



PLANNING BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, March 15, 2021
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda
2. Audience Comments - **Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
 - a. **Meeting Minutes 2/22/2021**
4. Discussion Items
 - a. **Bicycles on the Beach** General discussion of St. Pete Beach regulations related to bicycles on the beach, and seeking input on potential amendments.
 - b. **Fishing on the Beach** General discussion of St. Pete Beach and state regulations related to fishing on the beach, and seeking input on potential amendments.
 - c. **St. Pete Beach Height Standards - Continued Discussion** Continued discussion regarding 2021 Flood Insurance Rate Map (FIRM) amendments, including potential amendments to height allowances in residential neighborhoods.
5. Adjournment - Next Meeting 4/19/2021

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 MEETING MINUTES

February 22, 2021 4:00 P.M.

PRESENT: Tiffany Secka, Chair
Rachel Ciliberti, Member
Tom DeYampert, Member
Bev Jackson, Member

EXCUSED: Greg Premier, Member

STAFF PRESENT: Andrew Dickman, City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II

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

1. Changes to the Agenda – Mr. Wright asked to add a discussion item #6, regarding new FEMA Flood Maps.

2. Audience Comments - There were no audience comments.

3. Approval of Minutes a. 12/14/2020

Motion: Member DeYampert moved and Member Jackson seconded the approval of the minutes from the December 14, 2020 meeting as presented; the motion carried 4-0.

4. Election of Officers a. Selection of Vice chair

Motion: Member DeYampert moved and Member Jackson seconded the nomination of Greg Premier as Vice Chair to replace Member Grill; the motion carried unanimously.

5. Action Items

Chair Secka closed and reopened the meeting sitting as the LPA (Local Planning Agency).

- a. Ordinance 2021-05: Comp Plan Amendment - Upham Beach Village District Temp. Lodging Unit Density Pool:** AMENDING THE PURPOSE AND INTENT; REDEVELOPMENT INCENTIVES AND DETERRENTS AND PERMITTED USES AND STANDARDS OF THE UPHAM BEACH VILLAGE DISTRICT IN THE COMPREHENSIVE PLAN TO PERMIT THE AWARDING OF SURPLUS TEMPORARY LODGING UNITS FROM THE DISTRICT TEMPORARY LODGING UNIT POOL TO EXISTING TEMPORARY LODGING PROPERTIES UNDER A MERIT-BASED REVIEW AND PUBLIC HEARING PROCESS.

Mr. Wright explained that items 5 a. and b. are companion items and summarized the amendments to the Comprehensive Plan and Land Development Code last year changing the award of bonus units from all but one of the City's density pools from "first-come, first-serve" to a "case-by-case"

basis. Nine criteria were created for the City Commission to use to as a guide for approving or modifying projects.

Mr. Berry reviewed a PowerPoint presentation (part of this record) on proposed amendments to the Upham Beach Village (UBV) District's Temporary Lodging Density Pool, which was not modified last year. UBV's temporary lodging density pool currently has a 76-unit surplus - 99 units presently and 175 temporary lodging units available in district density pool. Existing temporary lodging uses are permitted to redevelop only with the existing number of units and temporary lodging uses in UBV are a use-by-right regardless of existing density, unlike in other districts. Over the past year, City Staff have been approached regarding the potential of redeveloping existing temporary lodging uses in the district with a higher density. He provided examples of temporary lodging uses with photos.

City Staff are proposing "activating" the 76 available units (capped) in the UBV temporary lodging pool, subject to the same merit-based criteria as other district density pools. Units would be awarded on a "case-by-case" basis by the City Commission on a merit-based review, with a Conditional Use Permit and Ordinance required to award additional units. Redeveloping sites less than 0.5 acres would require a community meeting and public hearings before Planning Board if less than 30 units per acre. The presentation included the nine criteria for the review of conditional use applications,

Mr. Berry and Mr. Wright answered Board questions. As no public comment was heard, the Chair opened the meeting for Board discussion.

