Table of Contents

COMMISSION MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, December 04, 2018
6:00 PM

Call to Order
Pledge of Allegiance
Good of the Order
Roll Call

REGULAR MEETING

1. **Presentations**
   a. **Jake Holehouse, H.H. Insurance, Flood Insurance Advocate for Pinellas County - Flood Map Changes**
   b. **Jerry Dabkowski, George F. Young - Corey Avenue Street Rehabilitation Concept**

2. **Changes to the Agenda** - Any agenda items to be added, moved, or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order. Consent items may be removed for discussion, changes, and/or anticipation of a non-unanimous vote and considered separately on the request of anyone on the Commission or by a majority vote of the City Commission upon request of an audience member.

3. **Audience Comments** - Comments shall be limited to 3 minutes per person to issues not on the agenda, 21 minutes in total.

4. **Audience Comments 2** - Comments shall be limited to 3 minutes per person to issues not on the agenda, 21 minutes in total.

5. City Clerk, City Manager, City Attorney and City Commission Reports

6. Adjournment

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.

Flood Insurance Update

Presented By:

Jake Holehouse, MS-RMI, CPCU

Overview

- National Flood Insurance Program (NFIP) Renewal Update
  - What would an NFIP lapse mean?
- Flood Insurance Map Updates

NFIP Renewal

- Believe it or not – It has been about 6 years since the Biggert-Waters Act was passed and 5 years since it went to effect. This means that the NFIP is due for a renewal
- For approximately the last year, the NFIP has essentially been running on a month to month basis waiting for a long term extension
- The NFIP is currently authorized to run until November 30th

NFIP Essential Needs

- The essential part of getting the NFIP renewed is a long term bill that provides 5 to 7 years of protection
- The second essential part of getting the NFIP renewed is preserving <u>*grandfathering*</u>
  - Grandfathering is what allows areas like Feather Sound to have flood rates in the $1,000 range when the rates should be closer to $2,500 based on today's and future maps
    - The Senate is in agreement that grandfathering is essential
    - The House has fought grandfathering and tried to remove it from bills multiple times

Map Updates

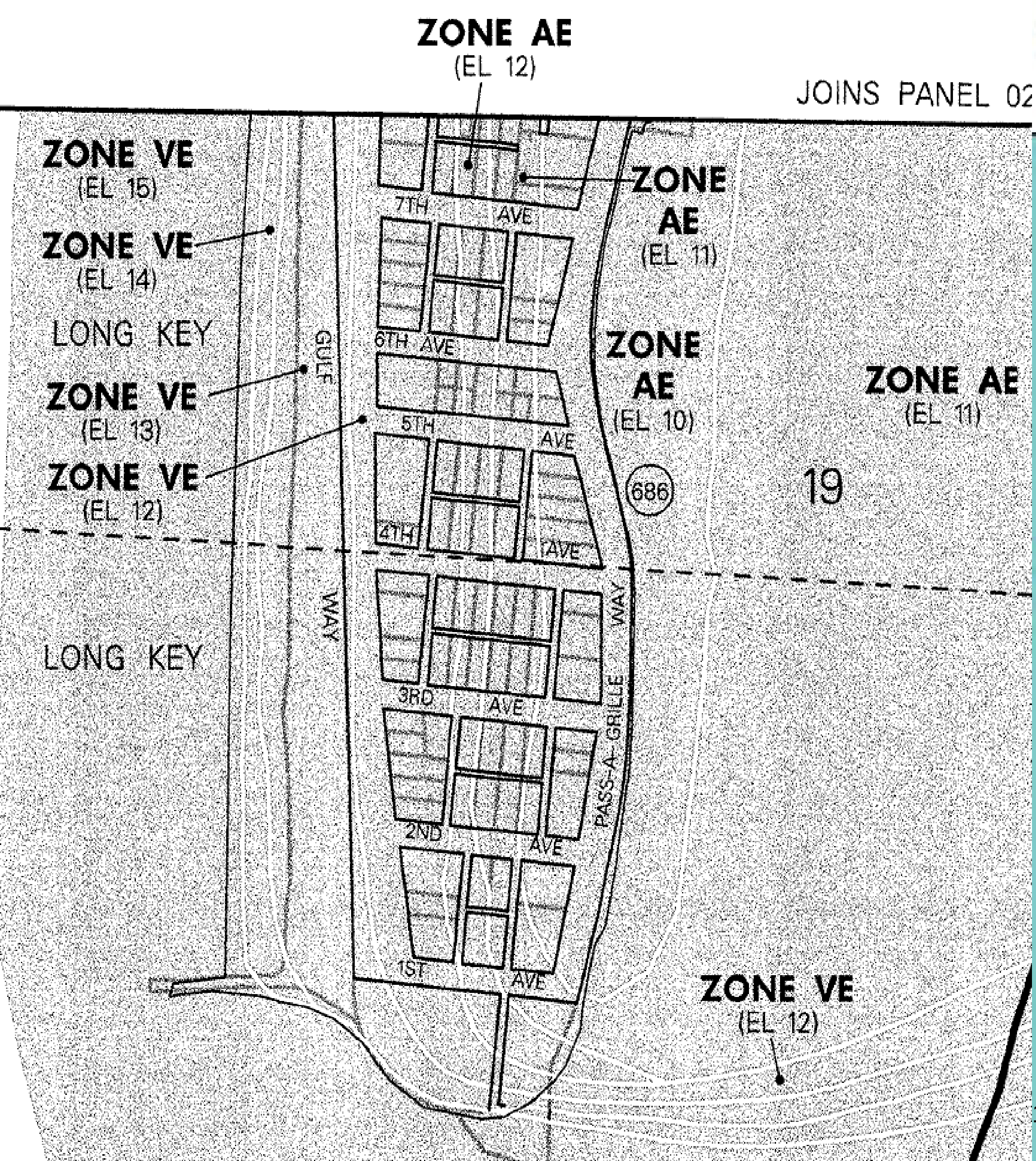
- The new maps are preliminary and not official yet
- The barrier islands won the most and most areas will see rate reductions based on the new flood maps

Things to Keep in Mind

- A Zone or V Zone = Mandatory Flood Purchase for a mortgage
- B, C, X Zone = Non-Mandatory purchase but highly recommended
- Coastal A Zone = Big Win
  - Flood water does not know where the V is versus the A Zone
  - FEMA created the Coastal A Zone as a hybrid between the two zones
  - Insureds will be required to build a home to V Zone standards – Deep Pilings and Breakaway Walls
  - Insureds will pay an A Zone rate – Rates will drop from the $5,000 to $6,000 range to the $400 to $600
  - HUGE WIN!
- V Zone = Expensive Zone
  - The cost of construction is increased
  - The cost of flood insurance is in the $5,000 range
- Historical Rating
  - Assuming it sticks (it should)
  - Homes built 1975 or newer can rate back to their original flood zone so even if it changes to a V zone as of now, it is protected to still rate the flood insurance as an A zone

