

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
May 11, 2021

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, May 11, 2021 in the Alcazar Room at City Hall. The meeting was called to order by Stephen Simmons, Chairman, and the following were present:

1. ROLL CALL

Stephen Simmons, Chairman
Larry Weeks, Vice Chairman
Charles Pappas
Karen Valachovic
Thomas Day
Brad Beach

CeCe Reigle - Absent

Staff Present:

Denise May, Esq., Assistant City Attorney
David Birchim, Director, Planning & Building Department
Richard Schauland, Building Official
Robert van Mierop, Code Enforcement Inspector
Meredith Randolph, Administrative Coordinator,
Recording

**3. GENERAL PUBLIC COMMENT
FOR ITEMS NOT ON THE AGENDA**

None.

**4. APPROVAL OF MINUTES
(April 13, 2021)**

MOTION

Mr. Pappas moved to approve the minutes. The motion was seconded by Mr. Day. Motion carried unanimously.

**5. DISCLOSURE OF EX-PARTE
COMMUNICATIONS**

None.

6. VARIANCES/TREE REMOVAL

None.

**7. REVIEW OF PREVIOUSLY HEARD
CASES**

None.

8. REVIEW OF NEW CASES

None.

9. CITY ATTORNEY ITEMS

None.

10. OTHER BUSINESS

Item 10 (a)

Ordinance No. 2021-10 to amend certain sections of Chapter 8 – Buildings and Building Regulations to comply with new minimum prerequisites for the NFIP Community Rating System.

Mr. Schauland reported the following:

- The proposed changes to Chapter 8, Buildings and Building Regulations are intended to update the ordinance to new requirements from the Federal Emergency Management Agency (FEMA) so that the City can maintain its Class 5 classification in the Community Rating System (CRS).
- At the beginning of 2021, FEMA updated its prerequisites for certain classifications. One of these prerequisites affected our classification.
- This ordinance change would put us in line with the new prerequisite and allow us to maintain our Class 5 classification and 25% discount on flood insurance for policies that are within the flood zone.
- The prerequisite was about elevation requirements for manufactured homes within manufactured home parks and subdivisions. There were none within City limits. Mr. Schauland clarified the change in the ordinance would be a technical change to keep the City

consistent with FEMA requirements.

- The Coastal Construction article of the ordinance, Article 3, would provide requirements for all construction seaward of the Coastal Construction Control Line. Within the City limits, this line is only within Anastasia State Park. The ordinance change on this would be to update it and bring it into line with the Florida Building Codes.
- This change to the ordinance will also update the date of the Flood Insurance Study (FIS) to our current one. The FIS contains the Flood Insurance Rate Maps (FIRM), or flood maps, and the data that is used to determine the flood zones and base flood elevations. To ensure that we do not have any complications in our current or future ratings, we are updating this date now.
- Finally, this change would take out some higher regulatory standards that have been implemented into the Florida Building Codes, which do not need to be spelled out in our ordinance anymore since they are a requirement from the state codes.
- The changes to Chapter 8 were briefly described per each article.
- Staff asked for the CEAAB to review these changes and approve them to be recommended to the City Commission for their review and

approval so that they can be adopted.

Mrs. Valachovic asked Staff the reasoning for removing the Definitions section from the City ordinance. Mr. Schauland clarified the definitions can be found through the floodplain management section.

Mr. Weeks asked if pools were included in accessory structures, and Mr. Schauland stated they are not considered accessory structures.

Mr. Pappas pointed out a grammatical error in the ordinance change on Sec. 8-204.

Mr. Beach commented that keeping language in the ordinance consistent is important.

MOTION

Mr. Pappas moved to recommend the ordinance change, with the corrected grammatical error, to the City Commission. The motion was seconded by Mrs. Valachovic. Motion carried unanimously.

11. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

None.

12. ADJOURNMENT

Meeting was adjourned at 3:16 P.M.



Stephen Simmons, Chairperson



Meredith Randolph, Administrative Coordinator