PLANNING BOARD MEETING MINUTES

March 4, 2024 2:30 PM

MEMBERS PRESENT: Greg Premer, Chair
Tom DeYampert, Vice Chair
David Hubbard, Member
Susan Konczal, Member
Tiffany Secka, Member

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

Chair Premer called the meeting to order at 2:30 PM, followed by the Pledge of Allegiance.

1. Approval of the Agenda –

Motion: Vice Chair DeYampert moved, and Member Secka seconded to approve the March 4, 2024 agenda as presented: the motion passed unanimously.

2. Audience Comments – None.

Chair Premer welcomed new Planning Board member Susan Konczal and thanked her for her service to the City and Board.

Chair Premer adjourned the meeting as the Planning Board called the meeting to order as the Local Planning Agency (LPA) at 2:32 PM.

3. Action Items –

a. Conditional Use Permit #23033 (Resolution 2023-27): Tradewinds Resort (5600, 5700, 5750, 5800, 5900, 6000 Gulf Blvd)

Assistant City Attorney Matthew McConnell explained to the members that the Applicant has requested a continuance of both agenda items. Since the meeting was noticed and advertised, the purpose of this meeting is to continue to a date certain to preserve the advertising as part of due process.

Attorney Elise Batsel of Stearns Weaver Miller, representing the Applicant, Tradewinds Resort, stated that they are still working through some Development Agreement issues with the City and City Attorney, therefore they are not in a position to move forward yet because the two items need to run together. She requested a continuance to a date certain of March 18, 2024 at 2:30 PM.

Attorney McConnell suggested to the Board that those wishing to comment on this item wait until March 18th, as it is not being heard or deliberated upon today, or if they are unavailable on the 18th and wish to comment today, that is a Board decision.

Motion: Member Secka moved, and Vice Chair DeYampert seconded to continue the hearing of CUP #23033 (Resolution 2023-27) to a date certain of March 18, 2024 at 2:30 PM: the motion passed unanimously.

Theresa Schefstad of Pass-A-Grille voiced concerns regarding the absence of financial reconciliations within conditional use applications and whose role it is to educate Board and Commissioners on their legal standing when making recommendations or decisions. She provided a document she created on General Development requirements.

John Kurzman of Bahia Honda Way S. commented on zoning variances, property rights in the Large Resort District, combining lots therein, conditional use as outlined in the Comp Plan, and traffic studies.

Member Hubbard requested renderings of the garages and a ground level view of the entire project from Attorney Batsel. She indicated that renderings are in process, and they will provide the best that they can and do so as soon as possible prior to the hearing. She added that her staff can provide some larger version of some the plans and diagrams to Planning staff to distribute.

Aydin Guc expressed that he would like to submit comments in writing, Mr. McConnell explained that instructions to do so are on the City's website or to check with the Clerk.

b. Development Agreement: City of St. Pete Beach and TRADEWINDS SPB DEVELOPER, LLC

Motion: Member Secka moved, and Vice Chair DeYampert seconded to continue the hearing of the Development Agreement of the City of St. Pete Beach and TRADEWINDS SPB to a date certain of March 18, 2024: the motion passed unanimously.

Chair Premer adjourned the meeting as the LPA and reopened as the Planning Board at 2:57 PM.

4. Discussion Items

Chief Operating Officer Jennifer McMahon explained that city staff is seeking Planning Board recommendation on two items:

- In December of 2023, an ordinance was passed which changed the boat ramp hours. Staff is now working on a creating a permit for commercial use of the ramp (i.e. a seawall company or a kayak company that would use the ramp for put in/out) and would like a Board recommendation on appropriate annual fees. Attorney McConnell added that this would likely be in ordinance form for Schedule A Fees; the recommendation would be considered by the City Commission. Following Board discussion, their recommendation was for a tiered model that would have different fees for one time use vs. daily, weekly, or long term. Staff will bring draft specifics back to the next meeting.

- Ms. McMahon explained that the initial documentation currently required for a conditional use permit (CUP) application is minimal. Staff is seeking recommendations for what to add to an expanded minimum submittal list for applicants.

Senior Planner Brandon Berry reviewed a presentation of current requirements and proposed additions including a zoning matrix, proposed elevations, transportation study methodology, a draft

Transportation Management Plan, access exhibits and a signage plan. Senior Planner Kristin Coman added that not all CUP are for large developments; regular smaller businesses and projects should be considered as well. Board recommendations were for more specifics in transportation studies, confirmation that the methodology is standardized across the industry or other projects, an expected impact to traffic based on estimated hotel occupancies at peak and other times, and larger sized renderings. Staff will prepare a draft for Board review at the next meeting.

Cindy Perry of 1126 Boca Ciega Isle Dr. commented regarding the need for complete financial analyses on conditional use projects, including resident taxes.

Member DeYampert asked for clarification from Mr. McConnell regarding filing lobbying reports. Mr. McConnell stated that lobbyists should identify themselves as such, and Commissioners and Board members can and should ask them do so.

Mr. McConnell reviewed the types of ex-parte communications that members should be disclosing in quasi-judicial hearings. He also reminded the members that expectations are for them to rely upon expert testimony, competent substantial evidence, and fact-based lay person testimony to make decisions, and he answered questions.

Member Hubbard commented that it would be nice if Pinellas County would give the City back some bed tax money they collect. Mr. McConnell added that after the last hurricane, the County used bed tax money to replace the dune system back; it may not be given for spending, but the City does reap some benefits.

5. Adjournment – Next meeting is scheduled for March 18, 2024.

There being no further business, Chair Premer adjourned the meeting at 3:32 pm.

These minutes were approved at the May 20, 2024 Planning Board meeting.