Reading the Map

- White Lines = Flood Zones
- Blue Area = A or V Zone
- Orange Area = B, C, X Zone
- Black Line with Triangles = Coastal A Zone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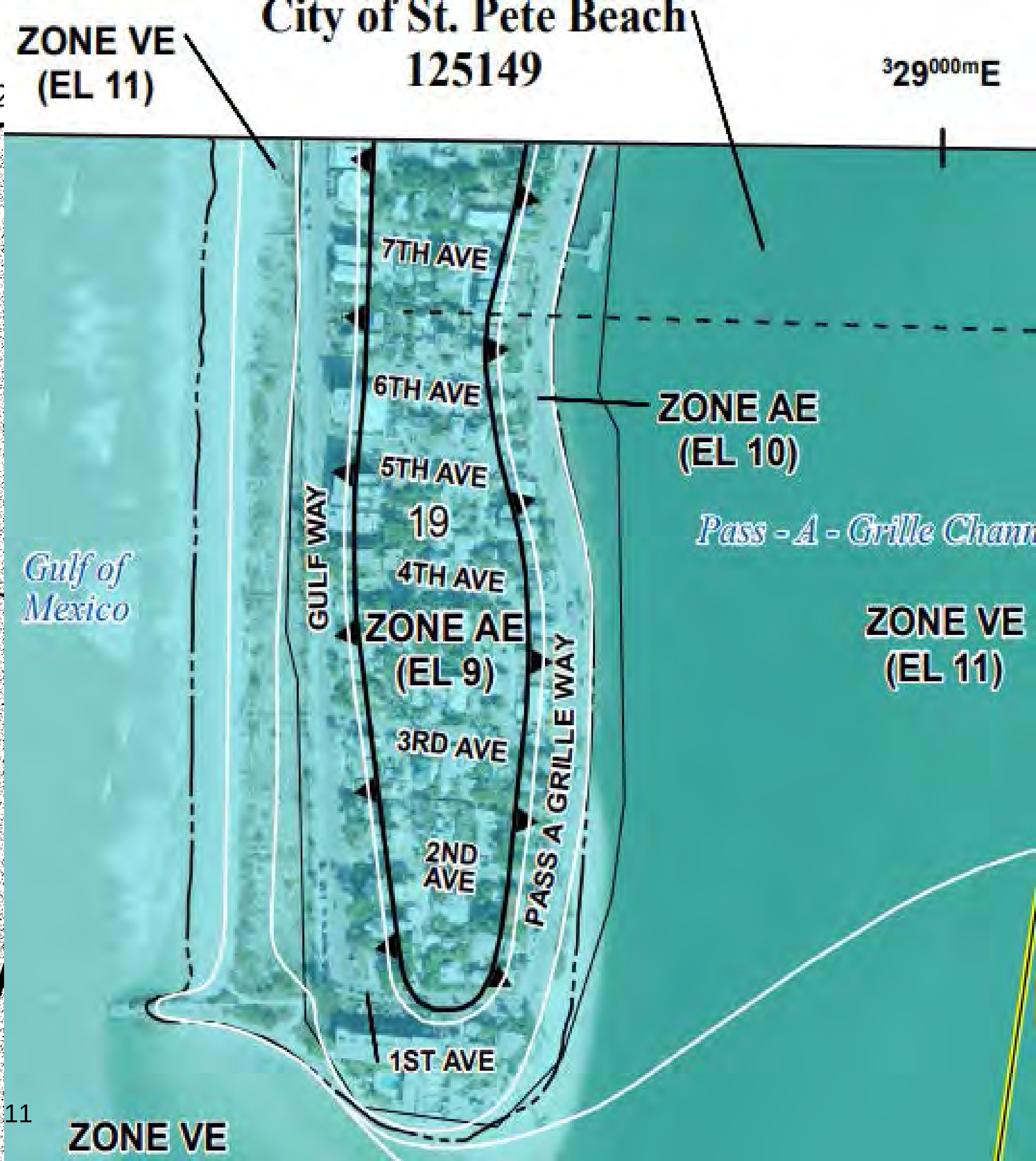
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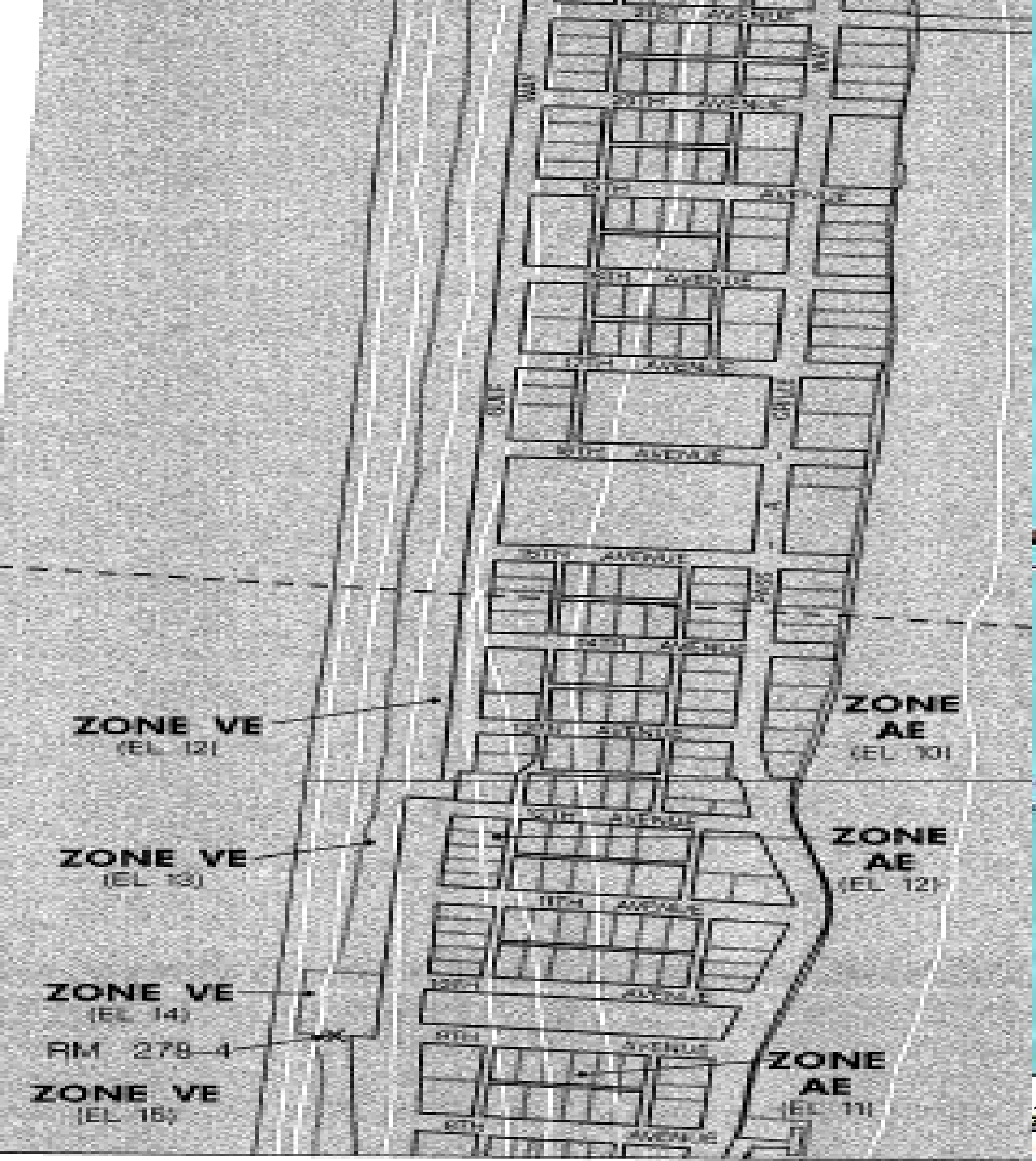
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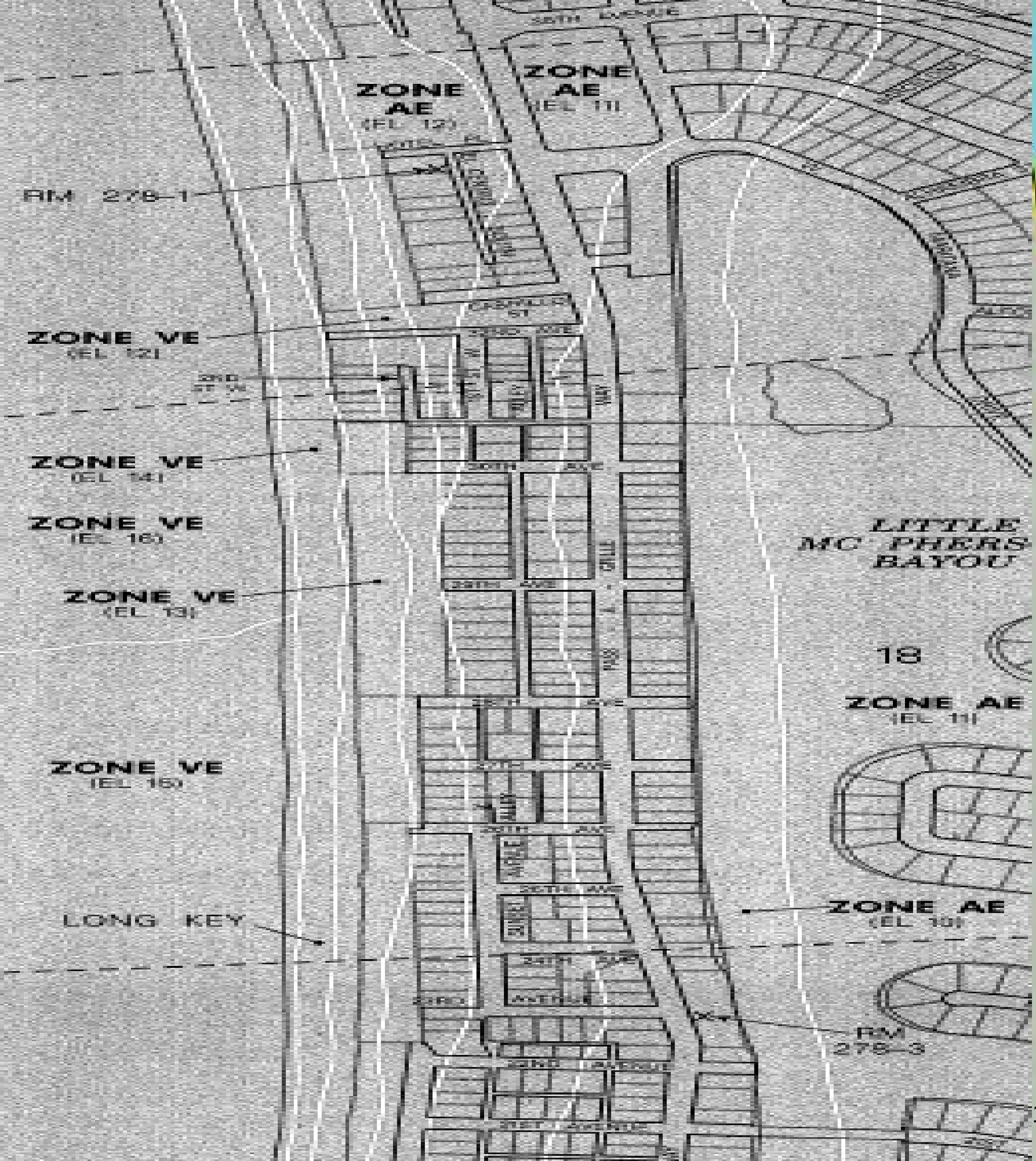
Rate Change – Non Elevated A Zone

- Assuming the front door of the house is currently at 9 Feet
- Current Base Flood Elevation – 12 Feet
  - $250,000 Building
  - $100,000 Contents
  - Premium - $3,146
- New Base Flood Elevation – 9 Feet
  - $250,000 Building
  - $100,000 Contents
  - Premium - $1,380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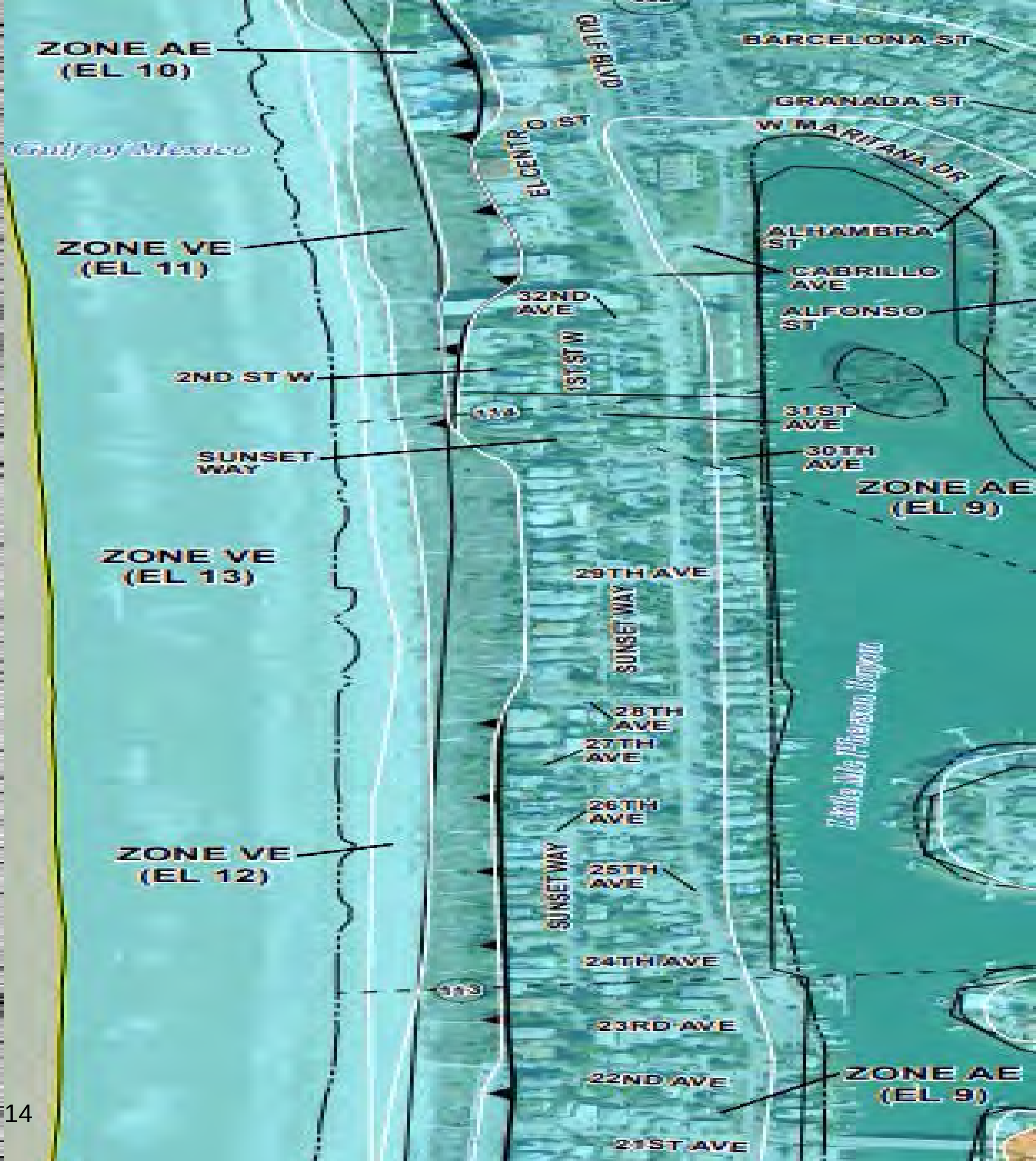
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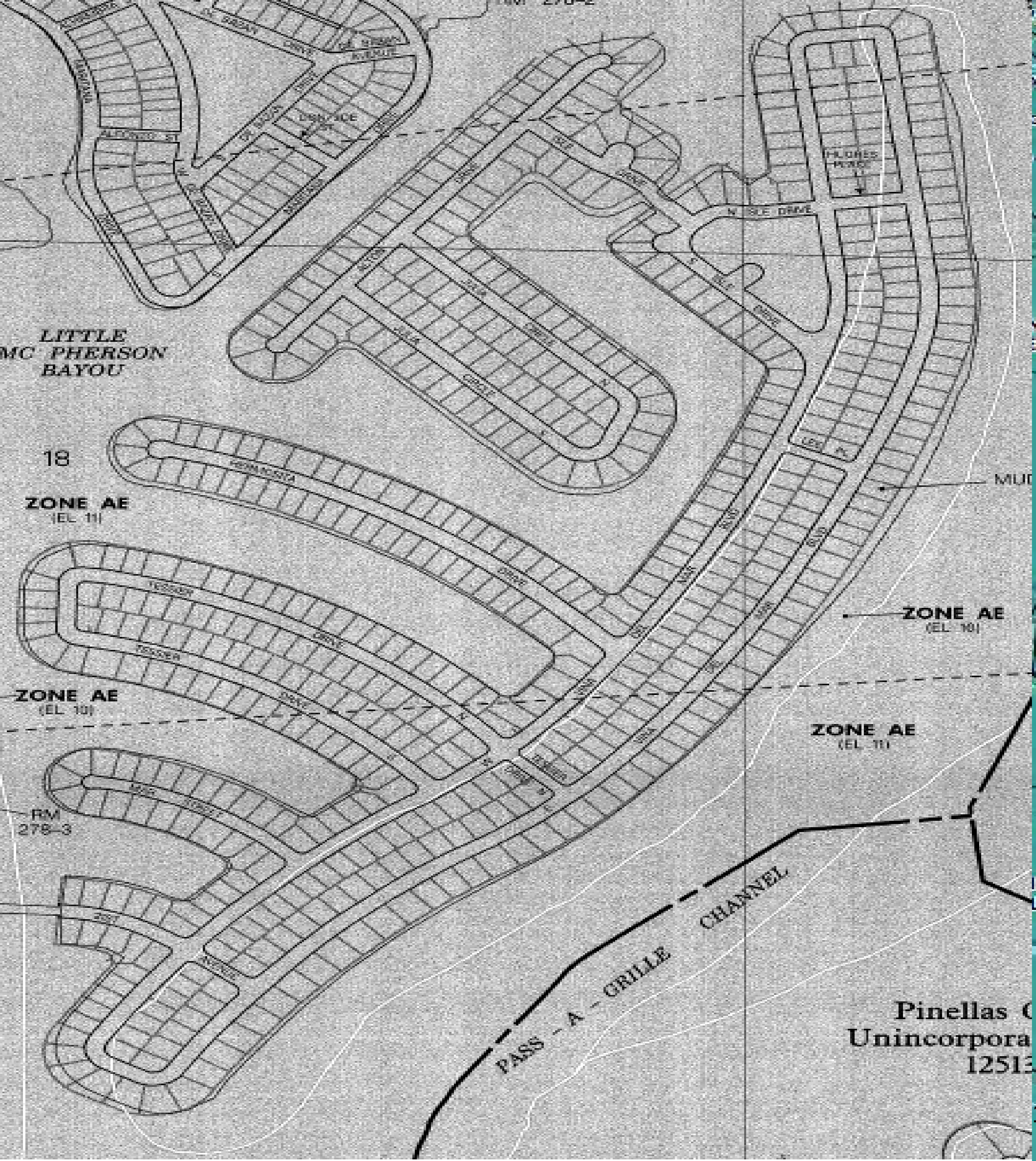
Rate Changes – Elevated V zone to Elevation A Zone

