

## **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 Premer, 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 Premer 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 28<sup>th</sup> 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 11 to 9 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 9<sup>th</sup> 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 were approved at the March 15, 2021 Planning Board meeting.*