committee

Vice Chair. The motion was seconded by Member Jackson and approved by a unanimous roll call vote.

Chair Secka called the committee to order sitting as the Local Planning Agency.

5. Action Items

a. Comprehensive Plan – Amendments – Density Pool Language

Wesley Wright, Community Development Director, summarized the proposed language changes that were previously discussed during February's meeting.

Member Jackson made a motion to approve Ordinance 2020-A an Ordinance of the City of St. Pete Beach, Florida, amending the Comprehensive Plan to provide clarification on rationale related to awarding units from the City's Density Pools; providing for conflicts, severability, construction, publication, and an effective date. The motion was seconded by Member Grill and approved by a unanimous roll call vote.

b. Land Development Code – Amendment – Density Pool

Mr. Wright summarized the ordinance and explained that it had come before this committee in February and the City Commission in March, where it received positive feedback. Mr. Wright and Brandon Berry, Planner I, answered member questions.

Member Grill made a motion to approve Ordinance 2020-B an Ordinance of the City of St. Pete Beach, Florida amending the Land Development Code, Section 2.1 – Words, Terms and Phrases Defined, Section 4.12 – Criteria for Review of Conditional Use Applications, Section 30.4 – Allowable Conditional Uses, Section 37.5 – Allowable Conditional Uses, Section 38.4 – Allowable Conditional Uses, Section 39.18 – General Residential Unit "RU" Density Pool Reserve, Section 42.4 – Allowable Conditional Uses, Section 46.4 – Allowable Conditional Uses, providing for conflicts, severability, construction, publication, and an effective date. The motion was seconded by Member DeYampert and approved by a unanimous roll call vote.

c. ROS/SE-3 Designation – 80th Avenue Street-End

Mr. Berry gave a presentation on the proposed change, benefits and staff recommendations. Discussion followed and staff answered questions. Phil Smithies, property owner to the south of the park, provided public comment that the change would allow a higher fence for security purposes.

Member Jackson made a motion to approve Ordinance 2020-C an Ordinance of the City of St. Pete Beach, Florida, amending the Land Development Code to provide for the designation of the street-end described as "80th Avenue East from Boca Ciega Drive to the Intracoastal

Waterway" as ROS/SE-3; removing its designation as ROS/SE-2; providing for conflicts, severability, construction, publication, and an effective date. The motion was seconded by Member DeYampert and approved by a unanimous roll call vote.

d. Land Development Code – Amendment – Residential Accessory Structures

Mr. Wright reviewed a presentation regarding the proposed allowance of ornamental landscape features. The committee discussed the proposal at length and staff answered questions. It was the consensus of the committee that staff review and clarify some of the elements of the proposed ordinance and bring back to the next meeting.

e. Land Development Code – Amendment – Mobile Food Establishment

In his presentation, Mr. Berry explained that the city's mobile food truck ordinance needs to be amended to become consistent with recently enacted Senate Bill 424. He reviewed the necessary changes and discussion followed.

Member Jackson made a motion to approve Ordinance 2020-E an Ordinance of the City of St. Pete Beach, Florida, amending the Land Development Code as it relates to the licensing and permitting of mobile food establishments; providing for conflicts, severability, construction, publication, and an effective date. The motion was seconded by Member DeYampert and approved by a unanimous roll call vote.

Chair Secka adjourned the meeting as the Local Planning Agency and convened as the Planning Board.

6. Discussion Items

a. Outdoor Eating and Drinking Establishment Discussion

Mr. Wright explained that the city has opened the ability, through Temporary Use Permits, to allow outdoor dining during the pandemic. Following discussion, it was the consensus of the board that a change to the Land Development Code be considered to create a streamlined standard for Use by Right to some of the Zoning Districts.

7. Adjournment – Next Meeting: 08/17/2020

There being no further business to come before the Board, the meeting was adjourned at 5:29 p.m.

These minutes were unanimously approved at the August 17, 2020 Planning Board meeting.