



**PLANNING BOARD MEETING
CITY OF ST. PETE BEACH**

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, July 18, 2022
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda -
2. Audience Comments - Comments shall be limited to 3 minutes per person
3. Approval of Minutes
 - a. Minutes 5/16/2022
4. Action Items
5. Discussion Items
 - a. Residential Landscape Requirements
 - b. Differences Pass-A-Grille Zoning, Land Use, and Overlay vs. Rest of the City
6. Adjournment

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT PLANNING BOARD MEETING MINUTES

May 16, 2022 4:00 PM

PRESENT: Tiffany Secka, Chair
Greg Premier, Vice Chair
Bev Jackson, Member
Rachel Ciliberti, Member

EXCUSED: Tom DeYampert, Member

STAFF PRESENT: Andrew Dickman, City Attorney
Jennifer McMahon, Chief Operating Officer
Ginny Bodkin, Deputy City Clerk

Chair Secka called the meeting to order at 4:00 PM, followed by the Pledge of Allegiance.

1. **Changes to the Agenda** – There were none.
2. **Audience Comments** - There were no audience comments.
3. **Approval of Minutes a. 2/28/2022**

Motion: Member Jackson moved, and Member Ciliberti seconded the approval of the minutes from the February 28, 2022 meeting as presented; the motion carried unanimously.

4. **Action Items –**
 - a. **Election of Board Officers 2022-23**

Motion: Member Jackson moved, and Member Ciliberti seconded the appointment of Tiffany Secka as Board Chair for 2022-23; the motion carried unanimously.

Motion: Vice Chair Premier moved, and Member Ciliberti seconded the appointment of Bev Jackson as Board Vice Chair for 2022-23; the motion carried unanimously.

5. **Discussion Items**
 - a. **FLU (Future Land Use Maps)**

Ms. McMahon explained that as part of the City's work on the consistency review of the Comprehensive Plan and Land Development Code, the Future Land Use maps have also come under review. She introduced Hannah Schaefer, Urban Planner with Kimley-Horn Associates, who previewed the maps that have been updated or included in the Comprehensive Plan; the finalized changes will come back for approval later this year. Her presentation is part of the meeting record. She welcomed questions throughout the presentation.

- Coastal and high hazard map (will be new to the Comprehensive Plan)
- Storm Surge Map (Category 1 Event)
- Coastal Construction Control Line map
- Preservation Map (identical to County map)- she will check on Upham Beach
- Countywide Future Land Use Map

- City Future Land Use Map (updated colors for consistency with County)
- Special Planning Area 1 – Character Districts Map (combines previous areas into one)
- Special Planning Area 8th Avenue-CRD
- Changes to FLU Map:
 - o 3101 Pass-a-Grille Way updated to RM (Residential Medium)
 - o 130 58th Avenue updated to RU (Residential Urban)

City Attorney Dickman explained that when the updates are completed, the Comprehensive Plan Elements will come back to this Board (as the State-required designated Local Planning Agency) for formal review and action. It is important that the City's categories are consistent with the County's and that the data being mapped is accurate.

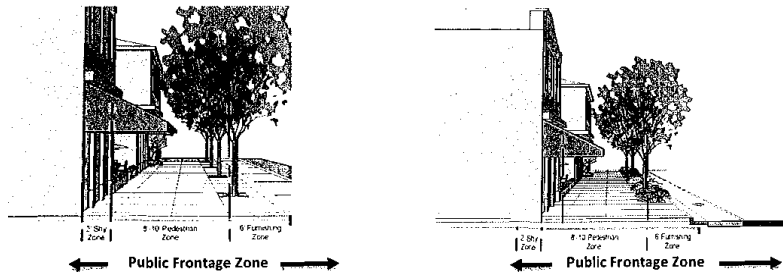
6. Adjournment – Next meeting 6/27/2022 (moved due to holiday)

There being no further business, Chair Secka adjourned the meeting at 4:17 PM.

