PLANNING BOARD MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, December 18, 2023
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

   Action Request: Motion to approve the December 18, 2023 agenda [with or without changes].

2. Audience Comments -
   Comments shall be limited to 3 minutes for non-agenda or agenda items. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

   a. Workshop and Regular Meeting Minutes November 13, 2023

4. Action Items -

5. Discussion Items

   a. Date for February Meeting

   b. Comprehensive Plan Evaluation and Appraisal Report (EAR) Update
   Providing status updates on the Evaluation and Appraisal Report seven-year update cycle to the City's Comprehensive Plan, approved by City Commission on first reading on October 10th.

   c. 2024 Comprehensive Plan Updates - Firm Selection
   Providing an update on firm selection for the forthcoming Comprehensive Plan evaluation.

   d. Pass-A-Grille Overlay District & Community Redevelopment District - Eighth Avenue Updates
   Providing a brief overview of progress made with the Historic Preservation Board on

drafting updates to the mentioned divisions..

e. Division 26 - Sign Ordinance updates
Discussing recent and forthcoming updates to the Sign Ordinance following a recent City Commission workshop.

6. Adjournment - **Next meeting January 22, 2024**

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT PLANNING BOARD WORKSHOP MINUTES

November 13, 2023 3:00 PM

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

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer
Matthew McConnell, Assistant City Attorney
Ginny Bodkin, Deputy City Clerk
Alaina Grundy, Transportation Planner

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

1. Discussion Items

a. Downtown Core Complete Streets Plan

Transportation Planner Alaina Grundy explained to the Board that the City began working on the Plan in December of 2022 with Kimley Horn. The Plan focuses on the downtown core – TC1, TC2 and CC1 Zoning Districts; the goals of the project are identifying potential safety and connectivity enhancements, developing a multimodal network, and a prioritized list of implementable improvements. Her presentation is part of the meeting record.

The focus area of the Plan is 73rd-77th Streets, but only a small section on the east side. Complete Streets are designed to be safe and convenient for all people, designed based on surrounding character, fix problems, emphasize safety for cyclists and pedestrians, and provide mobility, access and transportation options for all modes of travel. Ms. Grundy reviewed the project schedule to date, which included two community workshops and stakeholder interviews. Some of the community feedback was in favor of slow vehicle speeds, more 4 way stops, dedicated bike routes, improved sidewalks, more on-street parking and native plant landscaping.

Ms. Grundy also presented a draft of Street Concepts, utilizing common right-of-way widths to provide a template for the street improvements in the focus areas. She began with a review of existing conditions on 73rd Avenue and then two options for improvement ideas, and the same for Corey Avenue (Gulf Blvd. to Sunset Way) including café seating options, and 75th Avenue. Discussion followed on Corey Avenue; resident feedback was to be more pedestrian friendly, but not lose parking (which could be added on other streets to accommodate). Shared parking in lots such as PJ's was also discussed as well as parking garages for a longer-term fix. A suggestion was made to put out an RFP for developers for a parking garage. The block that the City owns near the Library was discussed.

Ms. Grundy indicated that next steps were to continue refining the Plan for presentation to the City Commission. She welcomed the members to email her any additional thoughts or comments and encouraged the public to view the page dedicated to the Project on the City's website to enter preferences and feedback.

Chair Premer adjourned the workshop at 3:30 PM.

These minutes will be presented for approval at the December 18, 2023 Planning Board meeting.

DRAFT PLANNING BOARD MEETING MINUTES

November 13, 2023 4:00 PM

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

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer
Andrew Dickman, City Attorney
Ginny Bodkin, Deputy City Clerk
Brandon Berry, Senior Planner

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

1. Approval of the Agenda –

Motion: Member Secka moved, and Vice Chair DeYampert seconded to approve the November 13, 2023 agenda as presented: the motion passed unanimously.

2. Audience Comments – None.

3. Approval of the Minutes

a. August 21, 2023 Minutes

Motion: Member Secka moved, and Vice Chair DeYampert seconded to approve the August 21, 2023 as presented: the motion passed unanimously.

4. Action Items

a. Approval of the 2024 Planning Board Meeting Dates

Member Hubbard will be out of town on February 26th; as no alternative date could be identified, the Board decided to revisit that date at their next meeting.