Motion: Member Jackson moved and Member DeYampert seconded to find Ordinance 2021-05 consistent with the Comprehensive Plan and recommend approval of Ordinance 2021-05 to the City Commission; the motion carried unanimously.

b. Ordinance 2021-06: LDC Amendment - Upham Beach Village District Temp. Lodging Unit Density Pool: AMENDING DIVISION 36 – UPHAM BEACH VILLAGE DISTRICT TO PERMIT THE AWARDING OF SURPLUS TEMPORARY LODGING UNITS FROM THE DISTRICT TEMPORARY LODGING UNIT POOL TO EXISTING TEMPORARY LODGING PROPERTIES UNDER A MERIT-BASED REVIEW AND PUBLIC HEARING PROCESS.

Motion: Member Jackson moved and Member DeYampert seconded to find Ordinance 2021-06 consistent with the Comprehensive Plan and recommend approval of Ordinance 2021-06 to the City Commission; the motion carried unanimously.

The Chair adjourned the meeting as the LPA and reopened as the Planning Board.

6. Added Discussion Item – New FEMA Flood Maps

Mr. Wright explained that effective February 28th or soon thereafter, the long-anticipated change to Pinellas County FEMA Flood Maps will happen. Based on preliminary maps, Base Flood Elevations (BFEs) in some areas of the City will decrease from 9 to 11 feet, which may entail unintended consequences. Buildable height of single-family dwellings may be affected.

The City Commission has discussed the potential effects of changes, beginning at their February 9th meeting. Mr. Berry reviewed some examples of mapping in the Don CeSar, Vina Del Mar and Pass-a-Grille neighborhoods and plans for a new home built to current maximum allowable height. Some properties are shifting from an “AE” zone to a “Coastal A” zone, which has heightened construction requirements. He reviewed the definition of ‘height’ in the Land Development Code.

Staff are proposing the modification of the definition of ‘height’ to permit additional freeboard to not count against the height limitation with a maximum 3’ of freeboard before height measurements start, which is intended to keep parity with height from grade that would be allowed if a permit was submitted prior to February 28th. A proposed amendment will be brought back to the Board next month which would include additional language to the ‘height’ definition – “Properties located outside of the City’s Community Redevelopment District may measure this vertical distance from the top of freeboard, or portion of freeboard, that extends up to three feet above the property’s base flood elevation”. Board questions and discussion followed.

FEMA Community Rating Systems (CRS) rating points and flood-hardening new construction were discussed. Ms. Rosetti will bring additional information to the next meeting.

During audience comment, Commissioner Melinda Pletcher of 2281 East Vina Del Mar spoke on behalf of the St. Pete Beach real estate industry regarding incorporating grade level into consideration when addressing unintended consequences.

Other Items:

- Discussion of prohibiting wheeled vehicles on the beach.
- Discussion speed limits on electric/hybrid bicycles.

7. Adjournment – Next Meeting 3/15/2020

There being no further business, Chair Secka adjourned the meeting at 5:03 PM.

These minutes will be considered for approval at the March 15, 2021 Planning Board meeting.

Bikes on the Beach Regulations in St. Pete Beach

Land Development Code Division 2 – Definitions

Vehicle means a device or structure, self-propelled or towed, by which persons or property may be transported, propelled, moved or drawn, except by human power.

Code of Ordinances Chapter 58 – Parks and Recreation, Article II. – City Parks and Facilities, Sec. 58-20. – Definitions

Vehicle: Any wheeled conveyance (except a baby carriage or wheelchair) for the transportation of persons or materials, whether motorized or not.

Sec. 58-21. - Skateboards and motorized vehicles.

- (a) No person shall use or operate skateboards on or within any area of city parks or recreational facilities, unless it is a facility designed, constructed and maintained by the city for that specific purpose.
- (b) No motorized vehicles of any kind, other than personal mobility devices as defined by state law, shall be operated on or in any city parks except in areas that are designated as parking areas.
- (c) It shall be unlawful for any person to operate a motorized vehicle on or in designated parking areas in city parks in a careless or reckless manner and without due regard for the safety of persons who or property which may also be located on the designated parking areas.
- (d) All recreational facilities affected by this section shall be posted by the city, with a notice informing persons that skateboarding is prohibited and that use of motorized vehicles, except in designated parking areas, is prohibited. Further, the notice shall provide that all violators will be prosecuted.

Code of Ordinances Chapter 94 – Waterways, Article III. – Beaches, Sec. 94-73. - Vehicle permits.

