



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, May 20, 2024
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the May 20, 2024 agenda.

2. Audience Comments -

Public comment on general or agenda items will be limited to three minutes. Please complete and provide a comment card to the Clerk.

3. Approval of Minutes

a. Planning Board Meeting Minutes: March 4th and 18th, 2024

4. Action Items -

a. Election of Officers 2024-25

Sec. 22-243. - Election of officers; conduct of meetings.

(a) The planning board shall annually, at the first meeting held following the appointment of members, organize by electing a chairman and vice-chairman and such other officers as may be necessary from among its members.

Requested Actions:

Motion to APPOINT _____ as the Committee Chair for 2024-2025.

Motion to APPOINT _____ as the Committee Vice Chair for 2024-2025.

5. Discussion Items

a. Comprehensive Plan Services Scope

Reviewing the draft Comprehensive Plan Services scope from Calvin, Giordano & Associates.

b. Comprehensive Plan Services - Planning Board Engagement

Discussing the Planning Board's preferred engagement methods for the upcoming Comprehensive Plan evaluation, in terms of scheduled interactions with the City Commission.

c. Conditional Use Permit Application Modifications

Discussing proposed modifications to minimum Conditional Use Permit application submittals.

d. Right-of-Way Application for Marine Contractors & Commercial Operators

Discussing a proposed right-of-way application for marine contractors and commercial operators, including the use of the boat ramps. Discussion will also include a suitable fee for registration of operators using the City's boat ramps for commercial purposes.

6. Adjournment: Next Meeting June 17, 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.

DRAFT PLANNING BOARD MEETING MINUTES

March 4, 2024 2:30 PM

MEMBERS PRESENT: Greg Premier, Chair
Tom DeYampert, Vice Chair
David Hubbard, Member
Susan Konczal, Member
Tiffany Secka, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer
Matthew McConnell, City Attorney
Ginny Bodkin, Deputy City Clerk
Brandon Berry, Senior Planner

Chair Premier called the meeting to order at 2:30 PM, followed by the Pledge of Allegiance.

1. Approval of the Agenda –

Motion: Vice Chair DeYampert moved, and Member Secka seconded to approve the March 4, 2024 agenda as presented: the motion passed unanimously.

2. Audience Comments – None.

Chair Premier welcomed new Planning Board member Susan Konczal and thanked her for her service to the City and Board.

Chair Premier adjourned the meeting as the Planning Board called the meeting to order as the Local Planning Agency (LPA) at 2:32 PM.

3. Action Items –

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

Assistant City Attorney Matthew McConnell explained to the members that the Applicant has requested a continuance of both agenda items. Since the meeting was noticed and advertised, the purpose of this meeting is to continue to a date certain to preserve the advertising as part of due process.

Attorney Elise Batsel of Stearns Weaver Miller, representing the Applicant, Tradewinds Resort, stated that they are still working through some Development Agreement issues with the City and City Attorney, therefore they are not in a position to move forward yet because the two items need to run together. She requested a continuance to a date certain of March 18, 2024 at 2:30 PM.

Attorney McConnell suggested to the Board that those wishing to comment on this item wait until March 18th, as it is not being heard or deliberated upon today, or if they are unavailable on the 18th and wish to comment today, that is a Board decision.

Motion: Member Secka moved, and Vice Chair DeYampert seconded to continue the hearing of CUP #23033 (Resolution 2023-27) to a date certain of March 18, 2024 at 2:30 PM: the motion passed unanimously.

Theresa Schefstad of Pass-A-Grille voiced concerns regarding the absence of financial reconciliations within conditional use applications and whose role it is to educate Board and Commissioners on their legal standing when making recommendations or decisions. She provided a document she created on General Development requirements.

John Kurzman of Bahia Honda Way S. commented on zoning variances, property rights in the Large Resort District, combining lots therein, conditional use as outlined in the Comp Plan, and traffic studies.

Member Hubbard requested renderings of the garages and a ground level view of the entire project from Attorney Batsel. She indicated that renderings are in process, and they will provide the best that they can and do so as soon as possible prior to the hearing. She added that her staff can provide some larger version of some the plans and diagrams to Planning staff to distribute.

Aydin Guc expressed that he would like to submit comments in writing, Mr. McConnell explained that instructions to do so are on the City's website or to check with the Clerk.

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

Motion: Member Secka moved, and Vice Chair DeYampert seconded to continue the hearing of the Development Agreement of the City of St. Pete Beach and TRADEWINDS SPB to a date certain of March 18, 2024: the motion passed unanimously.

Chair Premier adjourned the meeting as the LPA and reopened as the Planning Board at 2:57 PM.

4. Discussion Items

Chief Operating Officer Jennifer McMahon explained that city staff is seeking Planning Board recommendation on two items:

- In December of 2023, an ordinance was passed which changed the boat ramp hours. Staff is now working on a creating a permit for commercial use of the ramp (i.e. a seawall company or a kayak company that would use the ramp for put in/out) and would like a Board recommendation on appropriate annual fees. Attorney McConnell added that this would likely be in ordinance form for Schedule A Fees; the recommendation would be considered by the City Commission. Following Board discussion, their recommendation was for a tiered model that would have different fees for one time use vs. daily, weekly, or long term. Staff will bring draft specifics back to the next meeting.

- Ms. McMahon explained that the initial documentation currently required for a conditional use permit (CUP) application is minimal. Staff is seeking recommendations for what to add to an expanded minimum submittal list for applicants.