Motion: Member Secka moved, and Chair Premer seconded to approve the 2024 Planning Board meeting dates as presented except February, which is to be determined in December: the motion passed unanimously.

b. Resolution 2023-21 (Conditional Use Permit #23053): 5300, 5350, 5380, 5390 Gulf Boulevard (Sirata St. Pete Beach)

Chair Premer adjourned as the Planning Board and reconvened the meeting as the Local Planning Agency (LPA) at 4:05 PM.

City Attorney Andrew Dickman explained to the Board that this would be a quasi-judicial hearing; he asked the members to disclose for the record any ex-parte communication or conducted any outside research. Member Secka had none. Vice Chair DeYampert disclosed that he had reviewed Chapter

70, Relief of Burden of Real Estate Rights, Chapter 2023-15, Senate Bill (SB) 540 and SB 250. Chair Premer had reviewed SB 250. Member Hubbard had reviewed SB 250 and HB 1C. the new House Bill and Member Pletcher had reviewed the Comp Plan.

Mr. Dickman continued to explain the quasi-judicial process. Anyone testifying at the hearing would need to do so under oath, including the public and any experts. Experts are important as per City Code, making a decision on the Conditional Use Permit (CUP) depends upon substantial competent evidence as it is applied to the criteria for approval or disapproval. Staff experts will go through the criteria and analysis. The sequence of the hearing will be for staff to present the item, go through their staff report, recommendations and any conditions, then the applicant will have the burden to establish substantial competent evidence that they meet the criteria for their request. Following public comment, the applicant can be offered time for rebuttal. Then the Board may ask questions and deliberate. He asked everyone to be mindful of decorum.

The Deputy City Clerk swore in all those who would be speaking, testifying, or providing evidence.

The Deputy Clerk read the resolution into the meeting record.

Resolution 2023-21 (Conditional Use Permit #23053): 5300, 5350, 5380, 5390 Gulf Boulevard (Sirata St. Pete Beach)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, PURSUANT TO SECTIONS 35.3.(b)(1) AND 35.4.(b) OF THE LAND DEVELOPMENT CODE, TO ALLOW THE CONSTRUCTION OF A 290 TEMPORARY LODGING UNIT, TEN STORY, 115’-6”-TALL HOTEL WITH ROOFTOP FEATURES NOT TO EXCEED 127’-6” IN TOTAL HEIGHT FROM BASE FLOOD ELEVATION ON THE NORTHERN PORTION OF THE SITE, AND A 130 TEMPORARY LODGING UNIT, EIGHT STORY, 88’-6”-TALL HOTEL WITH 2 ROOFTOP FEATURES NOT TO EXCEED 100’-6” FROM BASE FLOOD ELEVATION HOTEL ON THE SOUTHERN PORTION OF THE SITE, ALONG WITH ANCILLARY AND ACCESSORY STRUCTURES, AND PERMIT A ROOFTOP DINING AND DRINKING AMENITY THAT INCLUDES THE PLAYING OF OUTDOOR MUSIC, TO PARCEL #06-32-16-80172-000-0010, WITH ADDRESSES OF 5300, 5350, 5380, AND 5390 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER’S ERROR AND AN EFFECTIVE DATE

Senior Planner Brandon Berry began the City’s presentation, which is part of the meeting record. He reviewed a summary of the two- part request as amended and the application timeline. He explained the purpose of the meeting. As part of a 2015 settlement, any temporary lodging use that exceeds 30 units per acre or fifty feet in height proceeds to the Planning Board for recommendation prior to hearing at the City Commission for final action. When this Board sits as the LPA, it is to determine project consistency with the Comprehensive Plan. Action tonight is a recommendation for or against the Case to the City Commission. He read into the record the definition and purpose of a CUP from the land Development Code. As part of the staff presentation, Mr. Berry reviewed an aerial map, site plans for requests #1 and #2, and CUP criteria analysis - staff found the request generally consistent with the Comp Plan and found the applicant to have provided support the 11 of the 20 CUP criteria, and partial support for the remaining 7. Mr. Berry reviewed the 7 partially met CUP criteria included in the presentation and noted that the applicant provided a response document addressing the 7 criteria 2 hours prior to the meeting.