- (a) *Required.* No person, municipality, county or other public agency shall drive any vehicle on, over or across any beach unless such motor vehicle has been issued a "vehicle on the beach" permit under this section, except in emergency situations as approved by the police department or fire department.
- (b) *Criteria for issuance.* Permits for the operation of vehicles on the beach shall be issued for the following purposes:
 - (1) Public works and public safety;
 - (2) Permitted commercial activities;
 - (3) Special events; and
 - (4) Mechanical beach cleaning.

[...]

Select Year:

The 2020 Florida Statutes

[Title XXVIII](#)
NATURAL RESOURCES; CONSERVATION,
RECLAMATION, AND USE

[Chapter 379](#)
FISH AND WILDLIFE
CONSERVATION

[View Entire
Chapter](#)

379.104 Right to hunt and fish.—The Legislature recognizes that hunting, fishing, and the taking of game are a valued part of the cultural heritage of Florida and should be forever preserved for Floridians. The Legislature further recognizes that these activities play an important part in the state’s economy and in the conservation, preservation, and management of the state’s natural areas and resources. Therefore, the Legislature intends that the citizens of Florida have a right to hunt, fish, and take game, subject to the regulations and restrictions prescribed by general law and by s. 9, Art. IV of the State Constitution.

History.—s. 8, ch. 2002-46; s. 8, ch. 2008-247.

Note.—Former s. 372.002.

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Constitution of the State of Florida

Article IV – Executive, Section 9:

SECTION 9. Fish and wildlife conservation commission.—There shall be a fish and wildlife conservation commission, composed of seven members appointed by the governor, subject to confirmation by the senate for staggered terms of five years. The commission shall exercise the regulatory and executive powers of the state with respect to wild animal life and fresh water aquatic life, and shall also exercise regulatory and executive powers of the state with respect to marine life, except that all license fees for taking wild animal life, fresh water aquatic life, and marine life and penalties for violating regulations of the commission shall be prescribed by general law. The commission shall establish procedures to ensure adequate due process in the exercise of its regulatory and executive functions. The legislature may enact laws in aid of the commission, not inconsistent with this section, except that there shall be no special law or general law of local application pertaining to hunting or fishing. The commission's exercise of executive powers in the area of planning, budgeting, personnel management, and purchasing shall be as provided by law. Revenue derived from license fees for the taking of wild animal life and fresh water aquatic life shall be appropriated to the commission by the legislature for the purposes of management, protection, and conservation of wild animal life and fresh water aquatic life. Revenue derived from license fees relating to marine life shall be appropriated by the legislature for the purposes of management, protection, and conservation of marine life as provided by law. The commission shall not be a unit of any other state agency and shall have its own staff, which includes management, research, and enforcement. Unless provided by general law, the commission shall have no authority to regulate matters relating to air and water pollution.

History.—Am. C.S. for H.J.R. 637, 1973; adopted 1974; Am. proposed by Constitution Revision Commission, Revision No. 5, 1998, filed with the Secretary of State May 5, 1998; adopted 1998.

Select Year: 2020 ▼ Go

The 2020 Florida Statutes

[Title XXIII](#)

MOTOR VEHICLES

[Chapter 316](#)

STATE UNIFORM TRAFFIC CONTROL

[View Entire Chapter](#)

316.1305 Fishing from state road bridges.—

(1) The Department of Transportation is authorized to investigate and determine whether it is detrimental to traffic safety or dangerous to human life for any person to fish from a state road bridge. When the Department of Transportation, after due investigation, determines that it is dangerous for persons to fish from such a bridge, it shall post appropriate signs on the bridge stating that fishing from the bridge is prohibited.

(2) Fishing from a bridge upon which the Department of Transportation has posted signs as provided in subsection (1) is a noncriminal traffic infraction, punishable as a pedestrian violation as provided in chapter 318.

(3) This section is cumulative and is not intended to repeal any special law making it unlawful to fish from any bridge.

History.—s. 158, ch. 29965, 1955; ss. 23, 35, ch. 69-106; s. 239, ch. 71-136; s. 4, ch. 84-309; s. 18, ch. 96-350.

Note.—Former s. 339.27.

Sec. 94-3. - Fishing prohibited in specified areas.