Senior Planner Brandon Berry reviewed a presentation of current requirements and proposed additions including a zoning matrix, proposed elevations, transportation study methodology, a draft

Transportation Management Plan, access exhibits and a signage plan. Senior Planner Kristin Coman added that not all CUP are for large developments; regular smaller businesses and projects should be considered as well. Board recommendations were for more specifics in transportation studies, confirmation that the methodology is standardized across the industry or other projects, an expected impact to traffic based on estimated hotel occupancies at peak and other times, and larger sized renderings. Staff will prepare a draft for Board review at the next meeting.

Cindy Perry of 1126 Boca Ciega Isle Dr. commented regarding the need for complete financial analyses on conditional use projects, including resident taxes.

Member DeYampert asked for clarification from Mr. McConnell regarding filing lobbying reports. Mr. McConnell stated that lobbyists should identify themselves as such, and Commissioners and Board members can and should ask them to do so.

Mr. McConnell reviewed the types of ex-parte communications that members should be disclosing in quasi-judicial hearings. He also reminded the members that expectations are for them to rely upon expert testimony, competent substantial evidence, and fact-based lay person testimony to make decisions, and he answered questions.

Member Hubbard commented that it would be nice if Pinellas County would give the City back some bed tax money they collect. Mr. McConnell added that after the last hurricane, the County used bed tax money to replace the dune system back; it may not be given for spending, but the City does reap some benefits.

5. Adjournment – Next meeting is scheduled for March 18, 2024.

There being no further business, Chair Premier adjourned the meeting at 3:32 pm.

These minutes will be considered for approval at the April 2024 meeting of the Planning Board.

DRAFT PLANNING BOARD MEETING MINUTES

March 18, 2024 2:30 PM

MEMBERS PRESENT: Greg Premier, Chair
Tom DeYampert, Vice Chair
David Hubbard, Member
Susan Konczal, Member
Tiffany Secka, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer
Andrew Dickman, City Attorney
Ginny Bodkin, Deputy City Clerk
Brandon Berry, Senior Planner

Chair Premier called the meeting to order at 2:30 PM, followed by the Pledge of Allegiance.

1. Approval of the Agenda –

Motion: Member Secka moved, and Vice Chair DeYampert seconded to approve the March 18, 2024 agenda as presented: the motion passed unanimously.

2. Audience Comments –

John Kurzman gave comments regarding lots and beach access in the Comprehensive Plan.

City Attorney Andrew Dickman noted for the record that he asked Mr. Kurzman to refrain from his comments as the subject matter he was discussing was germane to the agenda.

Chair Premier adjourned the meeting as the Planning Board called the meeting to order as the Local Planning Agency (LPA) at 2:36 PM.

3. Approval of Minutes – December 18, 2023

Motion: Member Secka moved, and Vice Chair DeYampert seconded to approve the December 18, 2023 minutes as presented: the motion passed unanimously.

Attorney Dickman addressed the board regarding acting as the Local Planning Agency (LPA) under Florida Statute 163.3174 and reviewed the quasi-judicial process. Items 4a. and b. are companion items and will be heard at once. Mr. Dickman requested that the members announce any ex-parte communication they had regarding this Conditional Use Permit.

Chair Premier adjourned the meeting as the Planning Board and reconvened as the LPA at 2:30 PM.

Member Secka disclosed that she drove by the property to take an overall look and read the letters that were forwarded by the City.

Vice Chair DeYampert stated that he was familiar with the property; he received letters through the City and reviewed them including lobbyist Robin Miller but did not discuss anything with her.

Chair Premier disclosed that he viewed the property multiple times from different angles, and he researched 1754 Properties.

Member Hubbard disclosed that he had general conversations with some residents, and studied the Tradewinds website, as a guest would.

Member Konczal disclosed that she reviewed all of the emails forwarded from the City and she did not receive any personally. She had two conversations with her neighbors and walked through all of the buildings of the Tradewinds.

Following the ex-parte disclosures, the Deputy City Clerk swore in all those who would be speaking, presenting, or providing testimony to the Board.

4. Action Items –

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

Senior Planner Brandon Berry made a presentation to the LPA (Board) that is made part of the record. The presentation included the following information:

- Timeline
- Site plans

- Phases of the proposed development
- Floor plans for rooftop dining, drinking and music areas
- Open areas and benefits to the community
- Staff recommendation
- Recommended conditions

Mr. Berry noted that the approval of the CUP would be contingent upon the passage of the companion Development Agreement (agenda item 4.b.), which he reviewed:

- Applicant requests the project's development to span up to 20 years
- The CUP and Development Agreement are companion items
- Development commitments by developer and the City
- Concurrency
- Transportation Study updates needed
- Notice of next hearing - April 15, 2024, 4:00 PM Commission Chambers, City Hall

Following the City's presentation, Mr. Berry introduced the City's Transportation Expert, Engineer Dave Muntean of Halff Associates, who had reviewed the traffic study and methodology.

- Applicant's Traffic Study was submitted and re-submitted and appears on track for approval
- Reducing driveway number from 10 to 4 was a positive change for pedestrians and flow
- Communication with the applicant substantial during the process

Mr. Berry indicated that the Public Works Director and Fire Marshall were available to answer questions regarding sewer, stormwater or fire concerns. There is currently no per room data per room EMS or Sheriff calls.

Following the City's presentation, the applicant presentation began with Joe Smith, the CEO of 1754 Properties, Weston, Florida; he spoke about his organization, some of their other properties, and reviewed their healthy financial and technical capabilities in conjunction with the Cumming Group.

Ms. Batsel began the review of the applicant's presentation, which is part of the meeting record.