- NFIP Based Rates
- V Zone
  - $250,000 Building
  - $100,000 Contents
  - Premium - $12,188
- A Zone
  - $250,000 Building
  - $100,000 Contents
  - Premium - $450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Rate Change – Non Elevated A Zone

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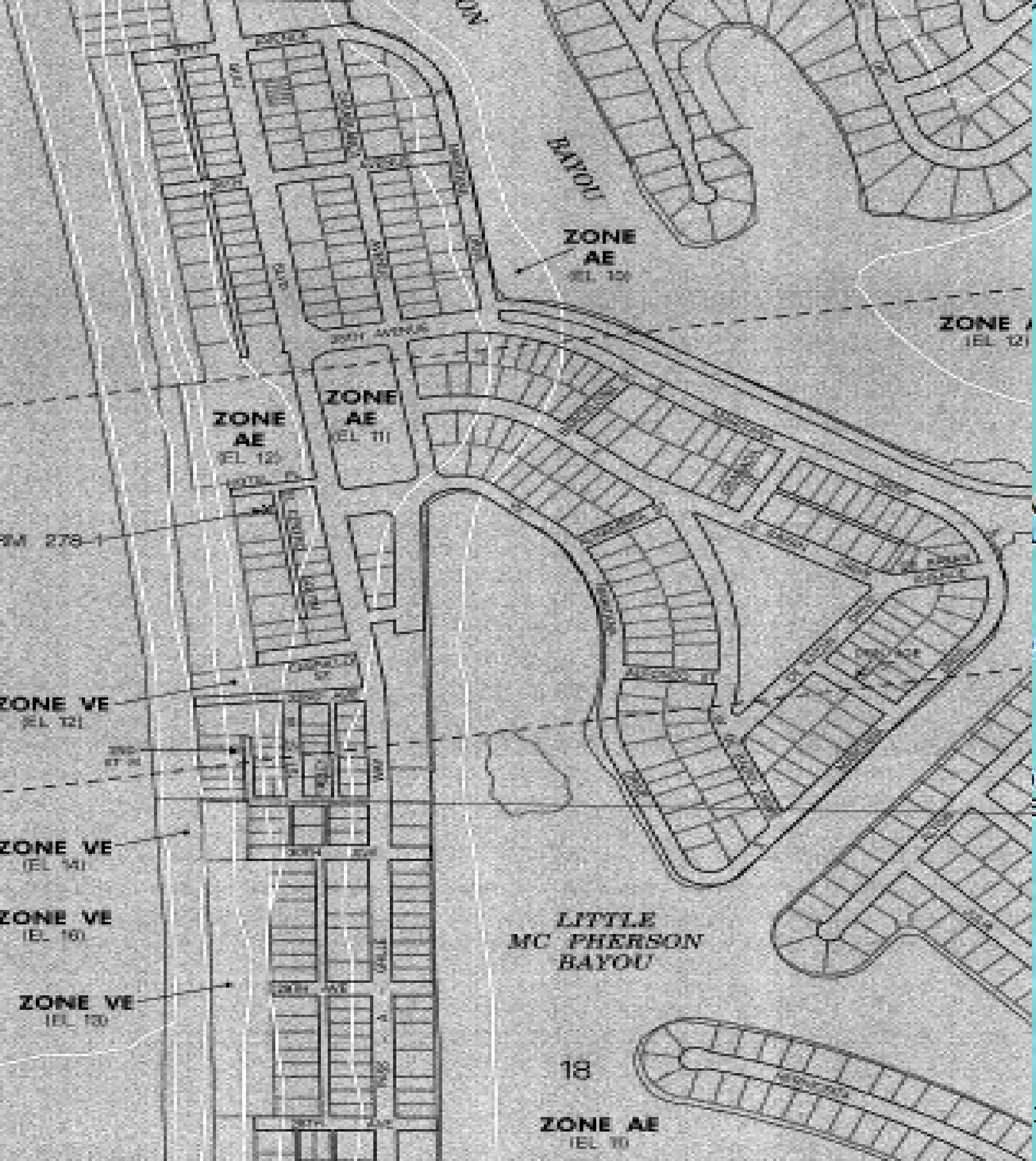
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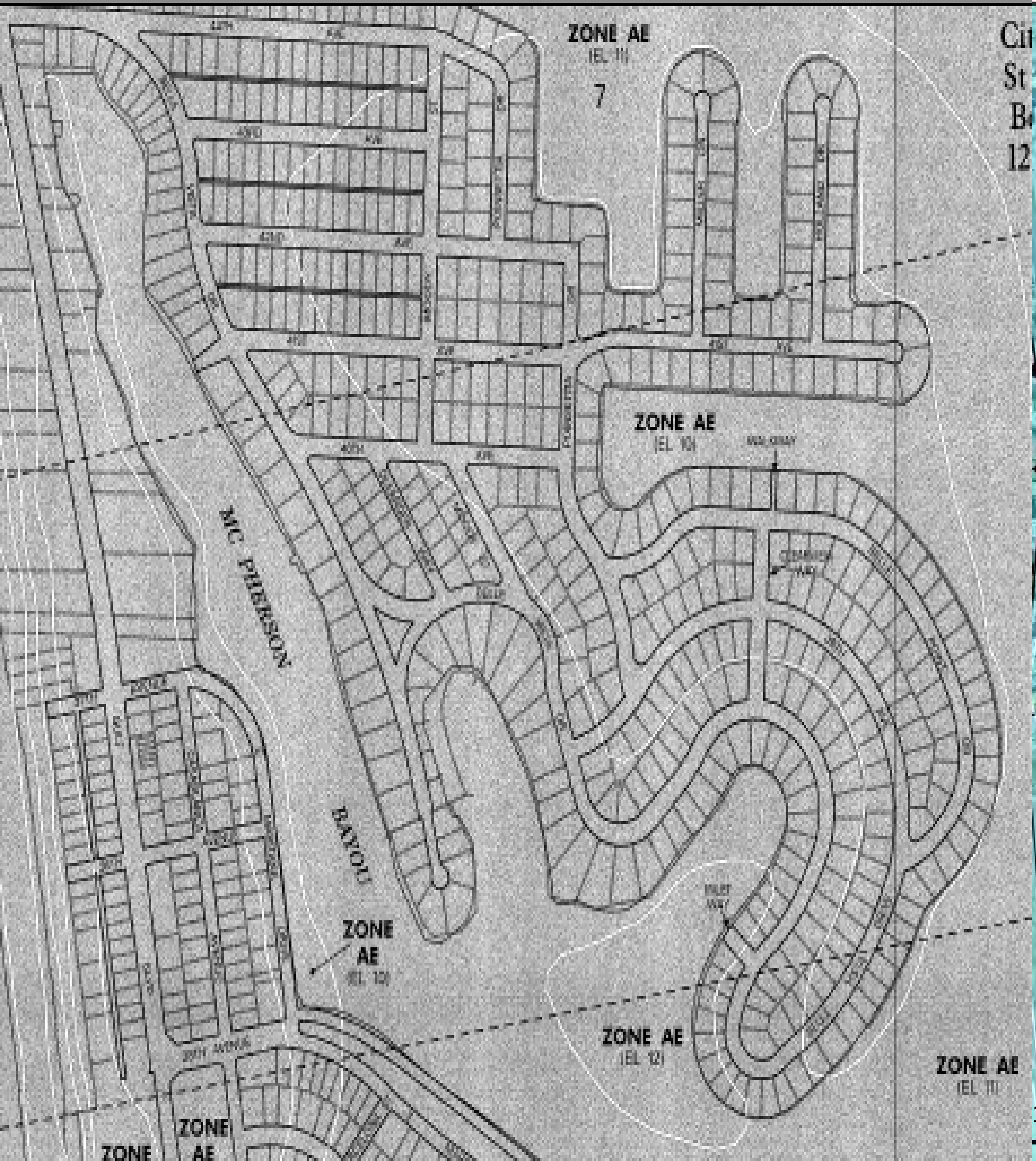
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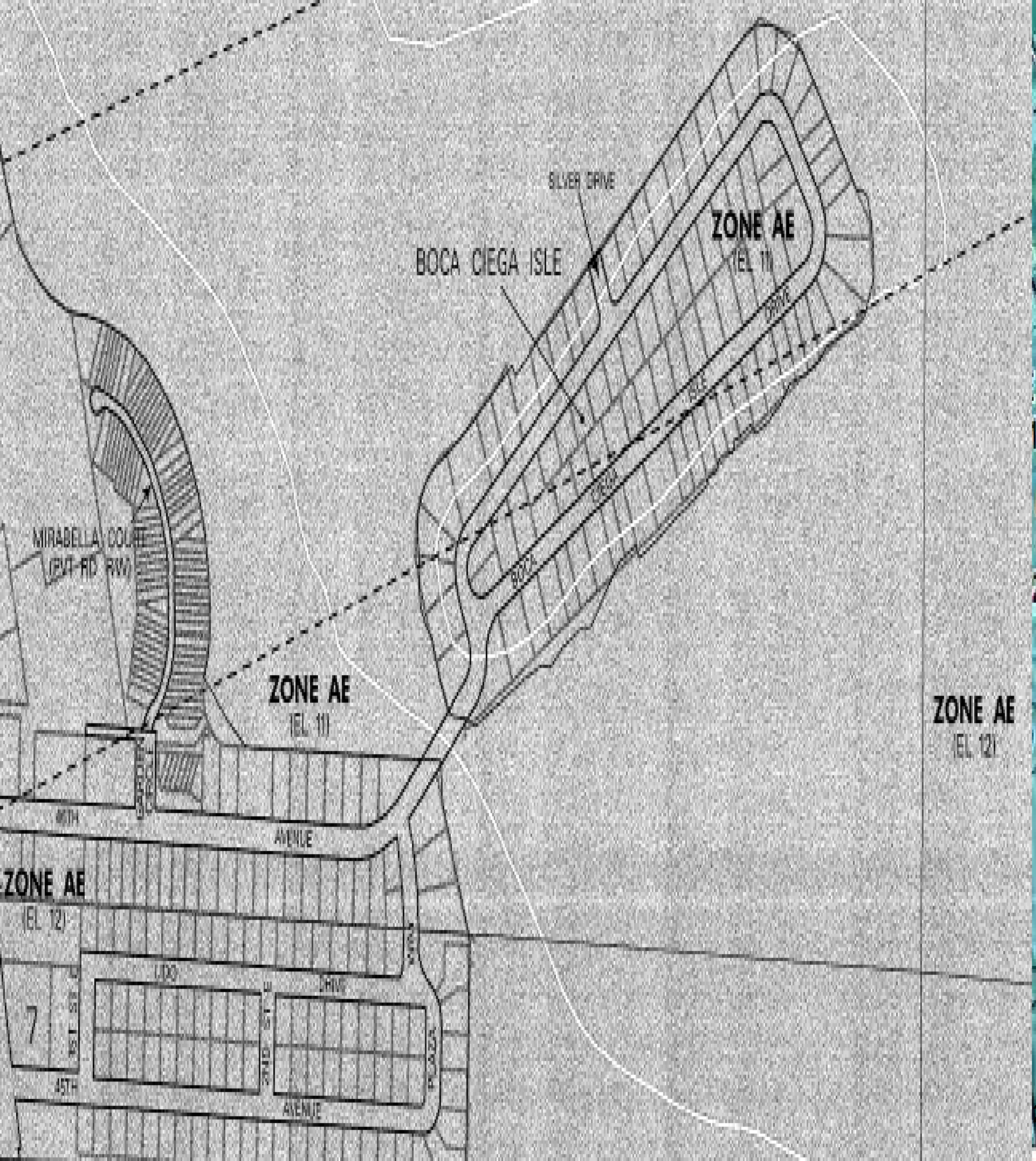
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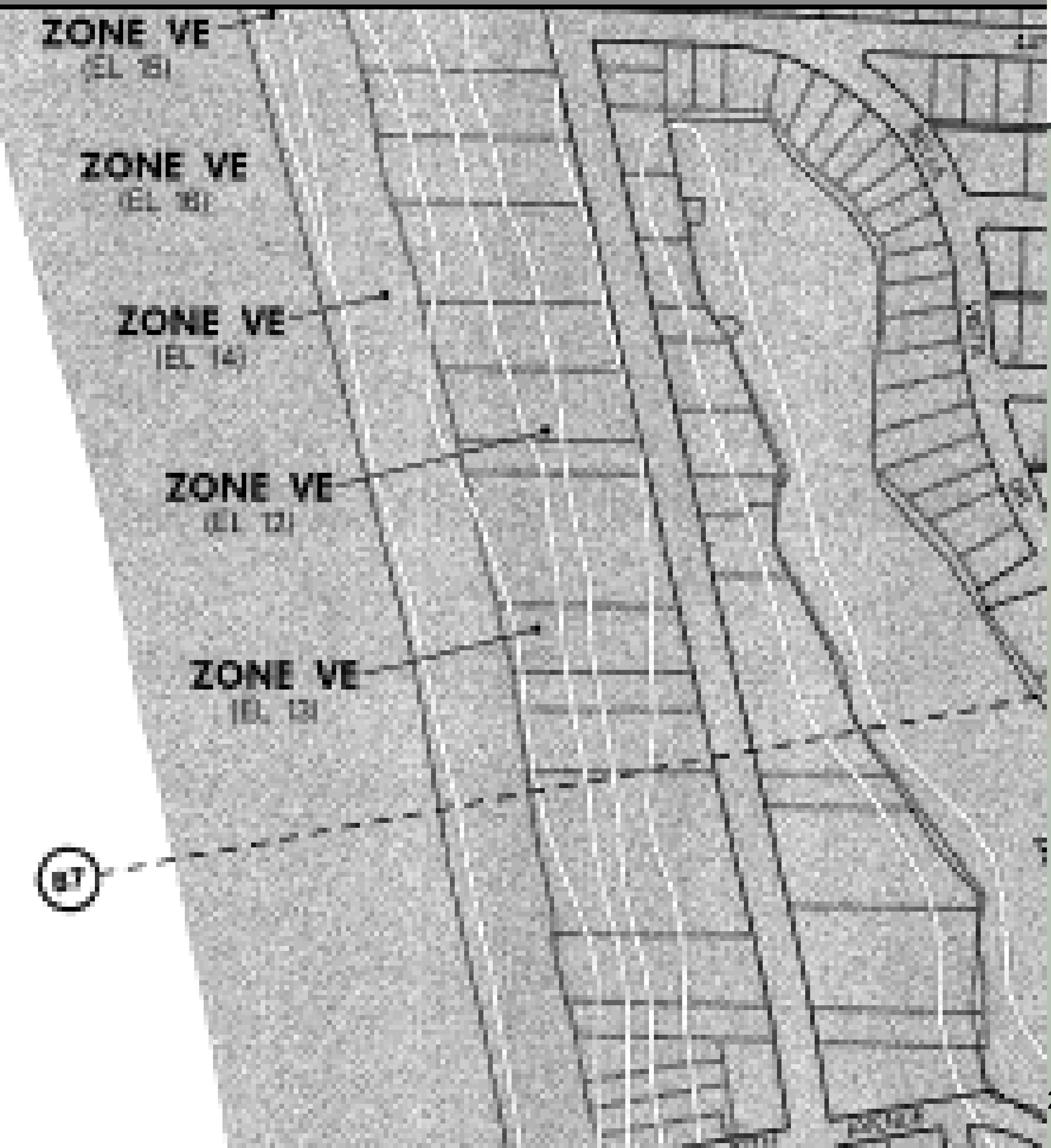
Rate Change – Elevated A Zone

