PLANNING BOARD MEETING MINUTES

August 21, 2023 4:00 PM

PRESENT: Tom DeYampert, Vice Chair
David Hubbard, Member
Melinda Pletcher, Member
Tiffany Secka, Member

ABSENT: Greg Premer, Chair

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

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

1. Approval of the Agenda – Chief Operating Officer Jennifer McMahon requested to add a discussion item on the two proposals that were received for the Comprehensive Plan Review (5a.). Member Hubbard requested to add an item regarding future meeting dates (5b.).

Motion: Member Pletcher moved, and Member Hubbard seconded the approval of the agenda with changes; the motion carried unanimously.

2. Audience Comments - There were no audience comments.

3. Approval of Minutes

a. Meeting Minutes 6/26/2023

Motion: Member Secka moved, and Member Hubbard seconded the approval of the minutes from the June 26, 2023 meeting; the motion carried unanimously.

4. Action Items – Sitting as Local Planning Agency

At 4:04 PM, Vice Chair DeYampert adjourned the meeting as the Planning Board and reopened as the Local Planning Agency (LPA).

a. Ordinance 2023-10: Comprehensive Plan Evaluation and Appraisal Report Amendments

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING, PURSUANT TO SECTIONS 163.3184 AND 163.3191, FLORIDA STATUTES, THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN ELEMENT I. – CITIZEN INPUT ON COMMUNITY REDEVELOPMENT; ELEMENT II. – FUTURE LAND USE PLAN ELEMENT; ELEMENT III. TRANSPORTATION PLAN ELEMENT; ELEMENT IV. HOUSING PLAN ELEMENT; ELEMENT V. INFRASTRUCTURE PLAN ELEMENT; Page 1 of 529 2 ELEMENT VI. COASTAL AND CONSERVATION; ELEMENT VII. RECREATION AND OPEN SPACE; ELEMENT VIII. CAPITAL IMPROVEMENTS; ELEMENT IX. INTERGOVERNMENTAL COORDINATION; AND ELEMENT X. PUBLIC SCHOOL FACILITIES; STRIKING ELEMENT XI. FUTURE LAND USE MAPS AND RELOCATING ITS AMENDED CONTENT TO ELEMENT II. - FUTURE LAND USE PLAN ELEMENT; AND CREATING ELEMENT XI. PRIVATE PROPERTY RIGHTS ELEMENT; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Philip DiMaria, Certified Planner and Nicole Galasso, Planning Analyst of Kimley-Horn appeared to present an overview from the Evaluation and Appraisal Review (EAR) of the Comprehensive Plan (Comp Plan) that they had conducted. The EAR is required by the State every seven years to reflect changes in State requirements. Their presentation is part of the meeting record.

Mr. DiMaria briefly reviewed a timeline of actions taken during the review process from the Fall of 2022 until August of 2023. A recommendation from the Board to the City Commission was sought.

Overview of revisions

- Reorganization and readability
- Statutory changes

Changes that are recommended to be added are FS 163.3177 in Element XI – Private property statement of rights (private property owner's rights) and FS 163.3178(2)(f)1 – Risk of Peril of Flood.

- Resiliency

Impacted Elements in the Comp Plan are Transportation, Infrastructure and Coastal & Conservation. The inclusion of policies to guide public and private investments that address sea level rise and storm events are recommended (developer guidelines to meet statutory requirements, stormwater drainage manual; watershed management master plan; publicly funded infrastructure in coastal high hazard area).

- Forward Pinellas Countywide Plan

A full review of Forward Pinellas Countywide Plan was conducted; the Comp Plan was then sent to the County for their review. Their analysis and Kimley-Horn's were reviewed again and changes made accordingly.

  - Vision Zero – An initiative to prioritize multimodal safety compliance with the Safe Street Pinellas Plan and implement education, engineering, emergency response and enforcement and implement best practices in planning and roadway design. Element III
  - Countywide requirements
  - Future Land Use Designations (FLD) – Forward Pinellas suggested reviewing their FLD and the City's FLD to reconcile the densities and intensities that are permitted on a Countywide basis and those were listed on the presented table.

