

PLANNING BOARD MEETING MINUTES

October 21, 2024 4:00PM

MEMBERS PRESENT: David Hubbard, Chair
Sam Angelides, Jr., Vice Chair
Terri Grocott, Member
Cindy Perry, Member

MEMBERS ABSENT: Shawn Rae, Member

STAFF PRESENT: Ralf Brookes, Interim City Attorney
Ginny Bodkin, Deputy City Clerk
Brandon Berry, Senior Planner

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

1. Approval of the Agenda –

Member Grocott asked to add a discussion item on the comparison of ordinances on synthetic turf as item 5b.

Motion: Member Perry moved, and Vice Chair Angelides seconded to approve the October 21, 2024 agenda as amended: the motion passed unanimously.

2. Audience Comments –

John Kurzman of Bahia Honda Way commented on Ordinance 2021-15, Substantial Damage and Improvements, and the FEMA 50 Percent Rule.

Jackie Hubbard of Boca Ciega Isle thanked the Board members and City staff for their work during the recent hurricanes and recovery.

3. Approval of Minutes – September 16, 2024 Meeting

Motion: Member Grocott moved, and Member Perry seconded, to approve the September 16, 2024, minutes as presented: the motion passed unanimously.

4. Action Items –

None.

5. Discussion Items –

Senior Planner Brandon Berry introduced Ralf Brookes, one of the Interim City Attorneys from Vose Law, and Interim Community Development Director Denise Sanderson.

a. Post-Disaster Planning

Mr. Berry began a review of a presentation to inform the members of some of the initiatives that the City is undertaking with regard to post-disaster planning; some are in early stages, and some are moving on to the City Commission. His presentation is part of the meeting record.

- Emergency Zoning Ordinances
 - Ordinance 2024-09 Allowing equal change-outs of equipment in required yards
Passed 10/14/24 – valid for 60 days.
 - Ordinance 2024-11 Allowing in-place elevation of nonconforming residences, on tomorrow's Commission agenda - Reviewed and modified by City Attorney after 10/14/24 reading - valid for 60 days if approved.

Attorney Brookes pointed out that during a State of Emergency only one ordinance reading is required for passage and can later be reheard and become part of permanent Code. Mr. Berry explained that the Building Dept. is requiring a FEMA evaluation packet for all work to be done on a structure. Air conditioner and generator swap outs are exempt from that total evaluation.

- FEMA 50% Substantial Improvement/Damage Rule
 - Current requirement - Five-year lookback on permits, with significant cost exclusions for maintenance/repair work.
 - Staff will discuss current and alternative options with the Commission tomorrow including - No lookback; One-year lookback with no exclusions; Five-year lookback with exclusions (current).
 - Affects ability to restore and improve structures without elevating or floodproofing.
- Pass-A-Grille restoration – workshop on hold
 - Significant damage including designated historic structures.
 - Code changes to augment design review processes to be considered by Commission.
 - Staff discussing options for incentivizing restoration instead of demolition.
- Recovery Task Force
 - Required by Coastal Element of the Comprehensive Plan
 - Primary responsibilities: Hazard mitigation policy recommendation and Post-disaster response with recommended Comp Plan changes
 - Recommended membership including Board members, environmental organization and Chamber of Commerce.
- Other Events and Changes
 - Comp plan Evaluation kickoff to begin as soon as viable.
 - Pending Projects – Miramar (adding outdoor dining), Windward Pass will be returning for action.
 - Community Development expanded hours through 11/02/24.
 - Emergency permitting information is on website.

Member Perry had inquiries regarding Ordinance 2024-09 (elevation, setbacks, height limits) which Mr. Berry addressed. FEMA lookbacks and the Cape Coral video presentation were discussed. Attorney Brookes will send the Cape Coral video to the Clerk's Office to share with the members and to include in the meeting record.

b. Synthetic Turf (Added)

Member Grocott had researched some other community's ordinances on perviousness and material standards of allowed astroturf surfaces. She suggested considering a more stringent code and asked for Mr. Berry to weigh in. Mr. Berry gave an overview of the City's current requirements. Member Grocott requested that staff research for the consideration of new standards.

6. Adjournment - Next meeting November 18, 2024.

There being no further business, Chair Hubbard adjourned the meeting at 4:40 PM.

These minutes were approved at the November 18, 2024 meeting of the Planning Board.