- Assuming the front door of the house is currently at 12 Feet
- Current Base Flood Elevation – 12 Feet
  - $250,000 Building
  - $100,000 Contents
  - Premium - $1,444
- New Base Flood Elevation – 10 Feet
  - $250,000 Building
  - $100,000 Contents
  - Premium - $533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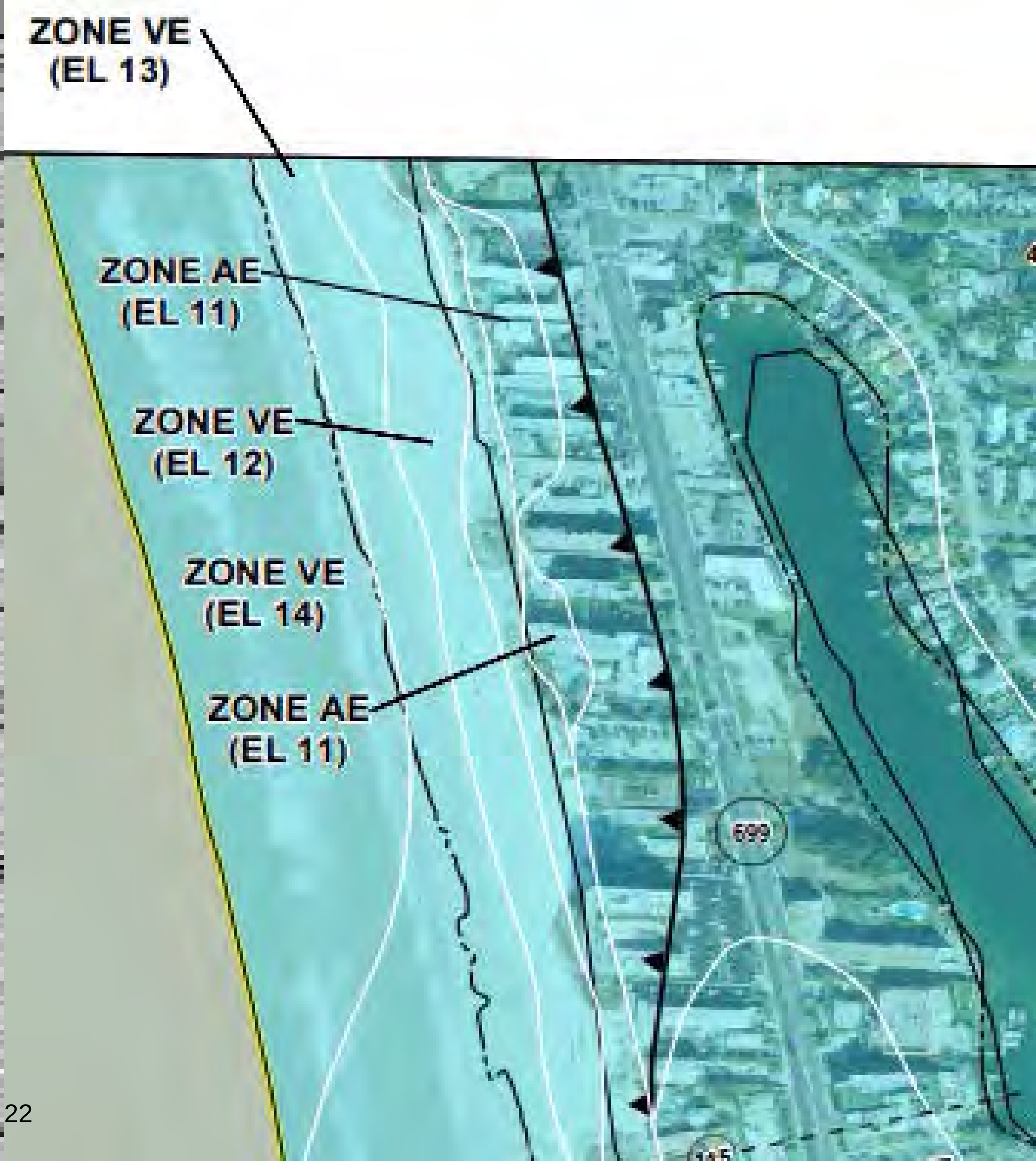
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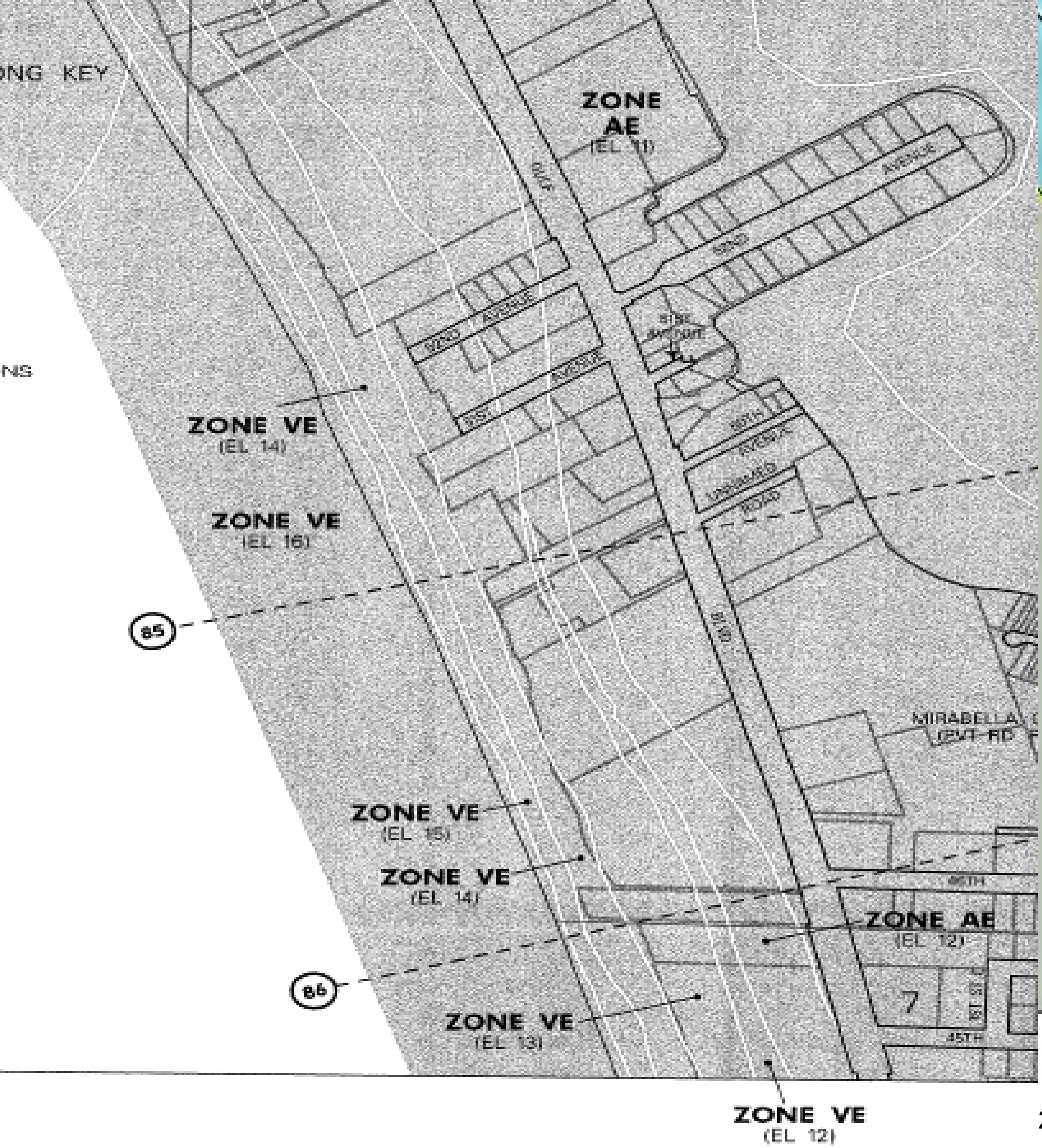
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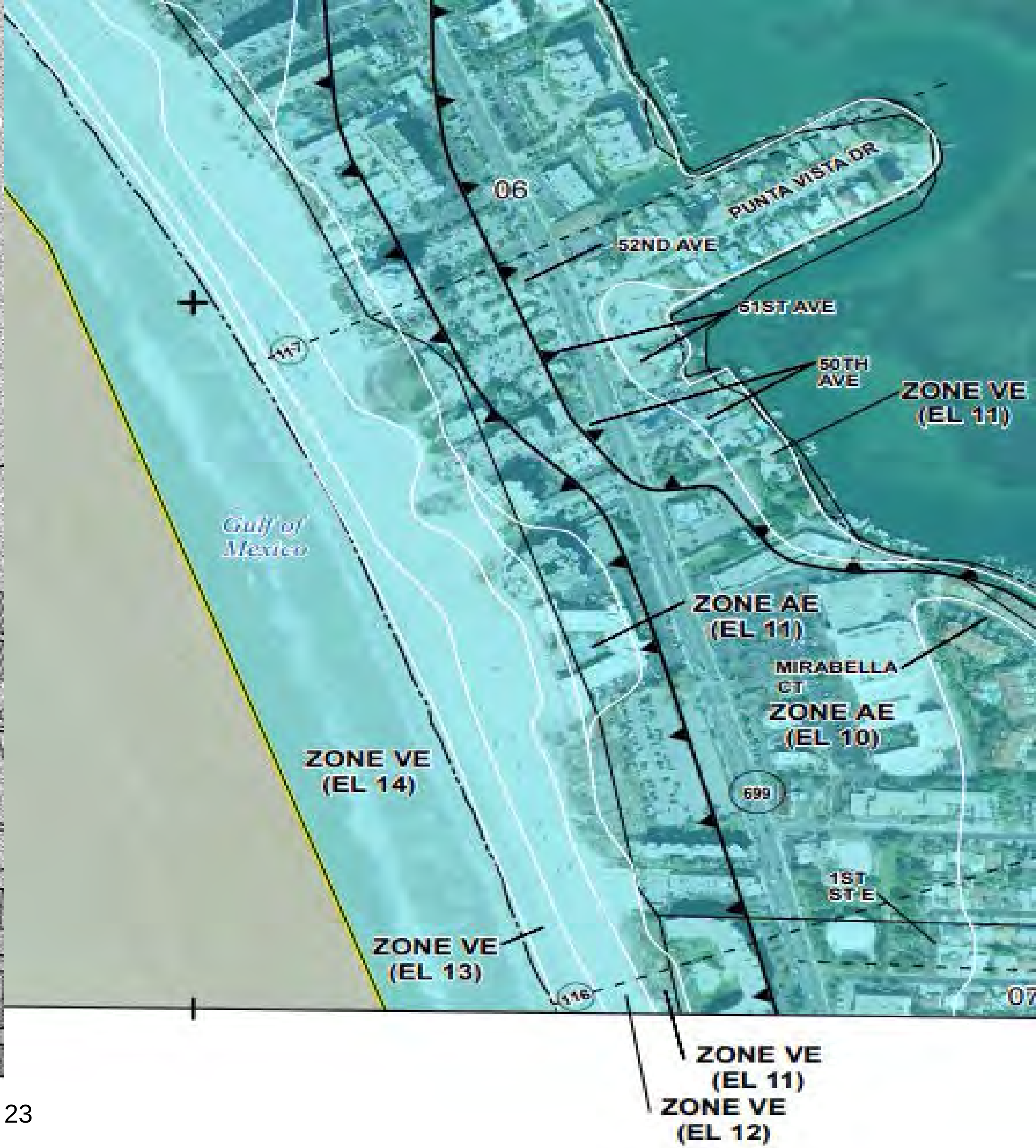
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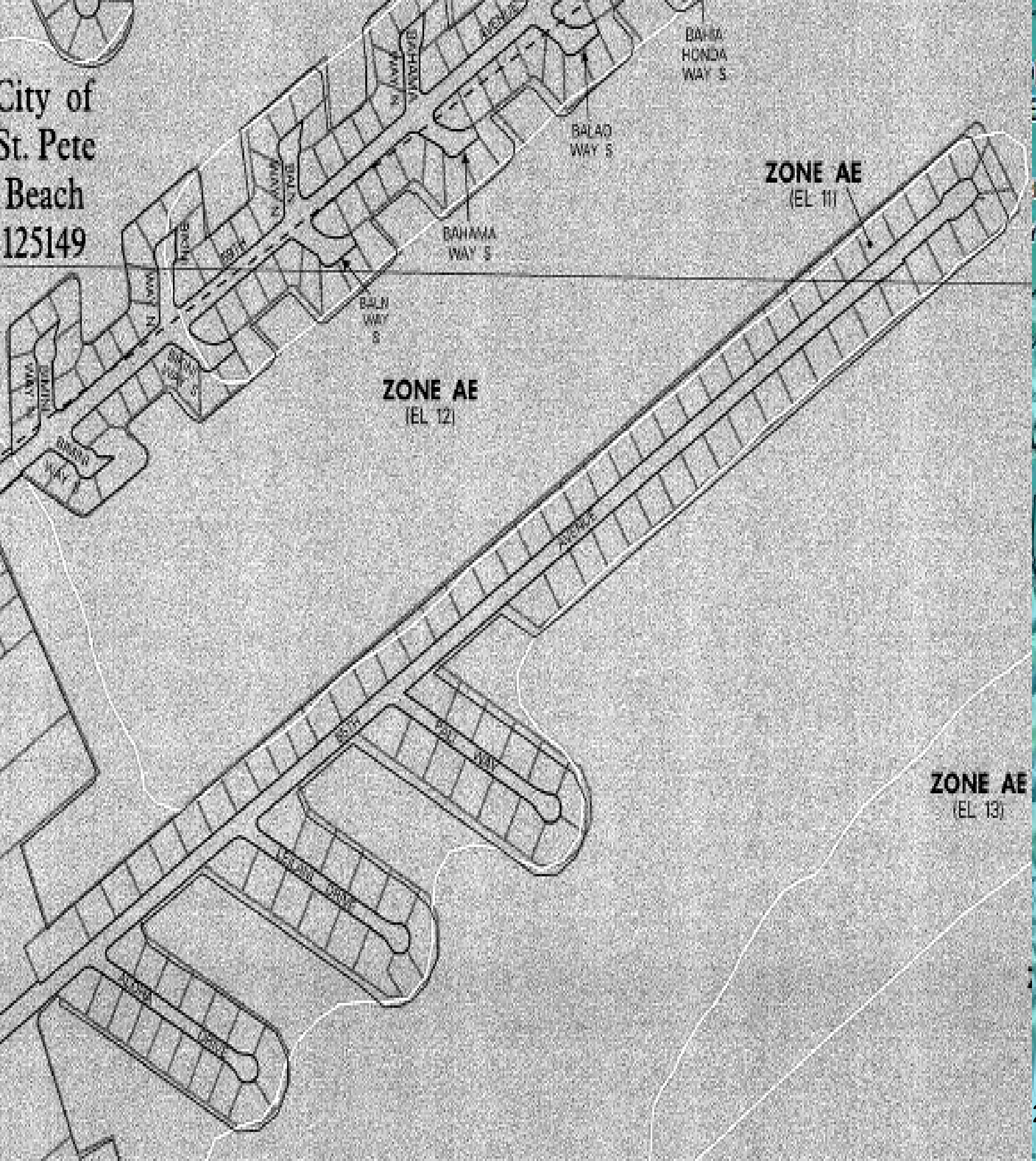
Rate Changes – Condo Master Policy - Elevated V zone to Elevation A Zone