- Proposed project spans 3 districts in the Comp Plan (map); Zoning/FLU
- Request details: 63.18 temporary lodging units (TLU), height, 2 rooftop amenities, net increase of 629 units, over 4 phases
- New and existing buildings
- Review of Four Phases – new units and parking for each, eliminating curb cuts, meeting, office and retail space, temporary beach access during construction
- Integration of the entire site including comprehensive stormwater redevelopment, internal road, landscaping and branding/theme – one zoning lot
- Conceptual Timeline 2024 – 2044

The following professionals provided their expert testimonies as outlined; their presentations are included with the applicant's presentation in the meeting record:

Steve Henry, PE of Lincks & Associates, Tampa - Transportation

- Methodology – used Institute of Transportation Engineers (ITE) trip generation rates for both existing and proposed units for net increase in traffic; future analyses will be counts

- Looked at full build out traffic, linked roadways and intersections, and worst-case peak hour volumes
- The Analyses will be updated for each phase
- The project does comply with the Land Development Code

Mr. Henry answered Board questions.

Scott Eisenhart, AIA of Nunzio Marc Desantis, Dallas, TX – Architect

- Beach access diagrams and north/south connection of the proposed beach walkway
- Vehicular access diagram – gets circulation off of Gulf Blvd.
- Pedestrian circulation – buffered from Gulf Blvd., elevated sidewalks over internal roadway, way-finding signs, proposed beach walkway
- Building heights and compatibility – turtle friendly lighting, garage car light screening – comparable in height to Seamark
- Beach-front restaurant - Scrubber for exhaust control, tall glass second level to screen terrace noise, high walls top of tower 2 to control roof deck noise
- Fire and Security
- View Corridors and Separation – balconies have no direct sight into Seamark, panoramic views from rooftop terrace, shadow study
- Garage facades – use of greenery, façade options
- Energy saving techniques
- Rooftop terrace, garage screening elements and landscaping, Florida friendly vegetation

David Perry, PLA, ASLA of Perry Becker Design, LLC - Landscape Architect

- Requirements and compliance
- Gulf Blvd. buffer and shade trees
- Beach access/fire access
- Dune restoration

Chair Premier called for a recess at 4:45 PM and reconvened at 4:55 PM.

Abdul Alkadry, PE, Harris Civil Engineers, Orlando - Engineering

- Existing drainage conditions and proposed design
- Pretreatment, post treatment exfiltration for each phase; each phase will stand on its own
- Underground vault detail
- Site circulation and access - Queueing for up to 65 cars, fire access
- As conditioned, the CUP is consistent with provisions of LDC and Comp Plan

Greg Pepitone, Tourism Economics/Oxford Economics Company, Economist

- Impact Study for the expansion of Tradewinds 2027-2046
- \$3.5 billion in sales to local businesses and \$409 million in state and local taxes over the 20 years; 508 jobs annually; direct spending impacts
- Property Tax analysis

Ken Metcalf, AICP Planning Director for Stearns, Weaver, Miller - Planning

- Planning Overview – CUP Summary – 629 units, 3 towers, 25.26 acres
- Statutory Requirements – consistency with Comp Plan

- CUP Use & Numeric Consistency, Setbacks
- Compatibility (consistency with Sec. 4.4(a), 4.12(a)) – project is consistent with all
- Professional opinion was - No unreasonable or disproportionately negative impacts

Joe Smith of 1754 Properties reviewed the community benefits of the project, including a view terrace on 12th story which will be open to the public.

Attorney Elise Batsel summarized that the applicant has met all of criteria required in the CUP application. The Development Agreement is a contract between the Developer and the City specifying what the Developer will do in return for the City allowing pauses for the phases to allow those units to be absorbed not the market without the CUP expiring.

The LPA members began a question period for the applicant experts.

- Rooftop view terrace is opened as public space if there are no events
- Residents requested no excessive parking; applicant donated \$1.25 million for mobility services (Free Bee)
- Turtle lighting is in Development agreement; part of lighting standards for new development
- On demand airport shuttle service as needed/bus passes for employees
- State and local tax revenues are higher for new construction – average over 20 years
- Discounts for residents with a city driver's license – 20% food & beverage/chair rentals
- Resident parking for storms after guest evacuation; emergency vehicles have priority
- Fire Marshall Kelly Intzes – guests evacuate when mandatory (Condition 38)
- Dunes seaward of the CCCL are maintained by FDEP following the restoration

Following the Q&A, modifications to conditions were distributed and reviewed; a copy is made part of the meeting record:

- #7 - Clarification from “sell” to fee simple title and with the exception of Coral Reef property
- #12 - Removing AAA food/dining rating (there is casual beach dining)
- #20 - Phase 1 pool deck closed to guests at 9pm.
- #25 - Dune crossovers will be elevated with of already FDEP permitted at grade crossings
- #26 - Phase 1 beach walkover relocation would be reviewed as part of site plan approval
- #29 - Previous surfaces in proposed pathways, open-air parking or non-traffic rated surfaces
- #35 - Modify water use reduction from 40 to 35% (applicant's error) per LEED
- #37 - Specifies green roofs on newly constructed buildings
- #38 - Provides applicant notice of violations and a 90-day cure period

The modified conditions were submitted to the record.

Public Comment

The following individuals spoke in favor of the Tradewinds CUP:

Robert Fisher, 4780 Brittany Drive S.

Dale Schueneman, GM Coral Reef Resort

Emily Schmoll, (resident) Director of Marketing on behalf of Blue Green Vacations

Victor Ortiz, 111 60th Ave.

Joseph Jenio, 5445 Gulf Blvd.

Robin Miller, President & CEO Tampa Bay Beaches Chamber of Commerce on behalf of its members

Season Wales, resident and employee of Tradewinds

The following individuals spoke against the Tradewinds CUP:

Deb Schechner, 710 Boca Ciega Isle Drive

John Kurzman, Bahia Honda Way

Dana Richardson, 5830 Bahama Way S.