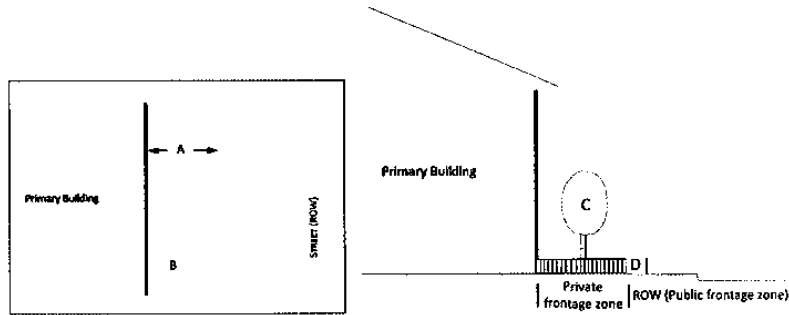
These minutes will be presented for approval at the June 27, 2022 Planning Board meeting.

Sec. 20.20. Landscaping standards.

- (a) *Streetscape standards.* When the City requires improvements to the "Public Frontage" Zone which includes: Furnishing zones, pedestrian zones and a shy zone, the following standards shall apply.
- (1) *Furnishing Zone that is a minimum of six feet in depth and may include street lights, benches and canopy trees.* A furnishing zone shall include one of the following: Tree Grate Standards. One canopy tree per 30 feet in lineal building shall be provided the entire length of the parcel the building is fronting.
 - (2) *Planter Beds.* A minimum width of 6 feet with a maximum length of 25 feet that contains 1 canopy tree per bed and 100 percent ground cover.
 - (3) *Pedestrian Zone.* 8—10 feet of unobstructed sidewalk
 - (4) *Shy zone.* Comprised of 12 inches to 2 feet that includes the area from the edge of the building to the edge of the pedestrian zone.



- (b) Landscape Buffers may be required between any uses within the PAG Overlay District.
- (c) Front Buffers for all residential building types, excluding the Apartment Building, shall provide the following:
- (1) Front fence or landscape buffer shall be provided and include the following:
 - a. An opaque hedge, height not to exceed 3 feet when fully matured and/or
 - b. *Knee wall and/or fence.* Permitted materials are wood, shell or concrete material consistent with the overall architecture and design of the primary residence.



FRONTAGE ZONE (FZ)	MIN	MAX
Stoop structure requirements:		
A - Landscape	grass and or ground cover	
B - Shrubs, ground cover	10 (3 gallon)	--
C - Tree (canopy tree)	1	--
D - Fence Height (feet)	2'	4'

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.21. Screening of elevated buildings.

A building required by section 98-33 of the City's Code of Ordinances, to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade as follows:

- (a) Architectural screening shall:
 - (1) Create a visual continuity that is integrated with the overall design and architecture of the home using doors, garage doors, entryways, staircase and/or archways.
 - (2) No more than 20 percent of the area being screened can be transparent.
- (b) Landscape screening shall be installed:
 - (1) A minimum 3-foot-wide landscape area.
 - (2) One understory tree per 20 lineal feet (or portion thereof) of the elevated building length/width viewed from public rights-of way.
 - (3) Planted with shrubs, ornamental grasses and groundcovers to provide 100 percent coverage of the landscape area within one growing season. The landscape design shall (unless spatially impractical) provide layering of plant materials that includes larger background shrubs and low foreground groundcovers. All plant material should be Florida friendly plantings as defined and identified by University of Florida/IFS horticulture experts.
 - (4) Permanent mulch materials, such as organic mulches, stones, and recycled inorganic groundcover materials are not permitted in lieu of vegetation, unless they are provided as accent or focal points that enhance the landscape design.
- (c) Apartment building types (apartment house, apartment building small and apartment building medium shall also meet the following standards:

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- (1) Parking may only be accessed from the side or rear of the building.
 - (2) No portion of the primary building shall have garage doors facing any street.
 - (3) Parking may be located within the BFE provided the primary face of the building is architecturally designed to be consistent with front entryways of homes that are integrated and not visually seen from any street.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 22.5. Landscaping for single-family and two-family dwellings.

