**PLANNING BOARD MEETING MINUTES**

**October 17, 2022 4:00 PM**

**PRESENT:** Tiffany Secka, Chair
Tom DeYampert, Member
Greg Premer, Member

**EXCUSED:** Bev Jackson, Vice Chair
Rachel Ciliberti, 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** –

**Motion: Member DeYampert moved, and Member Premer seconded the approval of the agenda as presented; the motion carried unanimously.**

**2. Audience Comments -** There were no audience comments.

**3. Approval of Minutes a. 9/19/2022**

**Motion: Member DeYampert moved, and Member Premer seconded the approval of the minutes from the September 19, 2022 meeting as presented; the motion carried unanimously.**

At 4:03 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: Private property and right-of-way landscaping standards (Sitting as Local Planning Agency)**

Planner II Brandon Berry reviewed a presentation which summarized the proposed amendments to the Land Development Code (LDC) regarding landscaping and tree requirements, which were discussed last month. His presentation is part of the meeting record, and the proposed ordinance was included in the meeting packet.

Board questions, answers and discussion followed the presentation, including the landscaping fund. Ms. McMahon will get specifics on what the fund is earmarked for and report back to the Board.

Chair Secka brought photos which were displayed and are part of the meeting record. The photos included canopy trees that spread into neighboring properties, rights of way, and powerlines, which are not being monitored. She is not in favor of adding more canopy/shade trees. Homes with deeper rights of way and smaller lots were discussed.

Mr. Berry stated that power line setback standards could be considered for new plantings if the Board desired and he explained that the LDC does address the placement of under-story canopy trees to

avoid conflict with power lines and requires compliance with Florida Power and Light's 'Right Tree Right Place' manual.

Ms. McMahon addressed the Chair's concerns; it is Duke Energy's responsibility to trim the trees affecting power lines. Code Enforcement addresses issues with overgrowth to other yards or rights of way. The City will not be removing palms to replace them.

Mr. McConnell asked if all trees being palms would be supported. Member Premer was not in favor. Benefits of various kinds of trees were discussed, as well as how tree requirements would affect residents with smaller yards.

**Motion: Member Premer moved that the Planning Board, sitting as the Local Planning Agency, finds Ordinance 2022-xx consistent with the St. Pete Beach Comprehensive Plan and recommends the ordinance to the City Commission. Member DeYampert seconded the motion with the caveat that trees that are in areas that may be offensive to neighbors or utilities are under-story trees and comply with the LDC's 'Right Tree Right Place'. Member Premer was amenable to the caveat. The motion carried 2-1 with Chair Secka voting No.**

Chair Secka adjourned the LPA meeting and reconvened as the Planning Board at 4:37.

**5. Discussion Items**

**a. Concurrency**

Ms. McMahon explained that due to resident concerns regarding infrastructure in light of new development, staff created a presentation to explain the City's requirements for projects which increase density or intensity (excluding single family homes). All proposed build projects must complete a concurrency plan; each subsequent plan must take into consideration those prior.

Mr. Berry reviewed a presentation explaining the Concurrency Management (LDC Div. 29) process, requirements and expectations for project concurrency with potable water, sanitary sewer, stormwater, transportation, solid waste, parks and recreation (residential only) and schools (residential only). His presentation is part of the meeting record.

Board question, answers and discussion followed the presentation, including off-site parking. Ms. McMahon explained that developers pay into park and transportation funds and spoke about shared parking agreements, which is addressed in the City's Strategic Plan. Member DeYampert expressed concerns with future parking needs and suggested that the City begin to consider vertical parking structures.

**6. Adjournment –** Next meeting 11/14/2022. There being no further business, Chair Secka adjourned the meeting at 4:50 PM.

*These minutes were approved at the January 23, 2023 Planning Board meeting.*