

City Commission Workshop

October 24, 2023

3:00 p.m.

ELECTED OFFICIALS PRESENT:

Adrian Petrila, Mayor

Mark Grill, Vice Mayor, Commissioner, District 2

Chris Graus, Commissioner, District 1

Ward Friszolowski, Commissioner, District 3

Chris Marone, Commissioner, District 4 – (entered the meeting at 5:11 p.m.)

STAFF PRESENT:

Andrew Dickman, City Attorney

Wayne Saunders, City Manager

Amber LaRowe, City Clerk

Matthew McConnell, Assistant City Attorney

John Taylor, Procurement Manager

Mayor Petrila called the workshop to order at 3:00 p.m. followed by the Pledge of Allegiance.

1. COMPREHENSIVE PLAN SERVICES:

The following questions were asked by the Commission and provided to both Capsus and Calvin, Giordano & Associates, Inc. prior to today's meeting:

1. How would you approach determining the potential opportunities and potential limitations to the future growth of the City, with specific emphasis on resident quality of life, resiliency in a coastal town, and protecting our natural environment?
2. What approach would you take to achieve maximum community participation in the review stage and buy-in of the proposal?
3. What is your first impression of St. Pete Beach and, from what you know, what is the top item we need to address in our Comprehensive Plan?
4. Can you provide an example(s) of similar work that you have done for a client and what recommendations were made? What were your biggest challenges and how did you overcome them?
5. Why do you feel that your firm is qualified to perform this work for a barrier island beach community?
6. Our current Comprehensive Plan encourages hotel development; however, there is a concern with overdevelopment. How will you guide us to determine the appropriate density, height, and other criteria that would financially enable hotels but not result in overdevelopment?
7. Does your team include economists and legal experts regarding question 6 and do you have specific experience with a city similar to St. Pete Beach?

a. Capsus

John Taylor, Procurement Manager, introduced Andrea Gonzalez from Capsus. Ms. Gonzalez gave the Commission background information on Capsus, their prior projects, various locations of services, and a synopsis of the model they use to help municipalities make adjustments/updates to their comprehensive plans.

Ms. Gonzalez went through each question of the Commission and discussed the following:

- Other small municipalities that Capsus has worked with and the types of tasks they performed.
- Resiliency concerns
- Traffic and shared transit
- Empowering community leaders to solicit public participation through the process.
 - She shared ideas on different opportunities for public engagement.

- Various forms of communication both in person and electronically.
- Increasing density does not mean increasing height necessarily.
- Capsus does not employ economists or a legal team; however, those services can be subcontracted.
- Her brief review of the City's current Comprehensive Plan.

Based on the conversation, Ms. Gonzalez suggested the Commission consider shifting their focus on review of the comprehensive plan as it relates to specific pain points such as tourism, hotels, and traffic.

Mayor Petrila recessed the meeting at 3:55 p.m.

Mayor Petrila reconvened the meeting at 4:15 p.m.

b. Calvin, Giordano, & Associates, Inc.

Mr. Taylor introduced Jim Hickey, AICP, and Luis Serna, AICP, of Calvin, Giordano, & Associates, Inc. (CGA) Mr. Serna provided a handout to the Commission in response to the seven questions provided to them prior to the meeting. A copy of the handout is made a part of the record.

Mr. Taylor reviewed the handout and discussed some of the following:

- Project approach
- Resiliency experience
- Projects with other cities
- Community participation approach
 - Create a project website
 - Instant polling
 - Various meeting formats
 - Community leader involvement
- Preliminary assessment of current Comprehensive Plan
- Requirements for hotels
- Economic experience with Lambert Advisory
- Legal experience with Weiss Serota

After the presentation, the Commission discussed both Capsus and CGA. It was decided that this item will be placed on an upcoming agenda for Commission decision.

Mayor Petrila adjourned the meeting at 5:15 p.m.

MINUTES APPROVED: NOVEMBER 6, 2023



AMBER LAROWE
CITY CLERK



ADRIAN PETRILA
MAYOR