All new or substantially improved single-family and two-family dwellings shall be landscaped in accordance with this subsection prior to the issuance of a certificate of occupancy.

- (a) *Trees required.* All trees shall meet the standards of section 22.4. The number of trees required to be planted upon construction of a single-family and two-family dwelling shall be as follows:

Lot Size	Minimum Number of Trees
3,500 to 6,000 square feet	2 trees
6,001 to 7,500 square feet	3 trees
7,501 to 10,000 square feet	4 trees
10,001 to 16,000 square feet	6 trees
Over 16,000 square feet	8 trees

- (b) *Credit for remaining trees.* If, on a zoning lot for a single-family or two-family dwelling, existing trees can be saved and will remain in good condition when construction is complete, credit shall be given pursuant to section 22.4(d).
- (c) *Other materials.* The remainder of the required landscaped areas shall be adequately landscaped with shrubs, grass, ground cover or other landscape treatment as described in subsection 22.4.

(Ord. No. 2005-38, § 2, 11-8-05)

Sec. 22.8. Buffer requirements and installation standards.

- (a) *Generally.* A buffer shall be defined as specified land area together with its planting and landscaping requirements. Buffers may also contain a barrier, such as a fence, wall, hedge, or berm, where such additional screening is necessary to achieve the desired degree of buffering between adjacent uses.

Landscaped buffers shall be required to separate transient accommodation and nonresidential uses from residential or institutional uses, where such area abuts property zoned or in fact used primarily for residential or institutional purposes, to eliminate or minimize potential negative effects such as dirt, noise, litter, glare of lights, signs, parking areas, or to provide spacing to reduce the adverse impacts of noise, odor, or danger from fires or explosions. The size and nature of the buffer shall be determined by the site plan process. Buffers shall be subject to the following provisions:

- (1) A buffer may be used for passive recreation, when appropriate upon approval of the approving authority.
- (2) A buffer may be used for utility or drainage easements, provided that the requirements of such use and the buffer requirements are compatible.
- (3) A buffer may be used for satisfaction of minimum setback requirements.

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(Supp. No. 46)

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- (4) A buffer may be used for satisfaction of minimum open space requirements.
 - (5) A buffer may be used for storm water retention or detention areas so long as the required buffer plantings are provided and the design and landscaping of the buffer does not interfere with proper functioning of the drainage system and the design water depth does not harm the viability of the plantings.
 - (6) A buffer may be used for passive recreation such as pedestrian or bicycle trails subject to the following limitations:
 - a. No plant material is eliminated.
 - b. The total width of the buffer is maintained.
 - c. All other requirements of these regulations are met.
 - (7) A buffer may be used for installation of underground utilities and utility structures provided such structures do not exceed four feet in height so long as the location and use of the utility lines does not interfere with required buffer plantings.
 - (8) The following uses shall not be allowed in a required buffer: principal structures, accessory structures, swimming pools, tennis courts, or similar active recreation uses; storage facilities, or parking facilities.
 - (9) Buffers shall remain part of the zoning lot for which they are required.
 - (10) The required buffer shall not contain any development, impervious surfaces, or site features that do not function to meet the standards of this section. No grading, development, or land-disturbing activities shall occur within the buffer unless approved as part of a development permit. Storm water detention, retention or treatment areas and easements shall be shown on the approved landscape plan and such areas shall not occupy more than 50 percent, horizontally, of the width of the buffer.
 - (11) The arrangement of required plants and trees shall be distributed in a relatively uniform manner and as depicted on the approved landscape plan.
 - (12) Existing trees and vegetation within a required buffer, which meet these requirements may be counted toward the total buffer plant material requirements. If existing trees and plants do not fully meet the standards for the type of buffer required, additional vegetation shall be planted.
- (b) *Location of buffers.* The buffers required by these regulations shall be located along the perimeter of a zoning lot where required, extending the entire length of the zoning lot, except at approved entrances or exits to the property or in required sight triangles. Buffers shall extend to the zoning lot line or right-of-way line, except where easements, covenants, or natural features may require the buffer to be set back from the property line.
- (1) Buffers shall not be located on any portion of an existing, dedicated, or proposed right-of-way, road easement, or private street.
 - (2) Where an existing utility easement is partially or wholly within a required buffer, the developer shall design the buffer to eliminate or minimize plantings within the easement. Such design may necessitate choosing a buffer with more land area or fewer required plantings.
 - (3) All general landscape requirements of these regulations shall be met.
- (c) *Landscape buffer along public streets.* Landscape buffers along "A" and "B" streets shall meet the following guidelines:
- (1) A five- to 15-foot landscape buffer shall be required along public streets and shall include shade trees and groundcover.