Terri Grocott, 2841 Alton Drive asked for a more comprehensive traffic study

Lisa Reich, 78th Ave. spoke on behalf of sea turtles and asked who is going to enforce the sea turtle lighting ordinance

There being no further comments, Chair Premier closed the public hearing portion of the meeting.

Attorney Batsel provided rebuttal comments regarding the traffic study; it contemplated every single trip, and the numbers are under capacity. Additionally, the applicant has committed to doing a new traffic study at the beginning of each phase.

Joe Smith provided rebuttal regarding sea turtles. The applicant works with Sea Turtle Trackers and the City; they have replaced parking lot lights following their Turtle Trackers advice and are always working on improvements. The wood chairs will be replaced at a cost of up to \$2million to be done in phases, and they are tinting windows. Mr. Smith spoke about their intent to upgrade the port cohere at the Alden.

Chair Premier commented on heavy traffic, individuals looking for parking, and opined that the project is too large for the beach. He would prefer a CUP for each phase of the project.

Member Hubbard asked questions regarding jaywalking and the collection of traffic data. Traffic expert Dave Muntean explained using actual data on existing room counts and Institute of Traffic Engineers (ITE) data for proposed rooms. Member Hubbard expressed concerns on using ITE data. Mr. Muntean answered questions of traffic level of service (LOS) on Gulf Blvd. Concurrency requirements are a burden of the developer for future phases.

Vice Chair DeYampert opined that St. Pete Beach is a resort community and the beach has changed. Developers want to enhance the beach, increasing property values - 600 rooms over a 20-year period is inconsequential based on growth in Pinellas County.

Member Secka opined that Gulf Blvd. is a thoroughfare to the more northern beaches, not just local.

Member Hubbard inquired about what would happen if Gulf Blvd. reached LOS Level D. Ms. Batsel explained that the LDC has a proportionate share mitigation payment that would go to the City to make improvements to the transportation network.

Motion: Member Secka moved and Vice Chair DeYampert seconded to recommend approval of Resolution 2023-27 with amended conditions, contingent upon recommendation of approval of the companion development agreement, to the City Commission. The motion carried 5-0.

Applicant Attorney Kevin Reali asked to ensure clarification on traffic counts for future traffic studies for the Development Agreement. Mr. Berry explained that the use of the existing level of service data

from Forward Pinellas might not include Corey Landings or Sirata. Performing new traffic counts for each subsequent concurrency certificate might be appropriate – language may be changed in Section 4, H. ii. to reflect updated volumes based on Forward Pinellas data or actual data counts, as determined by the City Manager.

b. Development Agreement: City of St. Pete Beach and TRADEWINDS SPB DEVELOPER, LLC - Companion item to Agenda Item 4.a.

Motion: Member Secka moved, and Chair Premier seconded to approve the development agreement to the City Commission with the amendment to Item H. in the agreement to ensure that current data is used, which will come from Forward Pinellas data or actual data counts as determined by the City Manager (language to be defined by City Attorney and Staff). The motion carried 5-0.

Chair Premier adjourned the meeting as the LPA and reopened as the Planning Board at 8:17 PM.

Conditional Use Permit #23033 (Resolution 2023-27) will be heard before the City Commission on April 15, 2024 at 4:00 PM in Commission Chambers.

5. Discussion Items – None.

6. Adjournment –

There being no further business, Chair Premier adjourned the meeting at 8:18 PM.

These minutes will be considered for approval at the April 2024 meeting of the Planning Board.

PLANNING BOARD MEETING CITY OF ST. PETE BEACH COMMISSION CHAMBERS

Agenda Report

Action Request: N/A - For discussion purposes.

Strategic Objective:

Date: May 20, 2024

Prepared By: Calvin
Giordano & Associates

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: The City is in the process of wrapping up its mandatory Evaluation and Appraisal Report (EAR) process for the 2016-2023 cycle. While the City has the option to significantly modify its Comprehensive Plan through the EAR process, in the current cycle, changes have been largely been made to maintain compliance with State law and County rules. The City undertaking the EAR process does not limit it from making subsequent changes of any magnitude within the following seven-year cycle.

In late 2023 the City Commission selected Calvin, Giordano & Associates (CGA) to head a broader effort to evaluate the City's development standards, particularly in the downtown (Town Center) and Large Resort Districts. The effort will engage the Commission and public to evaluate current development standards adopted in the City's Comprehensive Plan, which generally mirror the zoning standards. This will include evaluation of potential buildout scenarios, real estate analysis of proportionality between hotel rooms and residences in the Large Resort District, and evaluation of development potential on many important local considerations in our coastal community.

The attached document presents a draft scope for consideration of CGA's involvement with the process, including public engagement efforts. Staff requests Planning Board feedback on the sufficiency of the scope to address the evaluation requested through the joint Planning Board and City Commission workshops in

2023.

Funding:

Attachments:

1. Project Approach_Revised 5-10-24

Calvin, Giordano and Associates, Inc. Planning Services Proposal for the City of St. Pete Beach

May 10, 2024

The City requires recommendations regarding whether the current Comprehensive Plan and Land Development Code accurately reflect the vision of the community and the current and future market for temporary lodging and multi-family residential development. These recommendations will be based on professionally obtained data about existing conditions and future trends and will be particularly focused on density and intensity standards generally within the current Large Resort (LR) zoning district and the Town Center Core District (TC-1) and the Town Center Corey Circle District (TC-2) Future Land Use Categories within the City, also described as the area generally west of Gulf Boulevard, south of 64th Avenue and north of 46th Avenue. The specific area of study will be further defined in coordination with City staff during Phase 1 of the project.