(a) Fishing shall be prohibited in the following areas:

- (1) The Vina Del Mar Bridge and all adjacent public property.
- (2) The public property east of the Boca Ciega Isle Bridge, provided this shall not prohibit fishing from the bridge.

(b) Violations of this section shall be punished as provided in section 1-14.

(Code 1983, § 12-15; Ord. No. 85-63, §§ 1, 2, 1-21-86)

State Law reference— Fishing regulated by state, F.S. §§ 370.102, 370.1103; fishing from certain bridges prohibited, F.S. § 316.1305.



Saltwater Shoreline Fishing Information

Residents

Florida residents who only saltwater fish from the land or a structure attached to land, may get the no-cost resident recreational saltwater shoreline fishing license. This license does NOT cover anyone fishing from a boat or from an island that they arrived at by boat.

Individuals who hold a recreational saltwater fishing license or any other license that includes recreational saltwater fishing privileges do not need a shoreline fishing license.

Non-Residents

Non-residents are not eligible for this license and must purchase a 3-day, 7-day or annual non-resident [saltwater fishing license](#) when saltwater fishing in Florida unless covered by a [charter](#) or [pier license](#).

Shoreline FAQ

1. When did the shoreline saltwater license requirement take effect?

The shoreline saltwater fishing license requirement took effect Aug. 1, 2009.

2. Who is required to have a valid saltwater shoreline fishing license with them?

[Resident](#) saltwater anglers who fish from shore or a structure affixed to shore will need a shoreline fishing license unless they have a regular saltwater fishing license, persons with disabilities fishing license, other combo license or are [exempt](#).

3. How much does the license cost?

The license is free. However, anglers who obtain the license over the phone will pay a convenience fee of \$4.25 to the vendor who provides the service, and those who obtain the license [online](#) will pay a \$2.25 convenience fee. Free shoreline licenses are available at retail agents, such as sporting goods stores or other retailers that sell hunting or fishing equipment, and at county [tax collectors' offices](#).

4. If I have a regular saltwater fishing license, will I have to get a shoreline license too?

No. A resident regular saltwater fishing license that covers fishing from shore as well as from a vessel costs \$17 and may be the best option for most anglers unless they feel certain they will fish only from shore.

5. If I wade into the water to saltwater fish, will I no longer be covered by the shoreline license?

Anglers who wade into the water to saltwater fish are considered to be fishing from shore as long as they can stand on the bottom and do not access or leave the area by boat.

6. If I ride in a boat to a saltwater fishing spot and then fish from shore, am I still covered by the shoreline license?

No. If an angler arrives at the saltwater fishing location by boat, he must have a regular saltwater fishing license, regardless of whether he fishes from shore.

7. Do nonresident saltwater anglers qualify for the shoreline license?

No. The shoreline saltwater fishing license is available to [Florida residents](#) only. Nonresident saltwater anglers must purchase a regular [nonresident saltwater fishing license](#) at \$17 for three days, \$30 for seven days or \$47 for one year, regardless of whether they fish from shore or a vessel. These prices include administrative fees, but handling fees are additional.

8. Is anybody exempt from the shoreline saltwater license requirement?

The new shoreline saltwater license requirement allows [exemptions](#) for residents who are age 65 or older, all children under age 16, resident disabled persons who meet certain qualifications, active duty military personnel while home on leave, and all anglers who fish from a licensed pier. In addition, the license requirement includes exemptions for resident anglers drawing food stamps, temporary cash assistance or Medicaid who have proof of identification and a benefit issuance or program identification card issued by DCFS or the Agency for Health Care Administration, and anglers who use a pole or line without a line retrieval mechanism (such as a reel) in their home counties.

9. If I saltwater fish from shore, using a cane pole, Cuban yoyo or hand line with no reel attached, do I still have to have the shoreline saltwater license?

There is an [exemption](#) for resident saltwater anglers using a pole or line, not equipped with a fishing-line-retrieval mechanism, using natural bait, and it applies to anglers who fish from shore, structures affixed to shore or vessels. This exemption applies only in the angler's home county.

10. If I saltwater fish from shore, using a cast net, crab net, dip net, some other kind of net, crab basket, trap, gig or spear, am I still covered by the license exemption for anglers who don't have a fishing-line-retrieval mechanism?

