

PLANNING BOARD MEETING MINUTES

January 27, 2025 4:00PM

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

ABSENT: Shawn Rae, Member

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

Chair 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 on Multimodal Transportation as Item 5.b. and Senior Planner Brandon Berry asked to add a discussion on the February meeting as Item 5.c.

Motion: Member Grocott moved, and Member Perry seconded to approve the January 27, 2025 agenda as amended: the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – December 16, 2024 Meeting

Member Grocott pointed out a typo on page 3 in the bulleted section; the Clerk will correct.

Motion: Member Perry moved, and Vice Chair Angelides seconded, to approve the December 16, 2024, minutes with the correction: the motion carried unanimously.

4. Action Items (Sitting as the Local Planning Agency) –

Chair Hubbard adjourned the meeting as the Planning Board and reopened as the Local Planning Agency (LPA) at 4:03 PM.

a. Ordinance 2025-03: Artificial Turf

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE DIVISION 2 – DEFINITIONS, SECTION 2.1. – WORDS, TERMS AND PHRASES DEFINED, AND DIVISION 22 – LANDSCAPING AND TREE PROTECTION, ADDING SECTION 22.15 – ARTIFICIAL TURF STANDARDS, TO AMEND QUALITY, AREA AND PLACEMENT STANDARDS FOR ARTIFICIAL TURF PRODUCTS ON PRIVATE PROPERTY AND RIGHT OF WAY; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

Senior Planner Brandon Berry summarized that this Ordinance is a response to the recommendations made by the Planning Board at the December 2024 meeting. Staff seeks to ensure that the content accurately reflects the requests of the Board based on the preceding discussion prior to scheduling a hearing before the City Commission. The proposed Land Development Code amendments were included in the meeting packet.

Mr. Berry reviewed a presentation of the recommendations, which is part of the meeting record. The permeability standards were adapted from the City of Tampa. He reviewed the consistency with the supporting Comprehensive Plan Objectives and Policies from the Future Land Use and Coastal Conservation Elements. Mr. Berry indicated that staff found that by and large, the Comprehensive Plan does support these reasonable limitations on artificial turf especially in light of data submitted by members as well as through the Tampa Bay Regional Planning Council.

Discussion followed. Turf in rights-of-way would be prohibited under this ordinance. Existing turf can remain unless relandscaping or if the property is substantially modified or developed, then compliance would be required. Utilities would not need to replace the artificial turf; maintenance permits specify that they are not responsible for replacing anything other than standard sod, although efforts are made to maintain materials, if reasonable.

Motion: Member Grocott moved, and Vice Chair Angelides seconded to recommend the approval of Ordinance 2025-03 as written to the City Commission. The motion carried 4-0.

Chair Hubbard adjourned as the LPA at 4:12 PM and reconvened as the Planning Board.

5. Discussion Items –

a. **Seawall Height Compliance**

Mr. Berry explained that the City Commission gave direction for discussion of this topic; no draft Code amendments have been made but may in the future. Mr. Berry's presentation provided background on Ordinance 2024-02, the first standards for required seawall maintenance. He reviewed those standards, which includes compliance with minimum seawall height when replacing more than 50% of the seawall's length, the repair cost exceeds 50% of the depreciated seawall value, or an elevation change occurs along more than 50% of the seawall's length. His presentation is part of the meeting record. Currently, seawall height compliance standards are based on the seawall itself, not upland development. In December, the Commission requested a discussion to consider accelerated compliance with seawall standards based on (potentially) upland development.

Mr. Berry reviewed a graphic depicting the 2050 Outlook of projected nearly one-foot rise in mean sea level between 2020 and 2050, king tides, and 5.0 feet NAVD (adopted in 2010) level of safety. He presented compliance options from the least to most regulatory:

- Do nothing –allow seawalls to be elevated as repairs are undertaken.
- Reduce elevation threshold for repair cost or linear footage (e.g. 25% instead of 50%)
- Prohibit administrative waivers after a certain year (see Broward County's 2050 plan)
- Require compliance based upon substantial upland improvements (e.g. new residence, home elevation).