Project Approach

Phase 1: Public Input, Data Collection, and Analysis

City Commission Listening Session

Prior to the official kickoff of the project with City staff, CGA will participate in a City Commission workshop to receive Commission input and answer questions about the project. This listening session will provide CGA with a more complete understanding of Commission's issues of concern, past planning efforts to address these concerns, objectives for the project, and expected outcomes of the project.

Kickoff Meeting with City Staff

This initial phase of the Comprehensive Plan update will be crucial in establishing good benchmarks for the rest of the process. Gaining a full understanding of the successes and failures of the adopted Comprehensive Plan and Land Development Regulations will be the primary focus. In this initial step, we will coordinate and work with City Staff, tapping into their knowledge and understanding of the community and the different planning documents. The specific area of study will be established in coordination with City staff early in this phase.

To ensure the ongoing success of every project, it is important to designate and to communicate to all parties involved the management responsibilities for the project. At the onset, CGA will designate a project manager who will function as the primary point of contact and will be responsible for directing and coordinating the preparation of work products, final review of deliverables, and managing the project scope, schedule, and budget. CGA will also request that St. Pete Beach designate a project manager from staff who will be the City's primary point of contact, as well as responsible for providing base information to CGA, disseminating the consultant's work product to the appropriate City staff, communicating official direction of the City to the consultant, and providing any necessary updates and communications with City staff, Boards, and the Commission.

During this phase, CGA will engage City staff to determine how the public engagement process can be structured to achieve optimal community input for the City. Logistics regarding the public engagement processes as well as the frequency and number of meetings will be discussed as well as identifying the

City's stakeholders and thought leaders who will be integral in the success of the public engagement process. The input process must include stakeholders from study area industries such as hospitality (short term/vacation rental, boutique hotel and major flag hotel), construction, marine industry, small business, real estate, or food and beverage. Stakeholders will be invited to workshop events and will be engaged from data gathering through scenario alternatives, using specific questions designed to rank economic projects or investment options. Potential dates and locations will also be identified to ensure that the public process is as open and inclusive to all residents and business owners within the City. Part of the public engagement process will include utilization the City's website and social media platforms as means of disseminating information as well as providing additional ways for the public and stakeholders to provide comment on the plan and the process.

Public Outreach and Participation

Although our project approach includes opportunities for public participation throughout the Comprehensive Plan update process, we are proposing that a majority of outreach take place during this phase in order to provide the basis for understanding and describing existing conditions and for the formulation of recommendations that will be presented in subsequent phases. In order to identify common concerns and priorities of community stakeholders, we will conduct group or individual interviews with key City personnel and officials which would include individual City Commission members and other appropriate board members and key community stakeholders as identified by the City.

To engage a broad range of the community at-large, we recommend conducting at least two community-wide meetings. The first such meeting would introduce the project and identify major issues of concern and the community's ideals for the future of St. Pete Beach. From the data we have collected during this phase, we will present likely development scenarios based on recent hotel and residential development, market trends, and existing land use regulations. Initial engagement will utilize tools that make complex ideas like development policies easy to communicate. As an example, density concepts such as *12 units per acre versus 8 units per acre* will be explored and compared between stakeholders, businesses, or the public using visuals and infographics. Initial engagement will begin shaping a visual consensus of how each cohort perceives development. To do this the team will utilize:

- **Live audience polling:** Using real-time polling, the team will present questions and visuals to understand how attendees feel about development outcomes. Live questions at the initial workshop may include: "What factors do you believe contribute the most to traffic congestion?" or "What efforts do you believe are most important to improve the local economy?". Anonymous answers can lead to in-person discussion which allows the City to ground-truth public sentiment on issues.
- **Community character boards:** Using a library of images and examples, the team will use large-format boards to capture input on the places and neighborhoods that create St Pete Beach's identity. The resulting input helps create a geographic illustration of areas of stability and areas that may be prone to change.

The second workshop would build upon the input of the first workshop and would focus on distilling this input into common themes and common visions for the future of the City based on several possible development scenarios. Prior to the initial workshop, we typically provide survey questions to the community at-large via the City's website. We can also include targeted surveys to obtain input from groups that in the past have tended to not be as vocal about planning issues.

To communicate development outcomes and get community feedback on scenarios, the team will use the following tools or methods at workshops:

- “Gameboard” mapping: Using large-scale aerial imagery and GIS data, the community will identify places, routes, sites or buildings that are important to the local history, character or economy. Board mapping will lead planners to understand where, for example, land use policies or capital improvements can make the biggest impact. By modeling changes in density, intensity or building height, planners gain instant feedback on potential zoning code changes and can test them in real-time with the community.
- Chip voting: Scenarios are displayed on separate boards while attendees vote on each using chips or other props.
- Investment game station: For St. Pete Beach one simple method to help understand community values is to see how they allocate resources in a game environment. This station gives attendees a limited investment amount to place in multiple options which are based on real-time community issues. This method could help rank public sentiment for projects that, as an example, alleviate impacts to roads, build parking garages, expand affordable housing options, or attract new business types or industries.



Example of a Gameboard station (left), chip voting game (middle) and an investment station (right).

The input received from these public engagement efforts will be used to formulate alternative growth scenarios for the next 20 years. Depending on community input, scenarios may be related to geographic areas, time frames or land use/building types. Illustrating tradeoffs using scenarios can show how a policy or development code change results in various outcomes on the ground. Using ArcGIS Urban, the team will model scenario outcomes and present them to the public, stakeholders and leadership in a visual method that states for example, “If you amend the zoning code to change density here, the

outcome could be Scenario A.” ArcGIS Urban is a mapping and modeling software that dynamically responds to zoning inputs like density, height, or floor area in any chosen zone district. The interface then illustrates changes in 3D and is capable of side-by-side scenario comparisons during live engagement sessions. The time typically associated with revising scenarios after engagement sessions can be used for further exploring and testing alternatives based on community input. The team will assist in creating multiple scenarios that are unique to each other and that overcome issues identified in earlier engagement. By this point in the process, the CGA team will have gained enough insight into the successes and opportunities of the City’s adopted Comprehensive Plan; other City resources and documents; the new baseline data; and the various perspectives of key stakeholders and City officials to identify and recommend overarching Vision Statements as well as key policy recommendations. CGA will work closely with the City to ensure that policy recommendations avoid potential claims under Florida’s Bert Harris Act.

