

PLANNING BOARD MEETING MINUTES

October 19, 2020 4:00 P.M.

PRESENT: Tiffany Secka, Chair
Tom DeYampert, Member
Mark Grill, Member
Marvin Shavlan, Vice Chair

EXCUSED: Bev Jackson, Member

STAFF PRESENT: Matthew McConnell, Dickman Law Firm (telephonic)
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II

Chair Secka called the meeting to order at 4:00 PM.

1. **Changes to the Agenda** - Mr. Wright asked to add an item 4b. for consideration and action of moving the December meeting due to holidays.
2. **Audience Comments** - There were no audience comments.
3. **Approval of Minutes** a. 08/17/2020

Vice Chair Shavlan moved and Member DeYampert seconded the approval of the minutes from the August 17, 2020 meeting as presented; the motion carried 4-0.

The Chair called the Board to order sitting as the Local Planning Agency.

4. Action Items

- a. **Ordinance 2020-24 – Amendments to the LDC Defining, Regulating, and Adding Review Criteria for Outdoor Eating and Drinking Areas**

Mr. Berry reviewed a presentation detailing the proposed amendments to the Land Development Code regarding outdoor eating and drinking areas and establishing criteria for them. The proposed changes would be consistent with the Comprehensive Plan. The amendments would add a definition for “roof dining or drinking area”, amend definitions for “outdoor dining” and “outdoor drinking”, make on-site outdoor seating without music a permitted use in all districts that permit restaurants, and make on-site outdoor seating with music or roof dining/drinking areas conditional uses. He reviewed maps of the districts and detailed the proposed differences. The Community Redevelopment Area-Eight Avenue (CRD-EA) is not changing. Any proposed outdoor music would still require Commission approval and comply with ordinance and conditions.

Brief discussion followed on liquor licenses and seating/parking requirements. Definitions and

specifications on live or recorded music in each Division will be further clarified. General requirements of buffering and the definition of rooftops on multi-level buildings were discussed. There was no public comment.

Member Grill moved to approve Ordinance 2020-24, AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE LAND DEVELOPMENT CODE, DIVISION 2 – DEFINITIONS, SECTION 2.1; DIVISION 6 – SUPPLEMENTAL REGULATIONS, SECTION 6.24 – OUTDOOR DINING AND OUTDOOR DRINKING AREAS; DIVISION 13 – ROR RESIDENTIAL/ OFFICE/ RETAIL DISTRICT, SECTION 13.2 AND 13.4; DIVISION 14 – RFM RESORT FACILITIES MEDIUM DISTRICT, SECTION 14.2 AND 14.4; DIVISION 15 – CG-1 COMMERCIAL DISTRICT, SECTIONS 15.2 AND 15.4; DIVISION 16 – CG-2 COMMERCIAL DISTRICT, SECTION 16.2 AND 16.4; DIVISION 30 – TC-1 TOWN CENTER CORE DISTRICT, SECTION 30.2 AND 30.4; DIVISION 32 – CC1 COMMERCIAL CORRIDOR BLIND PASS ROAD DISTRICT, SECTION 32.2 AND 32.4; DIVISION 33 – CC2 COMMERCIAL COORIDOR GULF BLVD DISTRICT, SECTION 33.2 AND 33.4; DIVISION 34 – DOWNTOWN CORE RESIDENTIAL DISTRICT, SECTION 34.4; DIVISION 35 – (LR) LARGE RESORT DISTRICT, SECTION 35.3 AND 35.4; DIVISION 37 – TC-2 TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS, SECTION 37.2 AND 37.5; DIVISION 38 - AC ACTIVITY CENTER DISTRICT, SECTION 38.2 AND 38.4; DIVISION 39 – COMMUNITY REDEVELOPMENT DISTRICT GENERAL STANDARDS, SECTION 39.6; DIVISION 40 – COMMUNITY REDEVELOPMENT DISTRICT – EIGHTH AVENUE (CRD-EA), SECTION 40.4; DIVISION 46 – B/HC BOUTIQUE HOTEL/CONDO DISTRICT, SECTION 46.2 AND 46.4; PROVIDING FOR CONFLICTS, SEVERABILITY, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE, as presented. The motion was seconded by Member DeYampert and carried 4-0.

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

b. Consideration and Action on Moving the December Planning Board Meeting

Mr. Wright proposed the rescheduling of the December 2020 meeting due to proximity to the holidays. The Board discussed and there were no objections.

Member DeYampert moved to reschedule the Planning Board meeting from December 21st to December 14th, 2020. The motion was seconded by Member Grill and passed 4-0.

5. Discussion Items

a. Fiscal Year 2020 Year-end Review

Mr. Wright reviewed eleven goals completed during the last fiscal year which included the full implementation of building software on-line scheduling, Building Permit Fee reviews, full

automation of the Business Tax Receipt process, and others. He also summarized a Permit Summary Report and Year-end Application Review.

b. Fiscal Year 2021 Projects

Mr. Wright reviewed a list of fifteen upcoming projects for himself and the Community Development Department and Ms. Rosetti spoke about the Comprehensive Plan and Land Development Code Consistency Review that is being conducted in partnership with Kimley-Horn Engineering and Consulting firm. The Evaluation and Appraisal Report of the Comprehensive Plan (due in 2023) is also being reviewed.

A brief discussion of the accessory structure ordinance followed; it was not well received at City Commission and will potentially be revisited.

6. Adjournment – Next Meeting 11/16/2020

There being no further business, Member DeYampert made a motion and the meeting was adjourned at 5:00 PM.

These minutes were approved at the November 16, 2020 Planning Board meeting.