- Future Planning Efforts - some of the wants heard from the Commission, Board and Staff.
  - Level of Service - maintaining a level of service for those living in or visiting the community, i.e. potable water, sewers, stormwater, recreation, transportation, pavement, fire protection, and library
  - Data, Inventory and Analysis (DIA) is the technical basis for any amendment of a Comp Plan and is provided to the Department of Economic Opportunity (DEO) as justification of why decisions were made. A key conclusion was that no change was required to the Future Land Use categories based on the need to add additional population.

Vice Chair Deyampert inquired about projected density and population base in 2045. Mr. DiMaria explained that the projected analysis was 9,243 persons and added that the development potential identified in St. Pete Beach is approximately 3,500 units, and the potential on the ground is approximately 2,000 units, effectively identifying a delta of 1,600 units which is currently allowed in the Comp Plan. There is the ability to redevelop at a higher density without changing the Land Use Map; the map does not need to be updated.

- Element Review - Mr. DiMaria walked the Board members through a brief review of Comp Plan Elements II – XI and whether they were mostly maintained or updated.

- Next Steps – Planning Board makes a recommendation to City Commission on whether to transmit the proposed amendments to DEO, which would be followed by a 1st public hearing, a 60 to 90 day State coordinated review process, then revisions based on that review and finally a 2nd hearing to occur within 180 days of receiving the DEO's report and Forward Pinellas' Technical Review for the Commission to decide whether to adopt proposed amendments.

Vice Chair DeYampert inquired if the City is in line regarding capital expenditures if changes are necessary. Ms. McMahon responded that the review is being looked at by Department and still in process. Ms. Galasso explained that is addressed in the data inventory and analysis in the meeting packet.

Motion: Member Secka moved, and Member Pletcher seconded to recommend to City Commission the transmittal of the Comprehensive Plan Evaluation and Appraisal Report amendments to the Florida Department of Economic Opportunity, as provided in Ordinance 2023-10; the motion carried unanimously.

The Vice Chair adjourned as the LPA at 4:39 PM and reopened as Planning Board.

5. Discussion Items (Added)

a. Review of Proposals Received - Assistant City Attorney McConnell explained that the City Commission voted to send out a solicitation for Letters of Interest and Qualifications for Comprehensive Planning Services. The two submissions received were sent to the members this morning.

Discussion followed and the consensus was the CGA was far more qualified as it hit on all points that the residents have raised, and they have worked with other waterfront communities. They do shift some of the work onto staff, subject to negotiations; therefore, the City may need to pay for those services as staff is limited for additional projects. Vice Chair DeYampert suggested reviewing the work that they did for Oldsmar. Possible re-solicitation was discussed as only two responses were received.

Motion: Member Pletcher moved and Member Secka to recommend to the City Commission to negotiate a contract with CAG and negotiate additional support and engagement to minimize staff time. The motion carried 3-1 with Member Hubbard voting No.

b. Meeting Dates - Member Hubbard noticed that the November meeting was scheduled for Monday of Thanksgiving week; although he was available, he thought the other members might like to change to the previous week.

Motion: Hubbard moved, and Member Pletcher seconded to move the November meeting to 11/13/23 at 4:00 PM. The motion carried unanimously.

Time was provided for members to discuss items not on the agenda:

The schedule for the following year's meetings is typically brought forward to the Boards and Committees for a vote in October; Member Hubbard is not available on February 26, 2024.

A brief discussion ensued on single vendor bids received.

Member DeYampert requested a brief update from Mr. Berry on City projects. Mr. Berry reported that the Sirata project will tentatively come before this Board next month and the Tradewinds project in October. A Community Meeting for Windward Isles (vacant properties across from the Beach House Suites) was set for September 8th. A shared parking agreement at Gulf Blvd. and 75th Avenue has been discussed but nothing concrete at this time. The property Winn Dixie lot is still in the works with an architect for the cigar business. No final word is known yet on the former Sea Hags property.

5. Adjournment – The next regular meeting will be held on September 18, 2023 at 4:00 PM. There being no further business, the Chair adjourned the meeting at 5:03 PM.

These minutes were approved at the December 13, 2023 Planning Board meeting.