Existing Conditions and Trends Analysis

The Background Data and Analysis provides the backbone for the Comprehensive Plan’s policy framework. Our analysis will be particularly focused on population, real estate, and other market trends that will influence how the City will develop in the near-term and long-term futures. The analysis will include an evaluation of past studies conducted for the City which established a lodging room to residence ratio for the City to determine if this ratio is still appropriate.

The results of our analysis will be presented and explained in an Existing Conditions and Trends Analysis Report. This report will synthesize the review of the adopted Comprehensive Plan priorities, with the review of resource materials made available by the City, with the latest data on demographics, population, and market projections for the City to 2043, with other infrastructure and system data and information available, and with focus of insights gained from the interviews with key personal and official and through the community outreach meetings.

Deliverable: Summary of Public Input Process and Outcomes, Existing Conditions and Trends Analysis Report, and Vision/Key Recommendations Report.

Phase 2: Draft Comprehensive Plan and Land Development Code Revisions

The CGA team will incorporate the findings of the Existing Conditions and Trends Analysis and Vision/Key Recommendations Report into draft Comprehensive Plan and Land Development Code revisions for review and acceptance by the City. These recommendations will be presented as alternative growth scenario options based on the Trends Analysis and on growth preference alternatives presented during the public participation in the previous phase. The draft revisions will first be presented to City staff for review and comment, with any necessary revisions made by CGA prior to presentation to the City Commission for acceptance.

Deliverables: Draft Recommended Comprehensive Plan and Land Development Code Revisions Report.

Phase 3: Acceptance of Draft Plan Revisions by the City Commission

CGA will participate in up to two public meetings of the City Commission for acceptance of the Recommended Plan Revisions Report. We will prepare supporting background information and summary material within the Recommended Plan Revisions Report. During this phase, we will also solicit input from the Commission regarding recommended Comprehensive Plan and Land Development Code amendments based on preferred growth alternatives identified in the Recommended Comprehensive Plan Revisions Report.

Deliverables: Recommended Comprehensive Plan and Land Development Code Revisions Report with Executive Summary and Supporting Meeting Material.

Phase 4: Adoption of Amendments by the City

At the direction of the City, CGA will prepare in strike-through/underline format revisions to the Comprehensive Plan and Land Development Code. The drafts of these revisions will be provided to City staff for comment and acceptance prior to presentation to the Commission. During this phase, we will also coordinate with Forward Pinellas to ensure that proposed amendments are consistent with the existing and any possible planned revisions to the Countywide Rules and Maps.

CGA will participate in and provide background material for one Local Planning Agency Hearing and one City Commission Hearing for transmittal of the Comprehensive Plan amendments to the Florida Department of Commerce. CGA will coordinate transmittal of the amendment to the Department of Commerce and other reviewing agencies, and we will coordinate any needed responses to reviewing agency comments.

Following review by the Department of Commerce and other reviewing agencies, CGA will participate in and provide background material for one City Commission hearing for final adoption of the Comprehensive Plan and Land Development Code amendments.

Deliverables: Proposed Data and Analysis, and Goal, Objective, and Policy amendments in ordinance format. Project background and an executive summary will be provided for all hearings. Final Data and Analysis; and Goal, Objective, and Policy amendments, including maps, will be provided in an electronic and editable format.

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

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: May 20, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Discussing the Planning Board's preferred engagement methods for the upcoming Comprehensive Plan evaluation, in terms of scheduled interactions with the City Commission.

Funding: N/A

Attachments:

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

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: May 20, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Conditional Use Permit requests in St. Pete Beach range in scale from adding slips to three-residential multifamily docks to several-acre resort redevelopments. The City's current minimum submittal requirements ask for limited information that is sufficient to describe the request, but which Staff finds lacks sufficient guidance to prepare developers of larger projects for the expectations of reviewing staff, Boards, and the City Commission. This is especially the case in the Community Redevelopment District, where there are heightened design, public amenity, and performance standards that developers should be aware of at an early stage.

Following up on the discussion started with the Planning Board in March, Staff is presenting a modified application that outlines requirements for Conditional Use Permits. This application maintains a simplified submittal package for all Conditional Use Permits, but adds on stacking requirements for new major additions and new building construction, and greater requirements for new temporary lodging developments. Staff requests Planning Board feedback on whether these requests are sufficient to generally capture the information the Planning Board would like to see when reviewing CUPs.

Funding: N/A

Attachments:

1. Conditional_Use App 2024_Draft Revisions for PB



INFORMATION ON THE CONDITIONAL USE

What is a Conditional Use? A conditional use is a use that has operational, physical and other characteristics that may be different from those of the predominant permitted uses in a zoning district, but which is a use that compliments or may otherwise be compatible with the intended overall development within a district, provided the specified standards are met.

