

PLANNING BOARD MEETING MINUTES

November 23, 2020 4:00 P.M.

PRESENT: Tiffany Secka, Chair
Tom DeYampert, Member
Mark Grill, Member
Bev Jackson, Member
Greg Premier, Member

STAFF PRESENT: Matthew McConnell, Dickman Law Firm
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Community Development Director
Jennifer McMahon, Parks and Recreation Director
Brandon Berry, Planner II

Chair Secka called the meeting to order at 4:00 PM. New appointee Greg Premier was welcomed by the Board members.

1. Changes to the Agenda – Mr. Wright asked to switch the order of Action Items 4a. and b. Member DeYampert asked to add two items on food trucks and commercial parking standards (4c. and d).

2. Audience Comments - There were no audience comments.

3. Approval of Minutes a. 10/19//2020

Member DeYampert moved and Member Grill seconded the approval of the minutes from the October 19, 2020 meeting as presented; the motion carried 5-0.

4. Action Items

- a. Outdoor Dining - Parklet Program** - The City of St Pete Beach's Pilot Parklet Program focuses on conversion of on-street parking spaces into publicly accessible open space on a temporary basis. The program provides a way for merchants to take individual actions in the development and beautification of the City's public spaces.

Mr. Wright indicated that this is the public property aspect of the Parklet Program, vs. the private property rights for outdoor dining, which is moving to a second reading with the Commission. Currently, during the COVID-19 pandemic, businesses can take up to four spaces of City-owned parking along 8th and Corey Avenues with an approved, temporary use permit space, free from fees.

Ms. McMahon explained that a permitting process needs to be established if the temporary Parklet Program continues beyond the pandemic/Emergency Order. Today is an overview and to address concerns that have been heard. She read a list of the benefits and program goals of the Parklet Program and reviewed photos of some of the existing, temporary parklets. She read the guidelines for parklets.

Ms. McMahon reviewed proposed design guidelines including site conditions, platforms, bolting, drainage and ADA Compliance. She also reviewed the proposed responsibilities of the Permittee, and application and permitting processes; proposed fees are being researched with other municipalities.

Board Q&A followed with Ms. McMahon. This may be considered as a seasonal program. Some of the topics raised were allowing parklets for retail establishments, potential parking issues by loss of space, and the consideration of parklets being removable vs. temporary vs. permanent with set standards. Board consensus was that there needs to be publicly accessible hearings on this prior to any action; business owners need the opportunity to share their opinions. Let the process determine what areas of the City this would be allowed in.

**b. Accessory Structure Review – Residential accessory structure review of
DIVISION - SUPPLEMENTAL REGULATIONS**

Mr. Wright referenced last month's fiscal year in review and the number of variance requests for the year – many of the standards have not been updated since 2003. Any Board input would be appreciated in the update process.

Mr. Berry explained that 50-70% of variance requests are for residential accessory structures and ancillary equipment. He reviewed the most common requests and proposed changes to standards for pools, spas and pool cages as well as decks and patios, gazebos, detached garages and sheds. He reviewed the Existing Standard – Ancillary Equipment (Section 6.14 - Encroachment) vs. the proposed Standard. Board members provided input and comments. An ordinance may return in January.

c. Food Trucks (added item) – Member DeYampert asked for clarification on what defines a food truck, how they are permitted, and whether a food truck can replace a brick and mortar restaurant. Mr. McConnell explained that all food trucks must be approved and permitted by the State, who would therefore define them. If qualified with the State, the City cannot prevent a truck (within the four allowable districts). Per the current ordinance, a food truck cannot stand alone and must be associated with a brick and mortar establishment.

d. Commercial Parking (added item) – Member DeYampert inquired whether the City is looking at the lease of public or private air space; i.e. parking garages, to maximize the use of land. Mr. Wright explained that the Transportation and Parking Director is in the process of reviewing parking standards, to possibly provide property commercial owners additional options.

6. Adjournment – Next Meeting 12/14/2020

There being no further business, Chair Secka adjourned the meeting at 5:45 PM.

These minutes were approved at the December 14, 2020 Planning Board meeting.