

PLANNING BOARD MEETING MINUTES

September 19, 2022 4:00 PM

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

EXCUSED: Tom DeYampert, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer
Matthew McConnell, Assistant City Attorney
Ginny Bodkin, Deputy City Clerk
Brandon Berry, Planner II

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

1. Approval of the Agenda – Discussion Item 5a., Concurrency, will be moved to next month.

Motion: Vice Chair Jackson moved, and Member Ciliberti seconded the approval of the agenda as amended; the motion carried unanimously.

2. Audience Comments - There were no audience comments.

Member Premier entered the meeting at 4:02 PM.

3. Approval of Minutes a. 8/15/2022

Motion: Member Premier moved, and Member Ciliberti seconded the approval of the minutes from the August 15, 2022 meeting as presented; the motion carried unanimously.

At 4:04 PM Chair Secka adjourned the meeting as Planning Board and reopened with the Board sitting as the Local Planning Agency (LPA).

4. Action Items –

a. Ord. 2022-xx: Residential and right-of-way landscaping standards (Sitting as Local Planning Agency (LPA))

Chief Operating Officer Jennifer McMahon explained that after the last two month's discussions on landscaping, the City has provided proposed changes to landscaping requirements within the Land Development Code, for Board review. The purpose of the changes would be to establish standards for right-of-way landscaping and to require certain native and non-palm trees be used during development and redevelopment. She reviewed the recommendations from the presentation and asked for Board input, discussion and questions. The presentation is part of the meeting record. Staff recommendation was for approval of the proposed ordinance.

Following the presentation, Chair Secka began a discussion on several concerns: multi-family residences and commercial were not included in the recommended amendments; properties with 20+ palms would incur great expense for removal and replacement to be compliant, in cases of substantial improvement; and the issue of shedding trees from neighboring properties is not addressed.

Vice Chair Jackson provided a handout from the Historic Preservation Board's July meeting to draw attention to the enforcement of standards of any kind. Ms. McMahon explained that the City has added two contractors to monitor building to the Overlay. Regarding landscaping, a new process has begun city-wide in which Parks Staff reviews the landscape plan for compliance prior to any permits being issued by the Building Department. Assistant City Attorney McConnell added that if an owner applies for and receives a Certificate of Occupancy for a project and later removes a tree, the City requires replacement of that tree within 30 days.

For next month's meeting, the following will be brought back to consider holistically:

- Addition of multi-family and commercial properties
- Better clarify the acronym 'DBH' is in the Code
- Are there non-shedding trees to be recommended?
- Addressing properties with 20+ palms

b. Ord. 2022-xx: Beach ordinance (Sitting as LPA)

Ms. McMahon explained that work has been ongoing to expand, update and consolidate all beach related regulations into one location (from LDC and Codes) to improve clarity for staff, residences, and businesses. She reviewed a presentation on the proposed Ordinance that included areas of the code expansion and the amendments to the sections that currently reside in the Land Development Code or would be relocated. Questions and discussion ensued throughout the presentation; the presentation is part of the meeting record.

Motion: Vice Chair Jackson moved, and Member Ciliberti seconded that the Planning Board, sitting as the Local Planning Agency, finds the amendments of (Beach) Ordinance 2022-xx that pertain to the Land Development Code consistent with the St. Pete Beach Comprehensive Plan and recommends the amendments to the City Commission; the motion carried unanimously.

Chair Secka adjourned the LPA meeting and reconvened as the Planning Board at 4:35.

5. Discussion Items

a. Concurrency

Continued to next meeting.

b. Residential permitting process

Vice Chair Jackson wanted to ensure that processes are being adhered to in order to avoid errors or omissions. Ms. McMahon explained that the consultants that have been put in place will improve the review and compliance of the process. There was a brief discussion regarding permit time limits and extensions, zoning reviews, and permits for condominiums (which are considered commercial).

6. Adjournment – Next meeting 10/17/2022. There being no further business, Chair Secka adjourned the meeting at 4:50 PM.

These minutes were approved at the October 17, 2022 Planning Board meeting.