The [exemption](#) for saltwater anglers using a pole or line, not equipped with a fishing-line-retrieval mechanism, does not include anglers who use any type of gear other than hook and line. For instance, crabbers who use traps, baskets, crab nets, dip nets or landing nets will need to have a fishing license. Also, fishermen who use cast nets or other types of nets are not exempt from license requirements.

11. If I gather scallops or other shellfish by hand, am I covered by the saltwater license exemption for anglers who don't have a fishing line retrieval mechanism?

No. The exemption for anglers using a pole or line not equipped with a fishing-line-retrieval mechanism does not include those who gather shellfish or other marine animals by hand.

12. If I get a shoreline saltwater license now, can I buy a regular saltwater fishing license later if I decide to fish from a vessel or from shore using non-exempt gear?

Yes. Anglers who have a shoreline saltwater license but need a regular saltwater fishing license can purchase a regular saltwater fishing license, even if they already have a shoreline license.

13. Why did the state pass this shoreline saltwater fishing license requirement?

At the request of the FWC, the Florida Legislature passed the shoreline saltwater fishing license requirement to head off a federal registration requirement that would have gone into effect Jan. 1, 2010, and would have had a \$15 to \$25 fee, beginning in 2011. The shoreline license makes Florida's resident anglers exempt from that federal fee.

14. Is there a similar shoreline license for freshwater anglers?

No. There never was a general exemption for fishing from the shore or a structure attached to shore in freshwater, so no new license was needed. In addition, the new exemption for anglers drawing food stamps, temporary cash assistance or Medicaid applies only to resident saltwater anglers fishing from shore or a structure attached to shore and does not relate to freshwater.

15. Where can I find more information about license requirements?

More information about license and permit requirements, outdoor recreation and FWC programs is available at [MyFWC.com](https://myfwc.com).

16. Do I need a Snook Permit if I have a shoreline saltwater license?

Yes, if you are not exempt and have a shoreline saltwater license you are required to have a Snook Permit to keep a snook in season.

17. Do I need to add the State Reef Fish Angler designation to my license?

Starting July 1, 2020, anglers age 16 and older (including those exempt from license requirements) fishing from a private boat, who plan to harvest, possess, or land specific reef fish must sign up to participate in the [State Reef Fish Survey](#) by adding the State Reef Fish Angler designation to their license or customer account.

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Pursuant to section 120.74, Florida Statutes, the Fish and Wildlife Conservation Commission has published its **2019 Agency Regulatory Plan**.



Spearing

Spearing is defined as "the catching or taking of a fish by bow fishing, gigging, spearfishing, or by any device used to capture a fish by piercing its body. Spearing does not include the catching or taking of a fish by a hook with hook and line gear or by snagging (snatch hooking)."

Spearfishing is defined as "the catching or taking of a fish through the instrumentality of a hand or mechanically propelled, single or multi-pronged spear or lance, barbed or barbless, operated by a person swimming at or below the surface of the water."

The use of powerheads, bangsticks, and rebreathers remains prohibited. The following is a list of species that are prohibited for harvest by spearing. Any other species not listed that are managed by the Commission, and those species not managed by the Commission, may be harvested by spearing.

- Billfish (all species)
- Spotted eagle ray
- Sturgeon
- Manta ray
- Sharks
- Bonefish
- Tarpon
- Goliath Grouper
- Snook
- Blue Crab
- Nassau grouper
- Spotted seatrout
- Red drum
- Weakfish
- Stone Crab
- Pompano
- African pompano
- Permit

- You may NOT spearfish (excluding bowhunting and gigging) as described below:

- Fishermen who catch and/or sell fish harvested by spearing are subject to the same rules and limitations that other anglers in the state are required to follow.

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Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-I

February 24, 2021

The Honorable Alan Johnson
Mayor, City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, Florida 33706

Community: City of St. Pete Beach,
Pinellas County,
Florida
Community No.: 125149
Map Panels Affected: See FIRM Index

Dear Mayor Johnson:

On April 18, 2019, you were notified of proposed modified flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Pinellas County, Florida and Incorporated Areas. The statutory 90-day appeal period that was initiated on May 2, 2019, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of the proposed flood hazard determinations for your community in the *Tampa Bay Times*, has elapsed.