- NFIP Based Rates
- V Zone
  - Premium - $74,588
- A Zone
  - $9,862
- 20 Units
  - Current Per Unit Cost - $3,729 annually
  - New Per Unit Cost - $493 annually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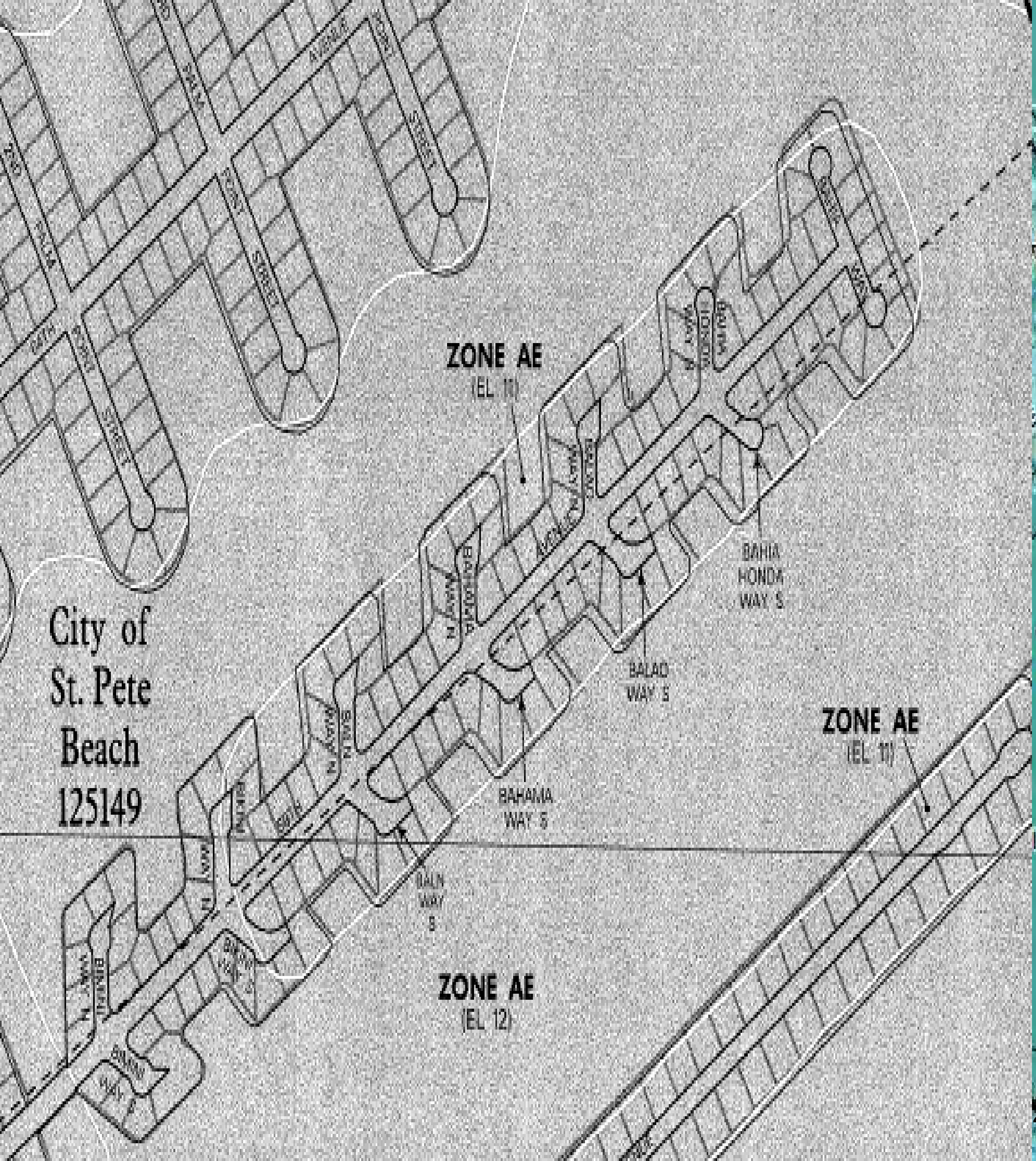
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Rate Change – Elevated A Zone