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- (2) All planted shrub and groundcover areas shall achieve a 100-percent coverage of their planting area within one year.
 - (3) Permitted features for front buffers - sidewalks, signs, low wall and picket fences (wrought iron, wood or PVC).
 - (4) Additional features such as a knee walls and decorative picket fencing are permissible with the following standards.
 - a. Knee wall - maximum 24 inches.
 - b. Decorative fencing - maximum 48 inches and must have at least 50 percent of required buffer planting adjacent to right-of-way.
 - (5) Prohibited features in front buffers - chain-link fences, walls greater than two feet, loading, service or dumpsters areas or similar items may not be placed in the front buffer or in any additional "open space" adjacent to the street or any direction visible from the street.
- (d) *Buffer requirements.* The following types of buffers shall be required for the uses described and illustrated on the following pages.
- (1) Commercial use adjacent to single-family or two-family residential — Type C
 - (2) Transient accommodation use adjacent to single-family or two-family residential — Type C
 - (3) Mixed use adjacent to single-family or two-family residential — Type B
 - (4) Commercial use adjacent to mixed-use with residential component — Type B
 - (5) Multi-family use adjacent to single-family or two-family residential — Type B
 - (6) Commercial use adjacent to commercial use — Type A
 - (7) Commercial use adjacent to transient accommodation use — Type B
 - (8) Multi-family use adjacent to multi-family use — Type A
- (e) *Fencing within buffers.* Fencing for the purpose of security or protection is allowable within all buffers provided the fence is in compliance with the applicable standards of these regulations. Developments proposing a privacy fence five feet or more in height within a required buffer may be allowed a 50 percent reduction in the density of plantings. Such request shall be submitted in writing by the applicant and shall include provisions by the owner for maintenance of the buffer and the fencing.