FEMA received no valid requests for changes in the proposed flood hazard determinations. Therefore, the determination of the Agency as to the flood hazard information for your community is considered final. FEMA will publish a notice of final flood hazard determinations in the *Federal Register* as soon as possible. The modified flood hazard determinations and revised map panels for your community will be effective as of August 24, 2021, and will revise the FIRM that was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the maps and must be used for all new policies and renewals.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in Paragraph 60.3(e) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(e);
2. Adopting all the standards of Paragraph 60.3(e) into one new, comprehensive set of regulations;
or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(e).

Also, prior to August 24, 2021, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(e) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many States and Communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations*, 4th Edition (2014) provides some guidance on this subject and is available at <https://www.fema.gov/media-library/assets/documents/96634>.

Please note, any enclosed correspondence from the State Floodplain Manager is provided to assist States and communities in coordinating to meet State requirements. Its inclusion with this determination should not be construed as FEMA's specific endorsement of its contents.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Jacky S. Bell
Director, Mitigation Division
FEMA, Region IV
3005 Chamblee Tucker Road
Atlanta, Georgia 30341
(770) 220-5200

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community

shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877 FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance, please contact the Florida Division of Emergency Management by email at floods.ordinance@em.myflorida.com. For general assistance with floodplain management, contact Conn Cole, Interim NFIP State Coordinator for Florida by telephone at (850) 413-4556 or by email at conn.cole@em.myflorida.com. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Atlanta, Georgia, at (770) 220-5200 for assistance. If you have any questions concerning mapping issues in general, or the enclosed SOMA, please call our FMIX at the toll free number provided above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structures*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosures:

Final SOMA

Adoption of NFIP-Compliant Flood Ordinances Coordinated with the FBC

cc: Community Map Repository
Bill Palmer, Building Official, City of St. Pete Beach
Conn Cole, Interim State NFIP Coordinator, Florida Division of Emergency Management

FINAL SUMMARY OF MAP ACTIONS

Community: ST. PETE BEACH, CITY OF

Community No: 125149

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panel(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on August 24, 2021.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

FINAL SUMMARY OF MAP ACTIONS

Community: ST. PETE BEACH, CITY OF

Community No: 125149

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMR	17-04-2937P	12/26/2017	DUNES ON THE BEACH CONDO LOMR	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis
Governor

Jared Moskowitz
Director

FLORIDA DEM SUPPORT FOR ORDINANCE REQUIREMENTS

(For Letters of Final Determination Beginning 2020)

TO: CEOs of Florida Communities Receiving FEMA LFDs for Revised Maps

FROM: Conn Cole, Interim State NFIP Coordinator/State Floodplain Manager Florida
State Floodplain Management Office (SFMO)

SUBJECT: Adoption of NFIP-Compliant Flood Ordinances Coordinated with the FBC

FEMA has established the effective date for the revised Flood Insurance Study and Flood Insurance Rate Maps (FIRMs) for your community through the issuance of a Letter of Final Determination (LFD). The letter advises affected communities that they must adopt or show evidence of adoption of a National Flood Insurance Program (NFIP)-compliant flood ordinance before the FIRMs become effective.

The Division of Emergency Management (DEM) worked with your community in the past to adopt a floodplain management ordinance that is coordinated with the Florida Building Code. That ordinance and the flood provisions in the FBC satisfy the requirements of the NFIP.

Within a week or two after FEMA mails the Letter of Final Determination, the SFMO will be in touch with your community's Floodplain Administrator to determine if your community plans to amend its flood ordinance. The SFMO must conduct a compliance review for flood ordinance amendments. After amendments are adopted, or if your community chooses not to amend the ordinance, we must submit your ordinance to FEMA in advance of the deadline established in the LFD.

We welcome the opportunity to work with your community to ensure that its flood ordinance is NFIP-compliant. If you have questions and wish to speak with our staff, please contact our helpline telephone number at: (850) 815-4556, or at floods@em.myflorida.com.

CC/

Conn H.
Cole

Digitally signed by Conn H. Cole
DN: cn=Conn H. Cole, o=Florida
Department of Emergency Management,
ou=State Floodplain Management Office,
email=Conn.Cole@em.myflorida.com,
c=US
Date: 2020.10.06 11:49:14 -0400