PLANNING BOARD MEETING MINUTES

August 30, 2021 4:00 PM (Changed from 8/16/21)

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

EXCUSED: Tom DeYampert, Member

STAFF PRESENT: Matthew McConnell, Assistant City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Planning Manager
Mike Clarke, Public Works Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II
Jordan Elmore, Planning and Zoning Tech

ALSO PRESENT: Shelby Hughes, Kimley-Horn and Associates

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

1. Changes to the Agenda – There were no changes.

2. Audience Comments - There were no audience comments.

3. Approval of Minutes a. 6/21/2021

Motion: Vice Chair Premer moved, and Member Ciliberti seconded the approval of the minutes from the June 21, 2021 meeting as presented; the motion carried unanimously.

4. Action Items

Chair Secka adjourned the Planning Board and reconvened as the Local Planning Agency (LPA).

5. Discussion Items

Assistant City Attorney Matthew McConnell stated, for public knowledge, that the purpose of these reviews is to update the City's Comprehensive Plan for consistency with Florida Statutes and standards, the Pinellas County Comprehensive Plan, and codifying some of the discrepancies in the City's Comprehensive Plan and Land Development Code. In no way is this generating additional obligations or requirements; this is merely a update and clean up.

Shelby Hughes, Consulting Engineer from Kimley-Horn and Associates encouraged Board members to ask questions during the review.

a. Comprehensive Plan Review - Preface
One of several discussions covering recommended amendments to the Comprehensive Plan.

Ms. Hughes began the review with the Preface; the most significant proposed update was the addition of (C) Private Property Statement of Rights, to reflect a Florida Statutory requirement. The remainder of the proposed changes are to the organization of the information. She indicated that there are noted areas in the document where the City may decide their preferences; the meeting packet is made part of these minutes. Planning Manager Wesley Wright will report back to her regarding the preferences.

b. Comprehensive Plan Review – Element V: Infrastructure
One of several discussions covering recommended amendments to the Comprehensive Plan.

In this Element section, Ms. Hughes spoke regarding some of the following proposed changes:

- Added Definition section
- Level of Service Standards (suggested to update to reference 'per Pinellas County')
- Sanitary Sewer Level of Service Standard may be changed, per data
- Reclaimed water policies added as outlined by Pinellas County
- Stormwater Management and Drainage System Plan; proposing a more comprehensive Watershed Management Master Plan to include sea level and resiliency
- Proposing a Stormwater Drainage Manual for the Land Development Code

Public Works Director Mike Clarke added comments that many of these recommendations come from studies currently being conducted, including Water Threats Analysis, FEMA map system (and seawalls), and the new Florida Vulnerability Assessment. The Vulnerability Analysis has requirements must be fulfilled according to State Statute by June to seek new grant funding for infrastructure or resiliency improvements. There are multiple layers and moving parts being bought together. His next presentation to the City Commission on water threats will be in October or November.

- Goal 3 has been added that the City maintain safe, comfortable streets for vehicles and pedestrians efficiently and cost effectively

c. Comprehensive Plan Review - Element VI: Coastal and Conservation
One of several discussions covering recommended amendments to the Comprehensive Plan.

Ms. Hughes explained the addition of several definitions and text changes to this Element. Other areas she highlighted were:

- Added policy for excess use of reclaimed water to prevent runoff into the Bay
- Added cooperation with Pinellas County and Tampa Bay Water for conservation programs and support in the event of a water shortage
- Objective 1.2, regulation for development within the 100-year flood plain, is currently defined by FEMA; further evaluation will be made to adopt the County's Vulnerability Assessment
- Encouraging development and structures that minimize coastal erosion
- Identify conservation areas within the Future Land Development map series
- Encourage reduction of pollution including use of electric vehicles
- Limiting new point sources of discharge into Boca Ciega Bay, to be reviewed by the City
- Added the consistent implementation of resiliency efforts

- Added post-disaster planning consideration for the City
- Added a Coastal High Hazard Area map; this can be updated after the Vulnerability Assessment

Ms. Hughes explained that the City Manager has asked that the proposed changes, including language, section, and associated documents are tracked, so nothing is lost. Mr. Wright will circle back to Ms. Hughes if the Board would like to maintain anything in Objective 3.3 or Policy 3.3.1 regarding permitting, reconstruction or redevelopment in post-disaster circumstances.

d. Comprehensive Plan Review - Element VIII: Capital Improvements
One of several discussions covering recommended amendments to the Comprehensive Plan.

Ms. Hughes reviewed Element VIII; some of the areas she highlighted were:

- Added City review of impact fees to ensure new development pays proportionate shares
- Added concurrency certificate requirement prior to issuance of final development permits

Ms. Hughes asked for further questions or discussion.

Chair Secka adjourned as the LPA and reopened the meeting as the Planning Board at 4:54 PM.

The September 20th meeting will include discussion of the expiration of the moratorium on development permits for waterfront properties in Pass-a-Grille area, with rear and side yard setbacks..

6. Adjournment – Next Meeting 9/20/2021

There being no further business, Chair Secka adjourned the meeting at 4:46 PM.

These minutes were approved at the September 20, 2021 Planning Board meeting.