Buffer Type B

Required Plant
Units per 100 feet

Width

4.8 trees
20 shrubs

10 feet*



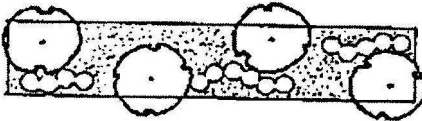
4.8 trees
19.2 shrubs

15 feet



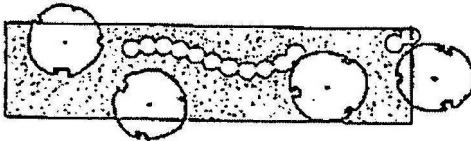
4 trees
16 shrubs

20 feet



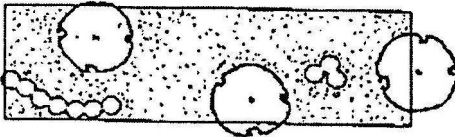
3.2 trees
12.8 shrubs

25 feet



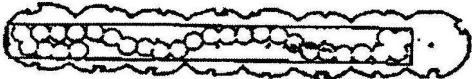
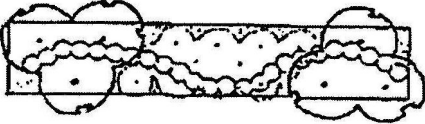
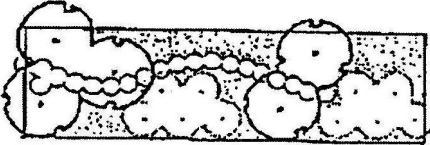
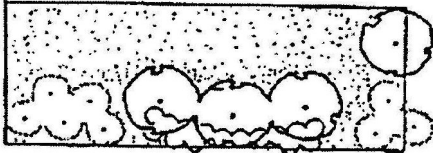
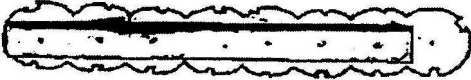
2.4 trees
9.6 shrubs

30 feet



*Requires continuous hedge @ 5 feet O.C. maximum spacing; minimum installed height of 3.5 feet.

Buffer Type C

Required Plant Units per 100 feet	Width	
7.2 trees 28.8 shrubs	15 feet*	
6 trees 24 shrubs 12 conifers	25 feet	
4.8 trees 19.2 shrubs 9.6 conifers	35 feet	
3.6 trees 14.4 shrubs 7.2 conifers	45 feet	
7.2 trees Opaque Wall	10 feet*	

*Requires continuous hedge @ 5 feet O.C. maximum spacing; minimum installed height 3.5 feet.

(f) *Plant sizes and design requirements.*

- (1) Trees in buffers of ten feet or less should be small or medium. Trees in buffers of more than ten feet may be small, medium, or large provided, however, at least one-half of the required trees shall be large. Trees used in required buffers may be used to meet the required plantings for the property, provided the trees meet or exceed all size, type, and location requirements for replacement trees as specified in these regulations.
- (2) Alternative designs for required buffers may be approved by the city manager upon a finding that such alternative design meets the intent of these regulations and sound landscaping practices. In no case is the city manager authorized to reduce the width of a buffer or the total number of plants required on the site.

(Ord. No. 2005-38, § 2, 11-8-05)

Division 20-PAG, Pass-a-Grille Overlay District Requirements and Underlying Zoning							
Detached, Single-Family Residential							
	<u>RLM-2/PAG</u>	<u>RM/PAG</u>	<u>RU-2/PAG</u>	<u>ROR/PAG</u>	<u>House-Large</u>	<u>House-Medium</u>	<u>House-Small</u>
	Required	Required	Required	Required	Required	Required	Required
Lot Area (Min.)	4,400 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft.	1,600 sq. ft., 4,800 sq. ft. Max
Lot Width (Min.)	40'	50'	60'	50'	60'	40', 50' Max	32', 40' Max.
Lot Depth (Min.)					100'	100'	50', 120' Max.
Front Yard Setback (Min.)	20'	20'	20'	20'	10', 15' Max	10', 15' Max	5', 10' Max.
Secondary Front Yard Setback (Min.)	10'	10'	10'	10'	7'	5'	5'
Side Yard Setback (Min)	10% of lot width	10% of lot width	10% of lot width	10% of lot width	7'	5'	3'
Rear Yard Setback (Min.)	20'	20'	20'	20'			
Rear Setback (Min.) Interior lot, Waterfront Lot, Garage adjacent to Alley					15', 20', 5'	15', 20', 5'	10', 20', 5'
Frontage Buildout (Max.)					50%	50%	50%
ISR (Max.)	0.70	.70*	0.70	.70*			
Lot Coverage (Max.)					60%	70%	90%
FAR (Max.)	0.40	0.50	0.40	0.40			
Height (Max.)	30'	35'	30'	30'	28'-32'***	28'-32'***	28'-32'***

*Minimum of 30% of the total required yard areas shall be maintained as green space

**As defined in Sec. 20.17