Staff recommendation was that as the applicant had provided the Board adequate support for the seven partially-fulfilled criteria and other proposed concerns, that the Planning Board is empowered to recommend approval of the CUP Resolution to the City Commission with conditions. Recommended conditions were:

- Prior to the Commission hearing, the applicant shall provide and updated weekend peak traffic impact analysis, a shadow study and determine improvements necessary to preserve adequate sewer capacity under a peak scenario [all were provided by the applicant later in the hearing];
- Rooftop dining only permitted in Level 4 of Hotel 1 except for the amendment of the CUP;
- All rooftop equipment shall be permanent with no visiting musician equipment permitted;
- Applicant must allow noise tests before operating, limit decibel levels at the property line to equivalent ambient, an provide a sound governor with lock box accessible only to management;
- Site plan must be substantially similar to the conceptual plans;
- Financial and technical capacity acknowledgement is made solely for Columbia Sussex;
- At least 50% of trees and groundcovers shall be Florida friendly, and 50% of trees in required buffers Florida native, with one or more techniques to reduce irrigation demand included at site plan;
- Applicant must update the traffic study to reflect 5% background growth if demonstrated as accurate by FDOT;
- Garage planter boxes must be lush and maintained as such;
- The applicant shall reduce potable water usage by at least 35% below baseline through LEED, achieve SWFWMD Water Star certification, or achieve similar impact;
- Prior to operation, the applicant shall file an enforceable evacuation plan that details how guests will be evacuated prior to mandatory Zone A resident evacuations;
- The phasing plan shall be generally followed;
- The applicant must utilize an alternative to driving piles, like auger construction, for the foundations of both resorts;
- All public benefits shall be provided prior to certificate of occupancy for Hotel 1, except for the sidewalk and Hotel 3 frontage landscaping in specific circumstances that may allow deferral to Hotel 3 or utility undergrounding completion;
- The 30-foot Hotel 3 side buffer must be provided regardless of whether Hotel 3 is ever developed;
- The owner shall provide the city an easement for a beach boardwalk;
- Concurrency must be issued prior to site plan issuance, including any projects approved between this CUP approval and concurrency certificate issuance;
- The applicant shall provide the city a fee necessary to cover expected Freebee impact from development over ten years to preserve premium headways for guests and residents;
- Applicant must demonstrate that adequate parking is available at and throughout each stage of development;
- To support additional public beach access as requested by the community, the applicant shall supply a 3’ easement and improvements at the northern end of the site should the city come to an agreement with the Brightwater Beach Estates to expand the existing 4’ access;
- The applicant shall be subject to all design, operational, and other improvement-related requirements of the Community Redevelopment District (CRD) standards that pertain to the project;

- The applicant shall revise the Sirata porte-cochere and address the Hotel 3 façade to demonstrate that both are compatible with the CRD, the buildings themselves, and LDC/Comp Plan requirements;
- No more than one monument sign is permitted per hotel;
- LEED v4 BD+C Hospitality Certified (Hotel 1) and Silver (Hotel 3) shall be the minimum green building evaluation criteria;
- Any new placement of off-site utility structures requires the applicant to provide screening;
- The applicant shall work with the city on developing a resident discount system if viable;
- Any violation of these conditions permits the City Commission to rescind or modify the CUP as it pertains to the request under which the condition is classified;
- The City Commission may review the CUP periodically to determine if it is in compliance with terms and conditions of the approval.

Mr. Berry explained these 28 conditions are the minimum recommended by staff and the Planning Board may recommend additional or modify.

Following the City Staff's presentation, Attorney Elise Batsel began the applicant presentation for the CUP. She introduced Assad Karam, Senior VP of Columbia Sussex, who provided a history of that organization. Ms. Batsel's presentation included a summary of the property location, zoning districts, existing conditions and demolitions, entire proposed site plan, landscape buffers, heights of this project compared to existing on the beach, and review of the request. She explained that although the City may be interested in changing their Comp Plan in the future, the basis for the decision today is the current Comp Plan and City Codes. She reviewed the CUP process and criteria in Section 4 of the LDC. The Comp Plan is used as a roadmap for development and according to the Comp Plan, this is what the City wants to develop in the Large Resort District. Ms. Batsel reviewed compatibility and transportation system from Section 4.4 of the Comp Plan and how this project fits the criteria. Views and landscaping were also reviewed. The presentation is part of the meeting record.