- Require compliance based upon some threshold of upload improvement (e.g. renovation exceeding 25% of home's depreciated value)

Mr. Berry reviewed current, similar LDC compliance thresholds (trigger for improvements not related to a structure being improved):

- Landscaping: Substantially improved residences must comply with the landscaping ordinance as if they were a new development.
- Signage: Nonconforming signage must be made compliant if the business is substantially improved or repaired, even if the sign is not damaged or otherwise altered.
- Setbacks and impervious surface: Nonconforming buildings must be made compliant with setbacks and impervious surface unless a limited elevation exception is undertaken for storm-damaged homes.

The major exception would be commercial drainage plans - Full-site stormwater compliance is required when a parking area is expanded by 10%, building floor area by 5%, or renovation costs exceed 25% of the depreciated structure value.

Mr. Berry asked for Board input, and discussion ensued. Member Perry shared a draft ordinance from Treasure Island outlining triggers for new seawalls, which is part of the meeting record. Mechanisms for seawall evaluations were discussed, as well as structural and nonstructural fill behind seawalls, and potential consequences of having none.

Following the discussion, Mr. Berry summarized the items that he identified for review with the City Manager's Office to potentially bring back in the next few months:

- Basing compliance upon elective new upland development vs. substantial repair from storms and so on
- Replacing seawall caps in compliance with the 5 ft. standard
- Potentially issuing a waiver when the seawall being replaced is within 12" of the 5 ft. NAVD standard unless a cap can be added
- The City providing a post storm evaluation and then more frequent evaluations thereafter
- Adding pools and elective improvements in the rear yard that aren't tied into habitation triggering compliance
- Anything dealing with conditional use permits would trigger compliance with seawall standards
- General review of the Treasure Island drafted standards, seeing if there are living shoreline or infrastructure improvements that could be brought over
- Change nonstructural fill ordinance to be compatible and avoid 'bathtubs'

b. Multimodal Transportation (Added)

Member Grocott remarked that developer's contributions to the City's Multimodal Fund (Freebee) have been raised during at least the last two Conditional Use Permit (CUP) hearings. She wondered whether, in relation to Objective 5.1 of the Comp Plan, there is a way to look outside of impact fees (City and County) to have a predictable, repeatable, and reliable process (i.e. based upon the number of rooms) that might create more stability in the process rather than at the last minute.

Mr. Berry explained that the City is about to embark on an Impact Fee evaluation, for all manners of impact fees at the local level. The County is in the process of looking at its Multimodal Impact Fee for transportation. St. Pete Beach falls under their ordinance; we collect those fees and split them with the County. It has been a very long time since they updated their fees and Mr. Berry expressed that it is expected that they will go up significantly. When the new projects come in for Site Plan permitting,

they may be subject to the higher fees; that has been added to the Development Agreements. With regard to other fees, he explained that the City has exactions that must be followed to ensure that what is being asked for from developers is in line with direct impacts and proportionality of their projects. Administrative site plans are limited to some degree and any actions must be justified, with the exception of reaching into Density Pools (the recent Miramar and Windward Pass both did), which allows more flexibility.

Freebee was discussed. Mr. Berry expressed that most cities do not have a local circulator such as Freebee, so an additional fee for that can be investigated by staff.

c. February meeting (Added)

Mr. Berry explained that due to adjustments for holidays, the February meeting was scheduled for 2/10, in two weeks. He indicated that staff had nothing to bring forward yet, but are working on several large items for March, likely including the Sign Ordinance. The Board agreed by consensus to cancel the February 10th meeting.

Member Perry inquired whether the Stormwater Drainage Manual mentioned in the meeting packet was available. Mr. Berry will check with Public Works on that.

6. Adjournment - Next meeting March 24, 2025.

There being no further business, Chair Hubbard adjourned the meeting at 4:55 PM.

These minutes were approved at the March 24, 2025 meeting of the Planning Board.