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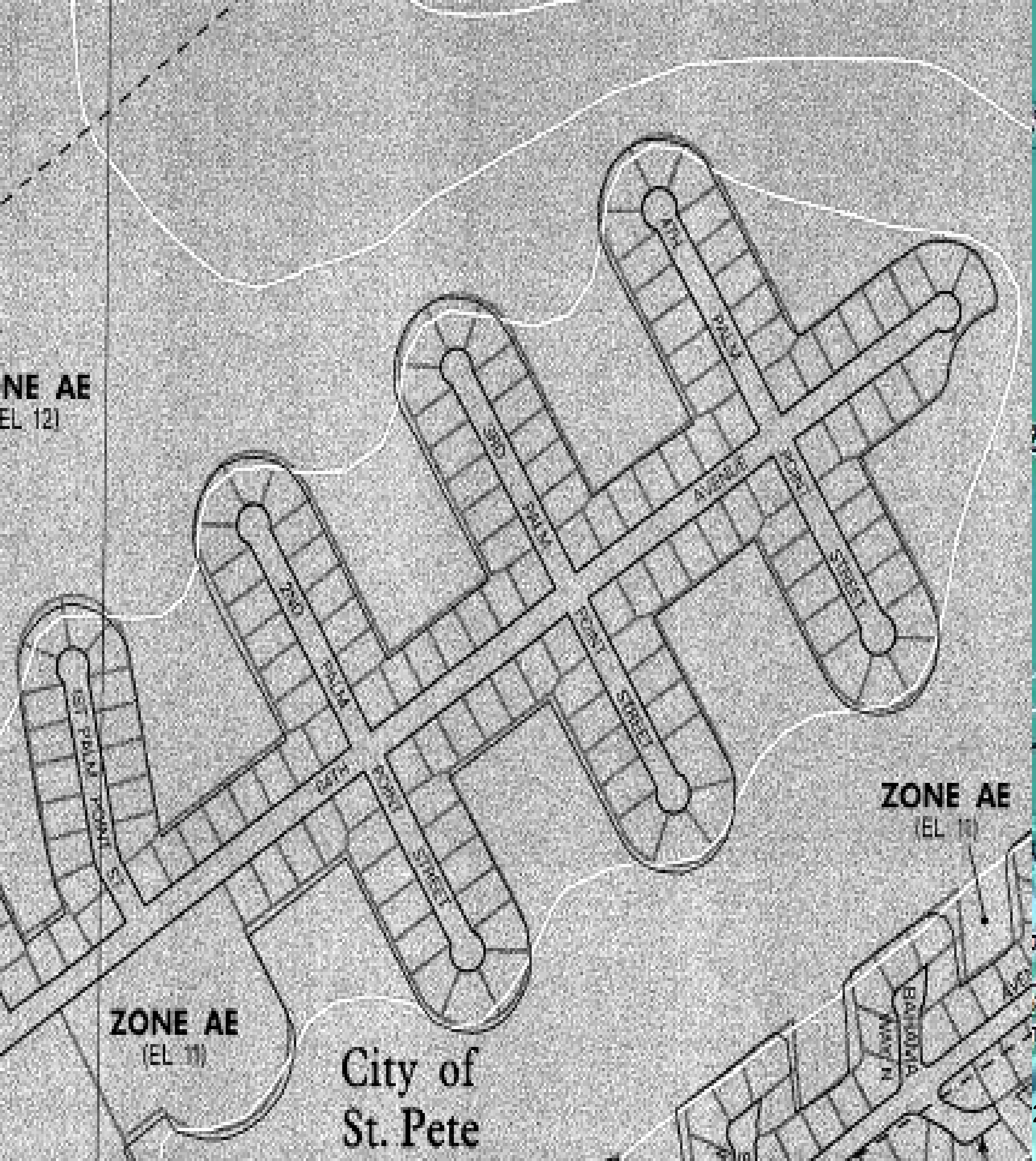
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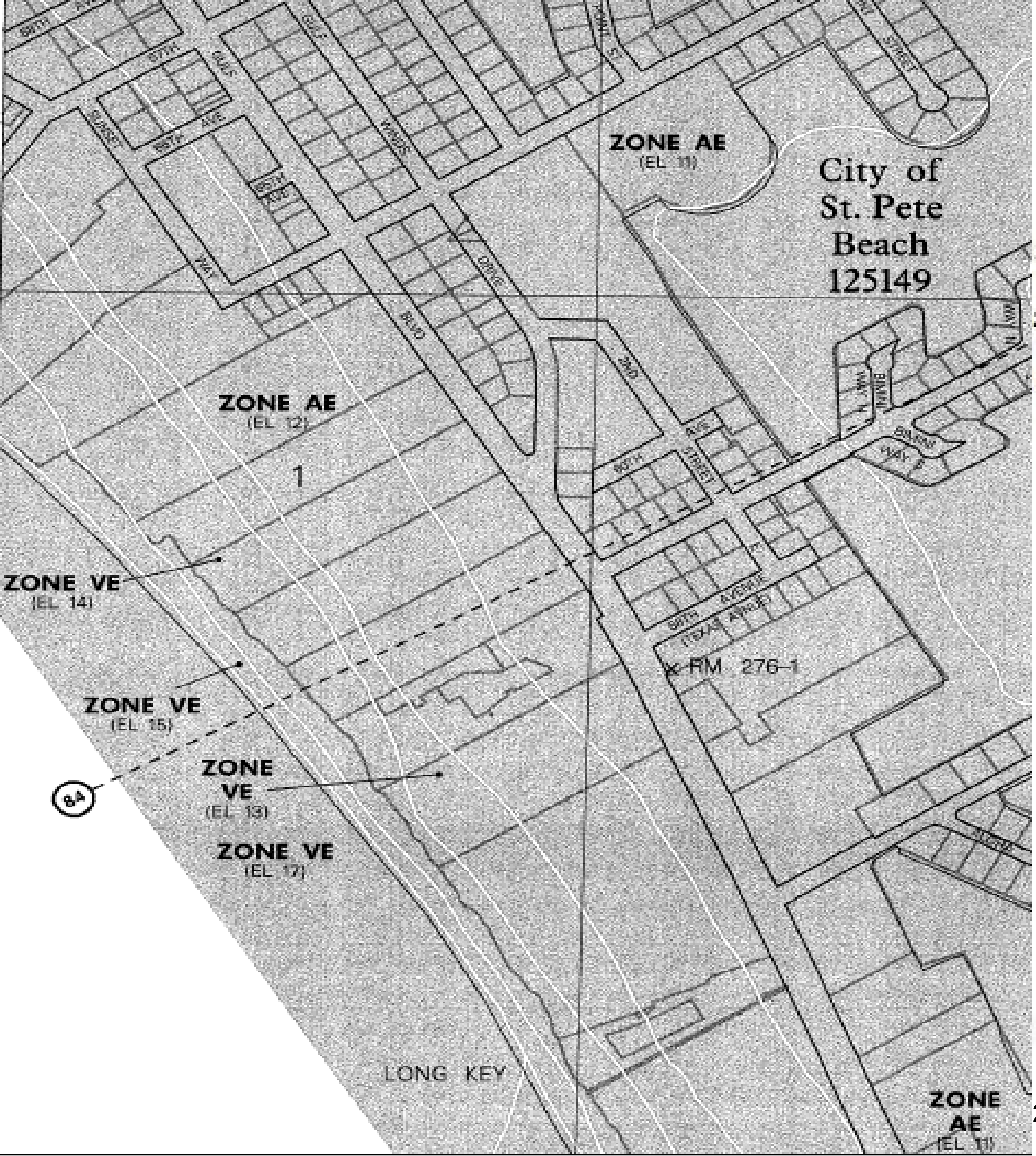
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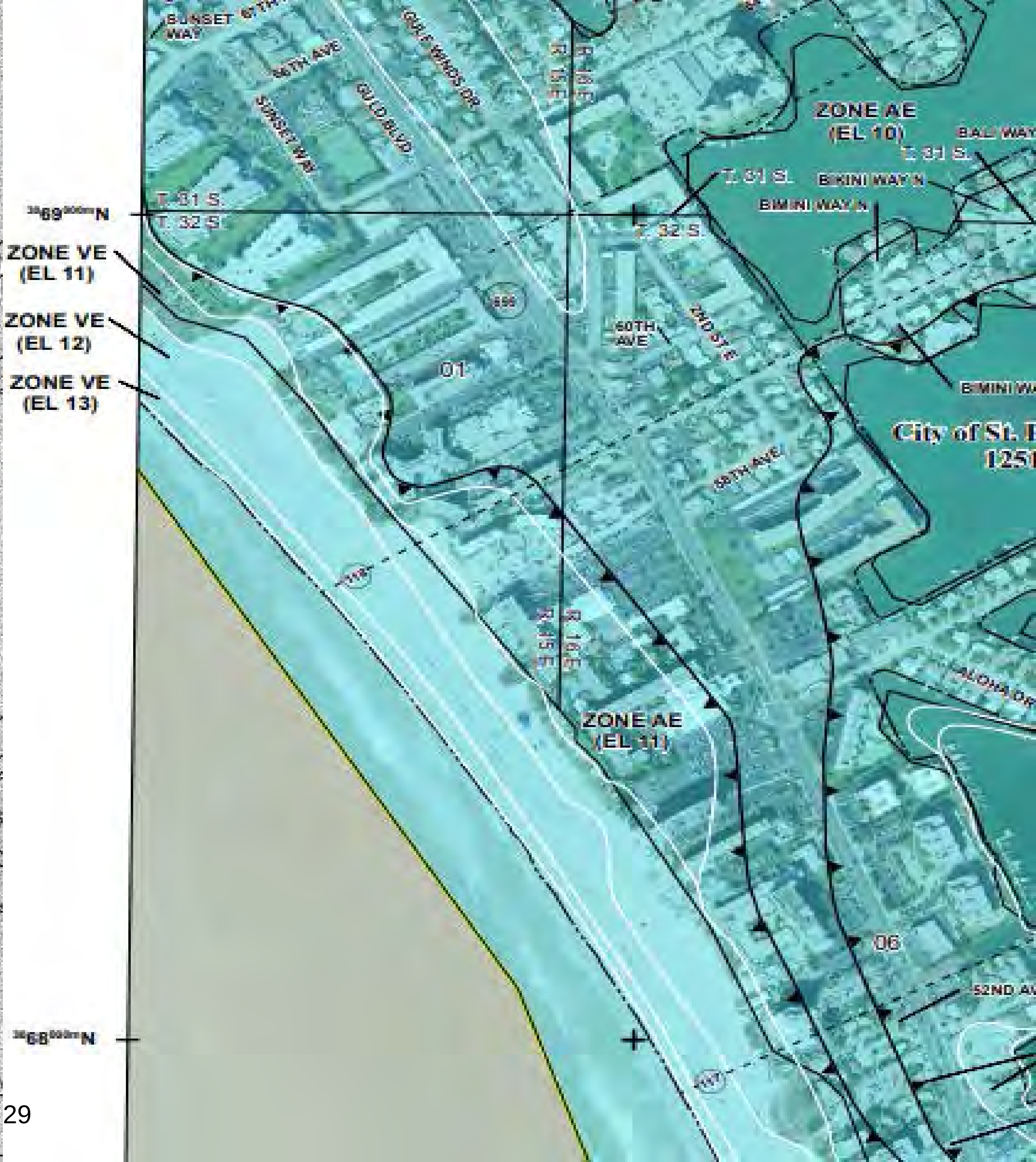
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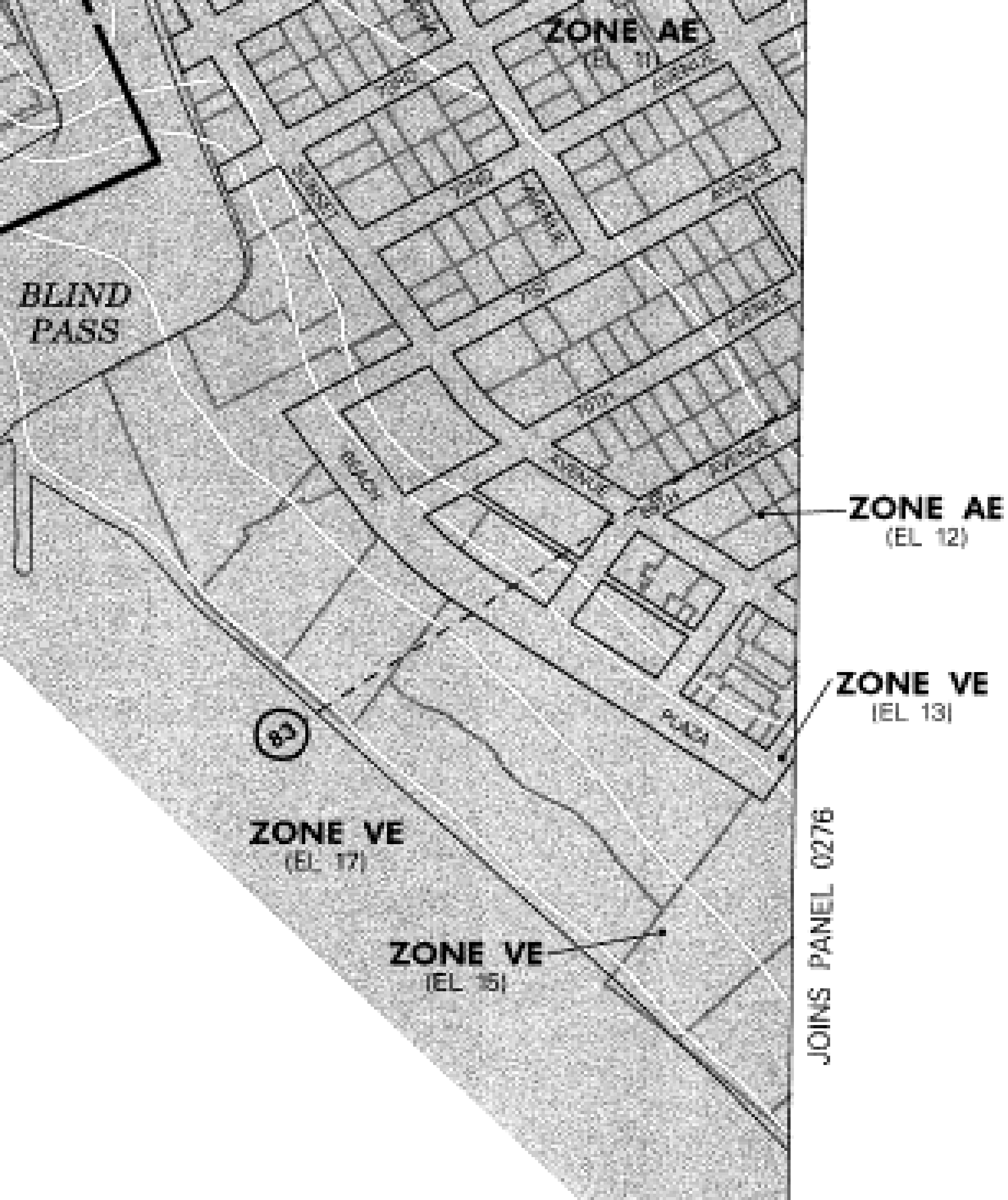