Becca Bond, Transportation Engineer for Kimley Horn reviewed a traffic impact analysis (TIA) and explained the data collection, methodology submittal and submittal process; all parameters were agreed upon by the City prior to beginning the analysis. All concerns raised by the City Commission were addressed in the report. She reviewed the analysis results. Roadway segments are anticipated to have sufficient capacity and to operate at acceptable Level of Service conditions in both the p.m. and peak Saturday hours after the proposed development. Her presentation is part of the meeting record.

Engineer Scott Gilner Kimley Horn reviewed a presentation of an engineering analysis, which is part of the meeting record. He reviewed the current and proposed driveway conditions and compliance, stormwater design requirements (the project would discharge 1/10 of what would be allowed per St. Pete Beach criteria), stormwater proposed condition, dune restoration including area and volume (for resiliency), construction impacts to Seamark (vibration monitors and logging), and garage screening so that lights will not affect Seamark. Mr. Gilner also reviewed fire access by phase, lift station average daily flow and peaking factor which he had looked at with City Engineer Brett Warner; there is capacity in the system and sewage can route more north if necessary.

Land Use Attorney Kevin Reali of Stearns Weaver Miller reviewed a presentation which is part of the meeting record. Deliveries will take place from 7am – 3pm in the screened area. Guest check-ins are on the 4th floor and outdoor time is minimal. The applicant will handle planters however staff suggests. Loading docks and turning areas were discussed. Mr. Reali also reviewed a shadow study, showing photos of expected shadowing at Seamark during different seasons/times of day. The photos are part of the meeting record. City Staff had hired a consultant to review the traffic study. He showed a bar graph of the traffic study results. He explained that current structures do not meet FEMA Codes and that the Comp Plan encourages this type of redevelopment.

Cynthia Spidell, AICP, Certified Planner reviewed a comprehensive Planning Report and evaluation of the project ensuring adherence to standards when reviewing the Comp Plan. The four components of this Executive Summary included compatibility, scale and massing, character, and redevelopment vs. overdevelopment. The Comp plan designated the project location in the CRD which was created to incentivize redevelopment and revitalization. The character district is the Large Resort District. She reviewed compatibility. Her presentation is part of the meeting record.

Chair Premer called a recess at 6:21 PM. The meeting was reconvened at 6:30 PM.

The Chair opened public comment. The following residents commented against recommending the approval of the Conditional Use Permit Resolution: Christopher Price (video), Nathalie Gallays and Ed Stapor (voicemail), Ted Teele, Colonel Mike Greiger, William Lawson (speaking as an individual resident), Terri Grocott, Cindy Perry, Dana Richardson, Edna Hicks, Deb Schechner, Jody Powell, Shirley Johnson, Claudine Reece, Lisa Kurzman, John Kurzman, Bob Richardson, Lisa Reich, Joanne Zavac, Linda Lewallen, Rachael Curran (Jacobs Law Clinic) for Protect St. Pete Beach, Lisa Hollander (Protect St. Pete Beach), Lisa Robinson, Juli Causey, Brian O'Leary, Wendy Fruland, Meghan Phelan, Tiffany Rimar, and Gretchen Caplan.

The Chair closed the public hearing at 8:00 PM and called a brief recess. The meeting was reconvened at 8:08 PM.

The applicant was given time for rebuttal to public comment.

Following the rebuttal, the Board deliberated by asking questions of staff, the applicant, and the City Attorney (procedural). Questions included evacuation plans, micromobility, parking space, impact fees, EMS tax, sewer capacity, transportation management plan, airport shuttles (applicant is agreeable to conditions), traffic, and street crossings. Attorney Dickman reminded the Board that they may add additional conditions to any motion.

Motion: Member Secka moved and Vice Chair DeYampert seconded that Case No. 23053 is consistent with the Comprehensive Plan and recommend approval to the City Commission with staff recommended conditions including those to be reviewed prior to bringing to the City Commission (transportation, shade, sewer flow, and safety). The motion carried 4-1 with member Hubbard voting no.

5. Adjournment

Chair Premer adjourned the meeting at 9:47 pm.

These minutes will be considered for approval at the December 18, 2023 Planning Board meeting.