

PLANNING BOARD MINUTES

January 27, 2020

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Marvin Shavlan, Vice Chairman
Mark Grill, Member
Bev Jackson, Member
Tom DeYampert, Member

ALSO PRESENT:

Alex Rey, City Manager
Andrew Dickman, City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Bill Palmer, Building Official
Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner I

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes

a. 11/18/2019

Member Jackson made a motion to approve the 11/18/2019 minutes as presented. The motion was seconded by Member Grill and approved by a unanimous roll call vote.

b. 12/16/2019

Vice Chair Shavlan made a motion to approve the 12/16/2019 minutes as presented. The motion was seconded by Member Jackson and approved by a unanimous roll call vote.

4. Action Items

There were no action items.

5. Discussion Items

a. Density Pool Allocations

Brandon Berry, Planner I, gave a presentation on Temporary Lodging and Residential Density Pools as part of the continuation of discussion from the previous meeting. He reviewed the four TLU pool statistics and indicated that staff are reviewing options for moving from "first come, first serve" allocation to evaluating additional public benefits proposed and provided examples.

Alex Rey, City Manager, added comments regarding expected new development and interpreting the rules to provide the City Commission with recommendations and guidelines for awarding units to create high quality development.

Board discussion followed on keeping allocations transparent and rationally related to projects and whether TLUs are transferable. Andrew Dickman, City Attorney commented that the city is striving for managed growth. Mr. Berry followed with a brief review of the General Residential Unit Density Pool.

b. Floodplain Management Issue

Lynn Rosetti, Senior Planner gave a presentation on the FEMA 50% Rule, CRS ratings, and the time required between successive building permits with respect to the same property. The city currently has no waiting period. Board discussion followed. City Manager Rey commented that coastal resiliency must be a consideration for property improvements; future sustainability is a factor based on current projections. Bill Palmer, Building Official, added that FEMA leaves it to communities to put provisions into their process and ordinances to avoid circumventing substantial improvement regulations and related effects on flood resiliency. Ms. Rosetti welcomed Board discussion on how the code might be changed to monitor and control successive permits.

c. Introduction to Coastal Resiliency and Sea Level Rise

Ms. Rosetti gave a brief presentation explaining Coastal Resilience as defined by NOAA and described national and local water threats. She reviewed a vulnerability assessment and existing action plan through 2020. The Board agreed that they would like to have Mike Clarke, Public Works Director, give the full presentation he had given to the City Commission and Q&A at an upcoming meeting.

d. Comprehensive Plan and Land Development Code Regulation

Wesley Wright, Community Development Director, stated that the city is working with Kimley-Horn and Associates to review the Land Development Code and the

Comprehensive Plan for completeness and compliance with state guidelines and the Countywide plan. Shelby Hughes and Sarah Ecker of Kimley-Horn were in attendance.

6. Adjournment – Next Meeting: 02/24/2020

There being no further business to come before the Board, the meeting was adjourned at 5:30 p.m.

Attest:



Rebecca C. Haynes, City Clerk



Tiffany Secka, Chairwoman

Minutes approved on: 2/24/2020