How do I apply for a Conditional Use? An applicant for conditional use must submit the following documents to the Community Development Department, **based on the type of project proposed.**

All Conditional Use Permits

- A complete and signed application. Incomplete applications will not be processed and will be returned. As such, all applicants are **STRONGLY ENCOURAGED** to meet with Community Development staff prior to submission deadlines to discuss plan submissions and the review process. Appointments can be made by calling 727.363.9229.
- A completed and signed agent authorization form if someone else will be representing the property owner at the public hearing.
- An accurate, legible, and appropriately scaled survey of the property including all existing and proposed improvements. The survey shall have been performed not more than one (1) year prior to the date of application and not less than two (2) 11"x17" copies of the survey are required for submittal.
- Two scaled **conceptual site plans** depicting the request. The site plans can be sized from 8.5"x11" to a maximum of 24"x36" in size. These drawings are necessary to assist staff and the BOA or City Commission in the review of the request. **The site plans shall contain a matrix showing the site's preliminary compliance with the zoning district's dimensional and area requirements, which can be found in the Land Development Code (LDC) under the property's zoning district. The matrix shall have a column listing the LDC requirements for setbacks, density (where applicable), intensity/FAR (where applicable), minimum lot area (where applicable) impervious surface ratio, and parking, with an additional column demonstrating how the plan will comply with those standards.**
- **When the application involves new building construction, additions or expansions, new placement of parking, a change of use, or other construction that triggers heightened landscaping requirements in LDC Sec. 22.7., 22.8, or 39.10, a preliminary landscaping plan shall be submitted that references the LDC requirement(s) for the affected area(s) of the site and the installation of landscaping to meet such requirement(s). The plan may show specific species, caliper and planting height if known, or provide a schedule of landscaping to be installed if the conditional use permit request is approved.**
- Cash or check made payable to the City of St. Pete Beach for the amount of the application plus mailing fees. The application fee is \$500. The mailing fee can be calculated for you when you turn in your application, or you can calculate it yourself by searching for your property on the Pinellas County Property

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

Appraiser's office website (www.pcpao.gov), clicking on radius search at the top of the page, typing in 500 feet for the radius, and multiplying the number of properties times the current stamp price plus \$0.20.

- A completed Sign Posting Affidavit.
- Completed and filed lobbyist registration form(s), if relevant. Please submit these forms to the St. Pete Beach City Clerk's Office.
- Staff may request additional information, if necessary.

Applications for New Buildings, Expansions or Additions

In addition to the elements above, the following is required of all conditional use permits involving new building construction, or expansion of an existing building.

- Elevations showing all sides of the building, in color, noting the following:
 - Height from grade to the top of the roof and top of the highest element of the structure, inclusive of elevator shaft overruns, antennae, mechanical equipment, covered rooftops, and similar non-habitable spaces.
 - Height from Base Flood Elevation to the top of the roof and top of the highest element of the structure.
 - For properties in the Community Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.7. and 39.8.
 - For properties in the Downtown Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.3, 39.7, and 39.8.
- When the project takes place within the Community Redevelopment District, a site plan shall be submitted noting the following. This can be depicted on the site plan required under the prior section if legible, or as a separate plan.
 - Streetscape and site design elements of LDC Sec. 39.10., 39.11., and 39.12., as well as LDC Sec. 39.15. when the development abuts single-family, two-family, RU-1, or RU-2 zoned properties.
 - In addition to the preceding, any new buildings or additions within the Downtown Redevelopment District shall note compliance with the relevant elements of LDC Sec. 39.3. and 39.4. (where applicable).
- When the project is estimated to generate 51 or more peak hour trips based on the latest Institute of Transportation Engineers Parking Generation Manual or other professionally-accepted estimates, the applicant shall submit a transportation study methodology and draft transportation management plan (TMP) for review if requested by the City. Projects estimated to generate more than 300 peak hour trips are required to submit a transportation study methodology and TMP for review. Methodologies shall contain a table showing the expected traffic impact at peak hour for the new development.
- When the new building or addition exceeds 5,000 square feet, at least one rendering shall be provided showing the frontage of the building facing any public thoroughfare, and the rear of any building facing a public waterway or the beach. If the development site cannot be captured in one rendering, additional renderings shall be required to depict the new building(s) or addition(s) within the context of the entire development site.
- When the development is in the Community Redevelopment District and proposes a new building or is undergoing major renovation, an explanation of how the development will comply with the requirements of LDC Sec. 39.9.
- When the development is a multi-building project, or one with multiple uses in the same building, a preliminary site layout plan shall be provided identifying the uses provided within each building or portion thereof.
- A preliminary sign permit package, showing any proposed new signage for the property.

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

Applications for New and Expanded Temporary Lodging Developments

In addition to the elements in the preceding two sections, any new or expanded temporary lodging use shall provide the following:

- Demonstration of compliance with the floor area standard of LDC Sec. 6.6.
- For properties in the Community Redevelopment District, demonstration of compliance with LDC Sec. 39.6.
- For large scale redevelopment projects in the Community Redevelopment District, site plan references to required public beach access, mean high water line easements, and any other public easement proffered under the development request.
- For large scale redevelopment projects in the Community Redevelopment District that contain at least one building exceeding 50 feet, a shade study at the equinoxes and solstices, showing at least one morning, afternoon and evening rendering.
- A to-scale dune installation or maintenance plan, where required.

Can I ask for Variance with my Conditional Use application? It is not uncommon for projects that require conditional use approval to also seek variance approvals. The City Commission is authorized to hear both types of request at the same time. Accordingly, variance requests may be included as part of the Conditional Use request. An additional application form is included in this packet for this purpose.

Who decides if the Conditional Use should be granted? The City Commission is authorized to hear and make final determinations on all conditional use requests. Conditional use applications may also include variance requests as part of a conditional use application. In those cases, the City Commission also makes the final determination.