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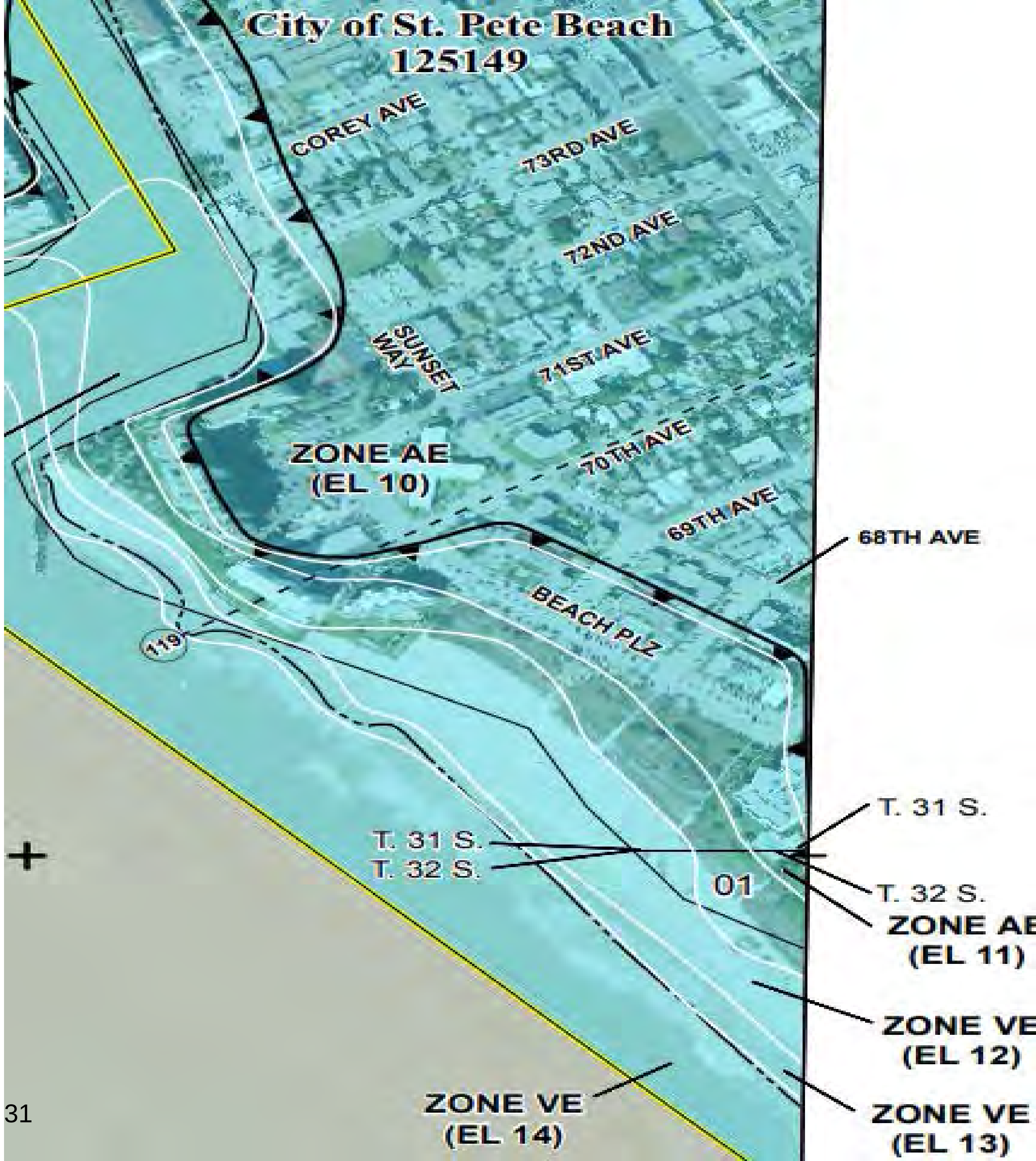

