

PLANNING BOARD MEETING MINUTES

December 13, 2021 4:00 PM

PRESENT: Tiffany Secka, Chair
Greg Premier, Vice Chair
Rachel Ciliberti, Member
Tom DeYampert, Member

EXCUSED: Bev Jackson, Member

STAFF PRESENT: Andrew Dickman, City Attorney
Michelle Gonzalez, Community Development Director
Ginny Bodkin, Deputy City Clerk
Wesley Wright, Planning Manager

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. 11/15/2021**

Motion: Member DeYampert moved, and Vice Chair Premier seconded the approval of the minutes from the November 15, 2021 meeting as presented; the motion carried unanimously.

4. **Action Items** – There were none.
5. **Discussion Items**

a. Off-Street Parking Requirement Updates

Community Development Director Michelle Gonzalez reviewed a presentation of proposed off-street parking requirements; the presentation will become part of these minutes. Off-street parking requirements are the regulations that developments and redevelopments must comply with to ensure that an adequate supply of parking is available for the intended use; historically, the requirements were automobile-oriented, and not focused on walkability. The City wants to update the off-street parking requirements to promote a more pedestrian friendly vision and improve the overall aesthetic, while maintaining a balanced parking supply; the City's parking requirements have not been updated since 2005. Ms. Gonzalez reviewed the list of what City staff has done so far to determine strategies for the updates. The goals of the study that staff completed included: adequate parking supply, alternative forms of mobility, business activity, protection of consumer costs, and improvement to the City's aesthetics. Ms. Gonzalez reviewed thirteen Common Parking Strategies, six of which the City already uses. The presentation continued to reduction options incentives. Some of the Board input was to include the Blind Pass area as the project develops. Board members added questions and comments throughout.

The presentation also reviewed the variety of parking space sizes (golf carts, compact, motorcycle, and standard); the recommendation, based on studies, is for an increase of up to 35% of alternative size spaces. A discussion of parking lots followed.

Tandem parking & valet and payment in lieu (for large, small and new developments) were reviewed. The money collected (fees to be determined) will be used to fund the existing Freebee Services and/or other Micromobility services and/or pedestrian transit improvements as determined by the City. Shared parking agreements were discussed; The City wants to add more flexibility under shared parking to permit a variety of types of shared parking such as business to business, mixed use projects, and City to business.

Ms. Gonzalez went on to review the recommended changes to balance the City's off-street parking ratios and the associated spreadsheet, which compares St. Pete Beach to three other municipalities. The final piece of the presentation was pedestrian friendly design standard options.

This presentation will be going before the City Commission workshop tomorrow and expected to return to this board for further review as an ordinance.

6. Adjournment – Next meeting 1/24/2022

There being no further business, Chair Secka adjourned the meeting at 5:09 PM.

These minutes were approved at the February 28, 2022 Planning Board meeting.