PLANNING BOARD MEETING MINUTES

April 19, 2021 4:00 PM

PRESENT: Tiffany Secka, Chair
Rachel Ciliberti, Member
Tom DeYampert, Member
Greg Premer, Vice Chair

EXCUSED: Bev Jackson, Member

STAFF PRESENT: Matthew McConnell, Assistant 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 – Community Development Director Wesley Wright explained that, per the City Code of Ordinances, each year after the election of members, a Chair and Vice Chair are elected; he asked to add that item.

2. Audience Comments - There were no audience comments.

3. Approval of Minutes a. 3/15/2021

Motion: Member DeYampert moved and Member Ciliberti seconded the approval of the minutes from the March 15, 2021 meeting; the motion carried unanimously.

Vice Chair Premer entered the meeting at 3:05 PM.

***Added* – Election of Officers:**

Motion: Member Ciliberti moved and Member DeYampert seconded the re-election of Chair Secka and Vice Chair Premer for 2021-2022; the Chair and Vice Chair accepted, and the motion carried 4-0.

4. Action Items

Chair Secka adjourned the meeting as the Planning Board and called the meeting to order as the Local Planning Agency (LPA).

a. Ordinance 2021-08 Modifying the Basis for Height Measurement: Ordinance 2021-08, amending Land Development Code DIVISION 2 - DEFINITIONS Section 2.1 – Words, terms, and phrases defined by modifying the basis for height measurements for residential structures in the RU-1, RU-2, RLM-1, RLM-2, RM, And PAG Districts as well as accessory structures, and adding a definition for Design Flood

Elevation and Freeboard; Amending DIVISION 20 – PAG PASS-A-GRILLE OVERLAY DISTRICT, Section 20.02 – Definitions, Section 20.15 – Permitted building types, and Section 20.17 – Building height to reflect new height measurements.

Community Development Director Wesley Wright explained that since being notified in February of proposed changes to the Flood Insurance Rate Maps (FIRM), FEMA has confirmed an effective date of August 24, 2021. With the changes, the Base Flood Elevation (BFE) is being reduced in many areas of the City by one to three feet. Board and Commission discussions of the anticipated changes have been ongoing for several months. Mr. Wright indicated that a significant factor of the changes is how the City will measure 'Height' of residential structures; since 2003, the City has based height on the location of BFE. Staff has conferred with the City Manager and Commission and are proposing an amended definition of 'Height' in the five core residential districts and the Pass-a-Grille Overlay to be amended to provide the option to start measurement from eight feet above natural grade when habitable space begins at or higher than eight feet above natural grade.

Brandon Berry, Planner II, reviewed a presentation on proposed Ordinance 2021-08, an amendment to the Land Development Code. The presentation included a review of proposed, extended definitions of Design Flood Elevation, Freeboard, Height (the comments of the Board of Adjustment and Historic Preservation Board were integrated in the definition) and Building Height. Mr. Berry reviewed visual examples of impacts to height in Vina Del Mar, North Beach, North Pass-a-Grille, and Central Pass-a-Grille. The definitions and examples are made part of the permanent minutes.

The Chair asked for any audience comments. Kevin Murphy of 2511 E. Vina Del Mar Blvd. asked for clarification on effective dates to the new FIRM and other FEMA regulations and the interim period.

The Board had no further discussion.

Motion: Member Premer moved and Member DeYampert seconded to recommend the approval of Ordinance 2021-08 and find it consistent with the City's Comprehensive Plan. The motion carried 4-0. .

b. Ordinance 2021-12 Accessory Structure Amendments: Ordinance 2021-12, amending Land Development Code Division 2 – DEFINITIONS, Section 2.1 – Words, terms and phrases defined to provide a definition for patio and deck; amending Division 6 – SUPPLEMENTAL REGULATIONS, Section 6.13 – Residential Accessory Structures to reduce rear and waterfront setbacks to pools and spas, prohibit rear setback variances for pool screen enclosures, and partition and specify setbacks for decks and patios.

Mr. Wright explained that pool setback variances are the most often requested type of variance and the Land Development Code (LDC) does not currently differentiate rear-yard pool setbacks for waterfront and non-waterfront properties. At the request of the City Manager, Staff has developed a proposed Ordinance 2021-12 to address this as well as providing greater clarity

on distinctions between decks and patios and their setbacks and prohibiting rear setback variances for pool screen enclosures beyond the existing standard.

Mr. Berry provided a presentation on the Accessory Structure Amendments being proposed in Ordinance 2021-12, which included the definitions of 'Deck' and 'Patio' in Division 2 of the LDC and changes to Division 6, amending the Supplemental Regulations for these residential accessory structures. Mr. Berry reviewed a visual representation of the existing and proposed standards for pool setbacks for interior and waterfront lots. The proposed changes presented are made part of the permanent minutes.

A question and answer period followed the presentation. Utility Easements and seawall heights in relation to swimming pools were discussed. Chair Secka questioned why the required rear and side yard setbacks for decks are not the same for interior lots. Following discussion, Board consensus was to change the required deck setback to a uniform five feet for front and side yards. Mr. Wright indicated that he would make that change.

Motion: Member Premer moved and Member Ciliberti seconded to recommend the approval of Ordinance 2021-12 including changing the rear setback from ten feet to five feet for decks of two feet or less in height and find it consistent with the City's Comprehensive Plan as stated in the staff report. The motion carried 4-0.

Chair Secka adjourned the meeting as LPA and reconvened as the Planning Board.

5. Discussion Items

a. St. Pete Beach Public Library

Ms. Rosetti provided the background of how the Library renovation began and provided photos of the improvements. The members were invited to Monday's ribbon cutting ceremony.

b. Community Rating System (CRS) 5-Year Cycle Preliminary Rating

Ms. Rosetti explained that Staff worked diligently to complete the requirements for the Preliminary CRS rating – and the report finds that the City will retain its Class 6 rating, which means that the community keeps a 20% flood insurance discount.

c. Comprehensive Plan Review

Mr. Wright explained that Staff and Kimley-Horn have been reviewing the ten elements of the Comprehensive Plan for the last eighteen months. Beginning in May, he hopes to bring two elements each month before this Board for final review; he showed a visual of a tentative timeline.

***Added* – Other Items**

Mr. Wright informed the Board that the Miramar project at 4200 Gulf Blvd. is proceeding; after initial City Commission review, additional landscaping has been added and the entrance improved.

The new plan will come before the City Commission on April 27th to obtain a Conditional Use Permit.

Additionally on April 27th, the Commission will review the 2017 standards that were adopted for the Pass-a-Grille Overlay regarding implementation for single-family development and waterfront setbacks.

Mr. Wright reported that the Community Development Department is growing. A new Zoning Tech has been hired – Jordan Embry, with a start date of April 26th, and interviews have been completed for a Planning Tech.

A brief discussion followed on the elimination of flashing yellow lights being considered in the Florida Legislature. Although this is an FDOT matter, Mr. Wright may ask the City's Transportation Director to address the matter when she is present during the Comprehensive Plan review. Member Premer also asked if some of the flashing crossing lights on Gulf Blvd. could be put on timers to assist with traffic flow; Mr. Wright will check on that. It was suggested that valet parking on opposing east/west sides of Gulf Blvd. might contribute to crossing/light issues and that should always be taken into consideration in planning and approvals.

6. Adjournment – Next Meeting 5/17/2021

There being no further business, Chair Secka adjourned the meeting at 5:20 PM.

These minutes were approved at the May 17, 2021 Planning Board meeting.