City of St. Pete Beach
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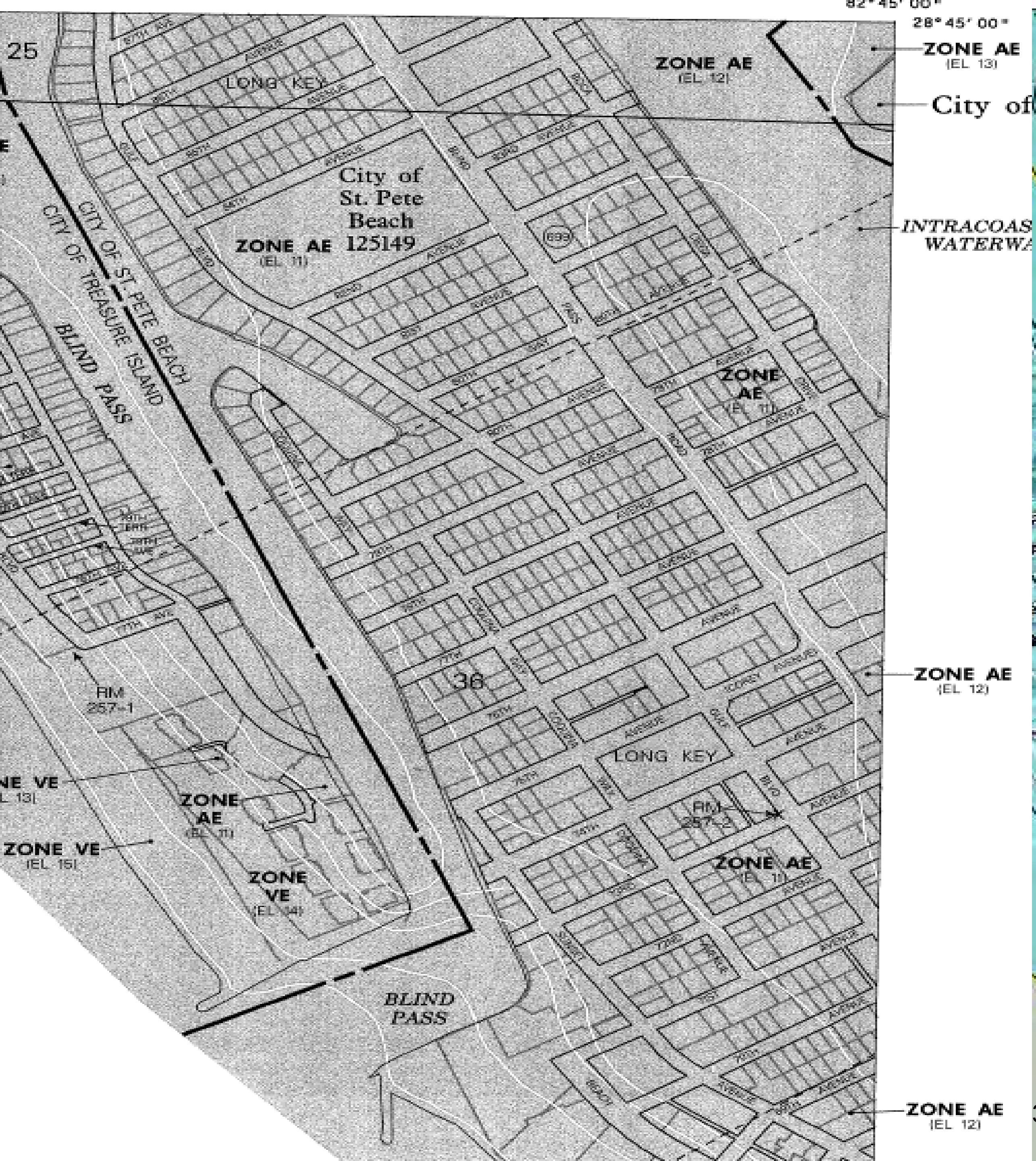
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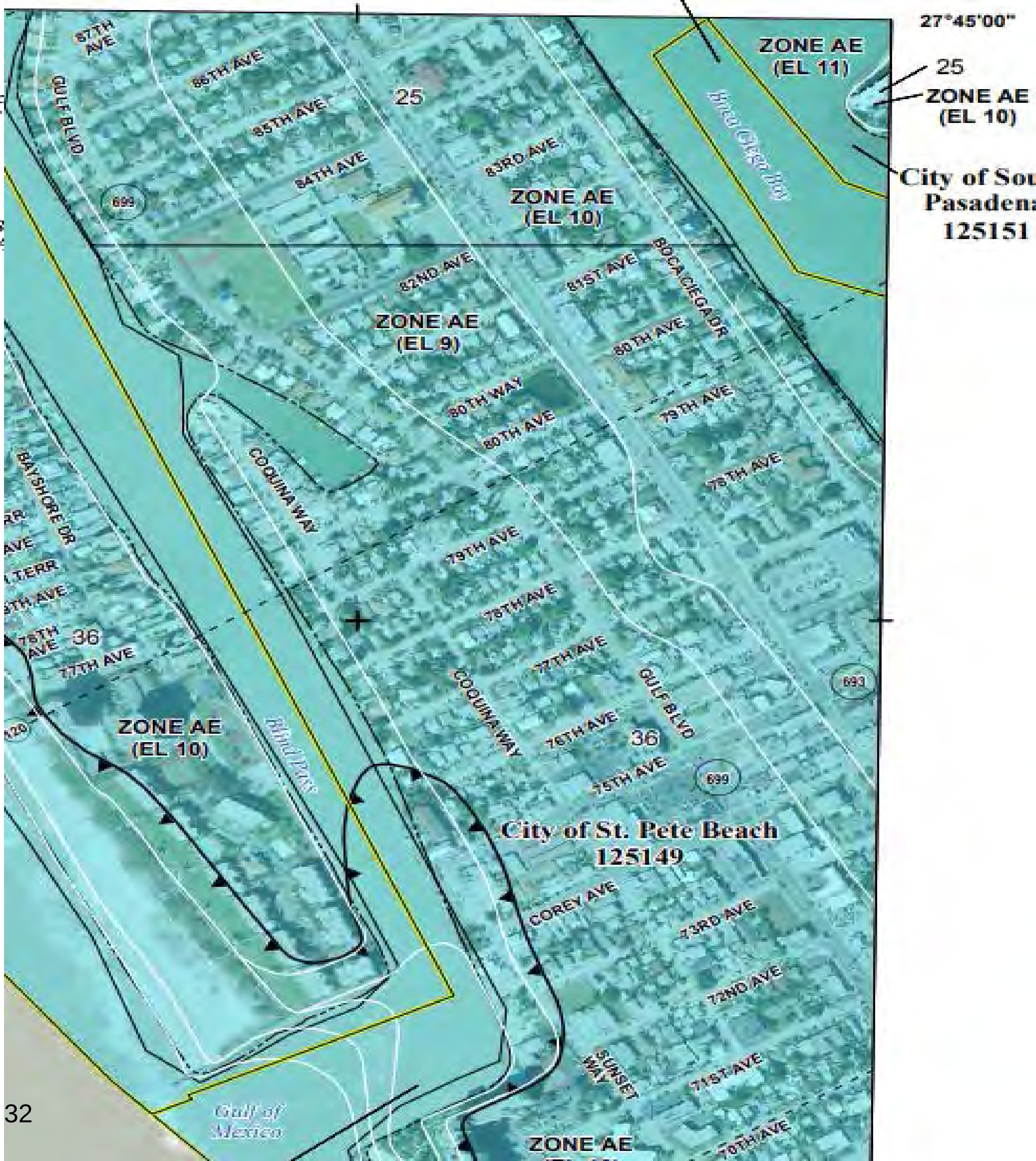
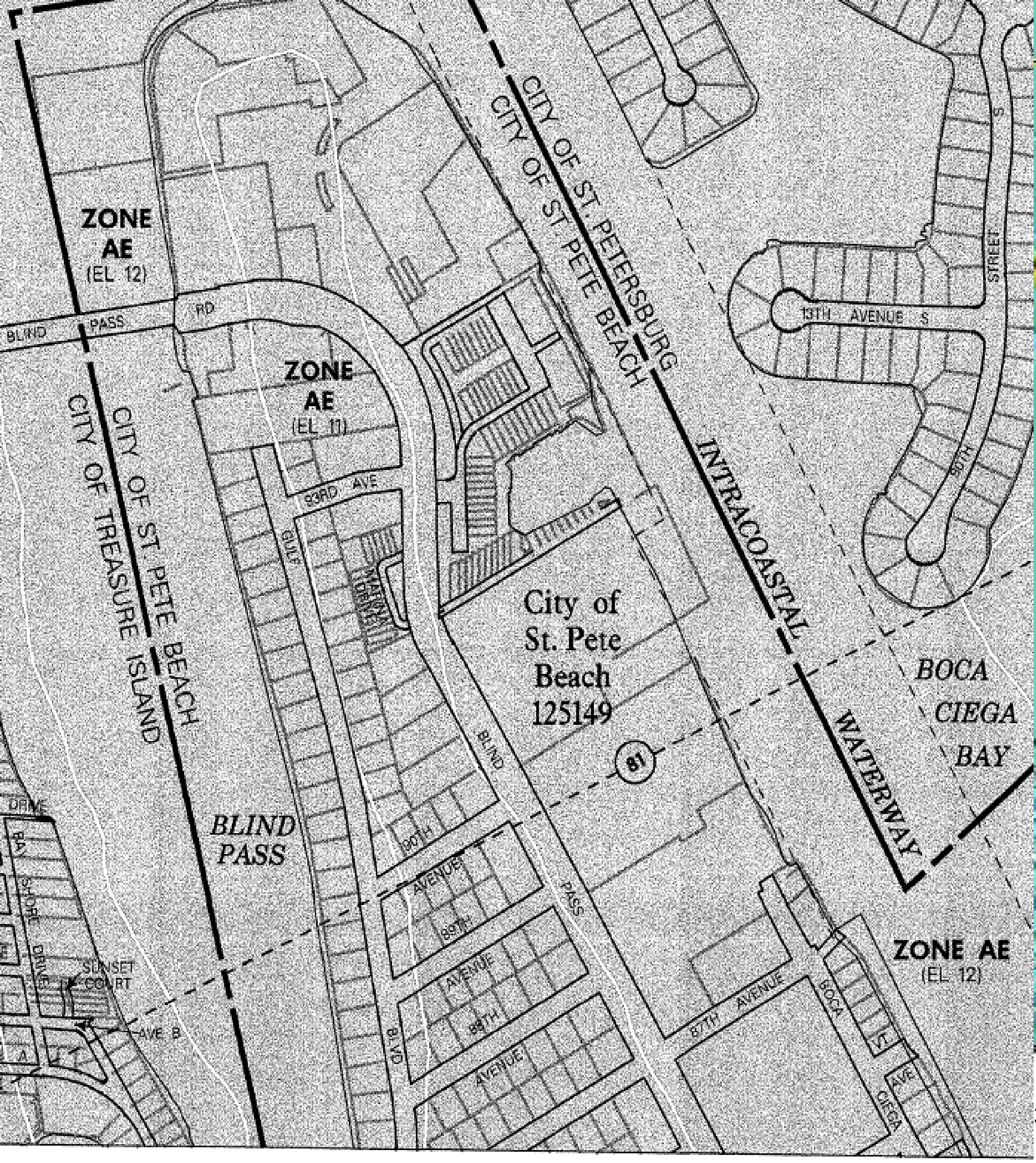
WATERWA
CITY OF ST PETE BEACH
CITY OF TREASURE ISLAND
BLIND PASS
ZONE
AE
(EL 11)
36
ZONE AE
(EL 12)
RIM
257-1
LONG KEY
RIM
257-2
ZONE AE
(EL 11)
ZONE VE
ZONE
AE
(EL 11)
ZONE VE
(EL 15)
ZONE
VE
(EL 14)
BLIND
PASS
ZONE AE
(EL 12)
25


27°45'00"
ZONE AE
(EL 11)
25
ZONE AE
(EL 10)
City of Sou
Pasadena
125151
Boca Ciega Bay
87TH AVE
86TH AVE
85TH AVE
84TH AVE
83RD AVE
82ND AVE
81ST AVE
80TH AVE
80TH WAY
79TH AVE
78TH AVE
77TH AVE
76TH AVE
75TH AVE
73RD AVE
72ND AVE
71ST AVE
70TH AVE
GULF BLVD
BOCA CIEGA DR
ZONE AE
(EL 10)
ZONE AE
(EL 9)
COQUINA WAY
BAYSHORE DR
36
ZONE AE
(EL 10)
Blind Pass
City of St. Pete Beach
125149
COREY AVE
SUNSET WAY
Gulf of
Mexico
ZONE AE

32


ZONE AE (EL 12)
BLIND PASS RD
ZONE AE (EL 11)
93RD AVE
CITY OF ST PETERSBURG
CITY OF ST PETE BEACH
13TH AVENUE S
INTRACOASTAL WATERWAY
BOCA CIEGA BAY
City of St. Pete Beach 125149
CITY OF ST PETE BEACH
CITY OF TREASURE ISLAND
BLIND PASS
ZONE AE (EL 12)
87TH AVENUE
SUNSET COURT

ZONE AE (EL 10)
93RD AVE
CAPTIVA CIR
MARINA DR
25
City of St. Pete Beach 125149
13TH AVE S
80TH ST S
Blind Pass
SUNSET CT
GULF BLVD
90TH AVE
BLIND PASS RD
89TH AVE
88TH AVE
87TH AVE
BOCA CIEGA DR
85TH AVE
ZONE AE (EL 9)
City of South

Summary

- Overall approximately 95% of St. Pete Beach will see a benefit from the new flood maps
- District 1 – 100% good
- District 2 – 75% good
- District 3 – 95% good
- District 4 - 100% good

COREY AVENUE CONCEPTS
Boca Ciega Drive
To Gulf Blvd.

SUNRISE TO SUNSET

Corey Avenue District

THE SUNSET CAPITAL OF FLORIDA

George F. Young, Inc.
Turning Vision Into Reality Since 1919

December 11, 2018

COREY AVENUE IMPROVEMENTS CONCEPT

ST. PETE BEACH
THE SUNSET CAPITAL OF FLORIDA

George F. Young, Inc.
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Corey Avenue Considerations

- Update ADA Ramps
- Bulb-outs
- Parking Dimensions / Angles
- Landscape Concepts
- Electrical Tie-in
- Access
- Curb to Curb Concepts
- Pavement (Green Initiatives)
- Plantings
- Specialty Items (Arch)
- Irrigation
- Workshop / Commission Approval

COREY AVENUE IMPROVEMENTS CONCEPT

St. Pete Beach — The Sunset Capital of Florida

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Corey Avenue Vision

COREY AVENUE IMPROVEMENTS CONCEPT

St. Pete Beach
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