



**PLANNING BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, March 18, 2024
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the March 18, 2024 agenda.

2. Audience Comments -

Public comment shall be limited to 3 minutes for general and agenda items. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. Meeting Minutes December 18, 2023

4. Action Items -

**a. Conditional Use Permit #23033 (Resolution 2023-27): Tradewinds Resort
(5600, 5700, 5750, 5800, 5900, 6000 Gulf Blvd)**

This is a companion item to Agenda Item 4.b.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, PURSUANT TO SECTIONS 35.3.(b)(1) AND 35.4.(b) OF THE LAND DEVELOPMENT CODE, TO ALLOW THE CONSTRUCTION OF A FOUR-PHASE TEMPORARY LODGING REDEVELOPMENT THAT WILL INCLUDE 1,596 TOTAL TEMPORARY LODGING UNITS, OR 63.18 UNITS PER BUILDABLE ACRE, OF WHICH 629 UNITS ARE ADDITIONAL ABOVE EXISTING, 59,895 SQ. FT. OF MEETING SPACE OF WHICH 14,303 SQ. FT. IS ADDITIONAL

ABOVE EXISTING, 79,126 SQ. FT. OF RETAIL AND RESTAURANT SPACE OF WHICH 42,964 SQ. FT. IS ADDITIONAL ABOVE EXISTING, 31,105 SQ. FT. OF OFFICE SPACE OF WHICH 10,486 SQ. FT. IS ADDITIONAL ABOVE EXISTING, AND DEVELOP NEW LODGING, ACCESSORY AND AMENITY STRUCTURES CONTAINING THE AFOREMENTIONED UNITS, ACCESSORY SPACES AND AMENITIES, AS WELL AS OUTDOOR AMENITIES AND PARKING GARAGES, THAT WILL EXTEND UP TO 116 FEET IN HEIGHT ABOVE BASE FLOOD ELEVATION (BFE) TO THE ROOFLINE AND 128 FEET IN HEIGHT ABOVE BFE WHEN INCLUDING ROOFTOP AMENITIES OR DECORATIVE FEATURES, AND PERMIT TWO ROOFTOP DINING AND DRINKING AMENITIES THAT INCLUDES THE PLAYING OF OUTDOOR MUSIC, TO PARCELS #06-32-16-00000-230-0300, 06-32-16-00000-230-0200, 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000, 01-32-15-18142-000-0001, 01-32-15-00000-110-0500, AND 01-32-15-00000-110-0400 WITH ADDRESSES OF 5600, 5700, 5750, 5800, 5900, AND 6000 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

Action Options: Motion to [recommend approval with conditions/recommend approval/recommend denial] of Resolution 2023-27 to the City Commission.

b. Development Agreement: City of St. Pete Beach and TRADEWINDS SPB DEVELOPER, LLC

This is a companion item to Agenda Item 4.a.

An agreement between the City of St. Pete Beach, Florida and TRADEWINDS SPB DEVELOPER LLC to implement the development activities and associated public and private improvements contemplated in the development of Conditional Use Permit No. 23033.

Action Options: Motion to recommend [approval/denial] of the development agreement to the City Commission.

5. Discussion Items
6. Adjournment - Next meeting April 15, 2024 -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.