What is the City Commission and when do they meet? The City Commission is the elected body of officials who have overall responsibility for establishing policies and procedures for the operations of the City of St. Pete Beach. The Commission meetings are normally held two times a month on the second and fourth Tuesday at 6:00pm, in the City Commission Chambers at 155 Corey Avenue (City Hall).

What do I do after my Conditional Use is granted? You will receive a notice from the City immediately following your hearing. This notice is called a Development Order (DO) and it will summarize the results of the hearing including the decision to deny, approve, or approve with conditions. If approved, the owner/applicant will have one (1) year from the date the development order is signed to obtain a building permit for the proposed work. The permit must remain active during the life of the project. If a permit is not obtained within a year or if a permit does not remain active, the conditional use will expire.

What happens if my approved Conditional Use is appealed? Although rare, sometimes a neighbor or other affected party will appeal the Commission decision to the Circuit Court. Any such appeal must be taken within 30-days from the date of the decision. Should this occur, the City is normally removed from the appeal process and has no control over the timeframe or decision of the Court. The one-year timeframe for permit issuance noted above would begin from the Court's final decision date provided the applicant has properly advised the City of said appeal.

What can I do if my Conditional Use is not granted? You may correct your plans to meet current code requirements or you may file an appeal to the Pinellas County Circuit Court with 30-days of the final decision.

How are my application fees used? The application fee is primarily used to cover staff review costs. A conditional use application will typically involve reviews from multiple City agencies and may include County, State, or even Federal reviews depending on the nature of the request. All conditional use applications are required to be properly advertised and require notification to adjacent property owners. The mailing fees are used offset the cost incurred in meeting these requirements including the preparation of a legal ad and mailing costs associated to adjacent property owner notice. The City shall re-advertise a request, at no expense to the applicant, if a scheduled application is not heard due to an error by the City (i.e. lack of a quorum). Otherwise, the applicant will be responsible for any additional costs incurred as a result of his or her own (in)action.

CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

_____ I understand that the City will not accept or process an incomplete application.

_____ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

_____ On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

_____ I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.

_____ I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

_____ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

Signature of Applicant

Date



CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: _____

APPLICANT/AGENT (Attach agent authorization form)

Name: _____

Name: _____

Address: _____

Address: _____

City: _____ State: _____

City: _____ State: _____

Zip: _____ Telephone: _____

Zip: _____ Telephone: _____

Email: _____

Email: _____

SUBJECT PROPERTY:

Address: _____ Current Name of Business: _____

Parcel ID: _____ Name of Project: _____

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

Signature of Applicant/Agent

Date

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:
 - a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

 - b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;
 - d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;
- 3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);
 - 4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;
6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,
7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.
2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.
3. Hydrological features and storm water management infrastructure.
4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.
5. Site landscaping, open space provision and impervious surface limitations.

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.
7. Fire suppression and facility security.
8. Emergency management and hurricane evacuation provisions.
9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:
 - a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
 - b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

Technical Review Committee Deadlines

The TRC generally meets the 1st and 3rd Wednesday of each month at 10:00am in the Community Development Department conference room. All conditional use permit applications must be reviewed by the Technical Review Committee.

Meeting Month	Application Deadline	Meeting Date
	30 days prior to meeting date	At 10:00am in the TRC room
Wednesday		
January	12/4/2023	1/3/2024
	12/18/2023	1/17/2024
February	1/8/2024	2/7/2024
	1/18/2024	2/21/2024
March	2/5/2024	3/6/2024
	2/19/2024	3/20/2024
April	3/4/2024	4/3/2024
	3/18/2024	4/17/2024
May	4/1/2024	5/1/2024
	4/15/2024	5/15/2024
June	5/6/2024	6/5/2024
	5/20/2024	6/19/2024
July	6/3/2024	7/3/2024
	6/17/2024	7/17/2024
August	7/8/2024	8/7/2024
	7/22/2024	8/21/2024
September	8/5/2024	9/4/2024
	8/19/2024	9/18/2024
October	9/2/2024	10/2/2024
	9/16/2024	10/16/2024
November	10/7/2024	11/6/2024
	10/21/2024	11/20/2024
December	11/4/2024	12/4/2024
	11/18/2024	12/18/2024



Owner's Authorization for Agent

I/WE _____
(print name of property owner)

hereby authorize _____
(print name of agent)

to represent me/us in an application for _____
(type of application: variance, conditional use, zoning, etc.)

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this _____ day of _____ 20____, by _____
_____ who is personally known _____ or produced
_____ as identification.

(Notary Signature) (Date)

My Commission Expires _____



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, _____, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): _____

Address: _____

Signature

Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____ 20 ____ by _____, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My commission expires: _____

NOTARY:

Print Name: _____

Notary Public, State of Florida

(Notarial Seal)

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, or Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

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

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: May 20, 2024

Prepared By: Jennifer McMahon, Chief Operating Officer

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Staff has prepared a right-of-way utilization permit for commercial operators and marine contractors who wish to use the City's right-of-way for staging, unloading, loading, launching, etc. of commercial operations. Staff has also reviewed other municipalities in Florida for their commercial boat ramp usage fees, which generally range from \$100 to \$250 annually with one jurisdiction charging as high as \$1000 annually for the use of kayak launch sites.

Funding: N/A

Attachments:

1. ROW App for Marine Contractors & Commercial Operators
2. Cape Coral Fees
3. Crystal River Fees
4. Collier Fees
5. Miami-Dade Fees
6. Pensacola Fees



NOTICE TO MARINE CONTRACTORS AND COMMERCIAL OPERATORS

There are two public boat ramps in the City of St. Pete Beach that may be used for launching barges for marine contractors and commercial activities located at Don CeSar and Egan Park boat ramps.

Should you need to utilize the public boat ramps, you may request a permit from the city. Permits may be granted to marine contractors with a valid City of St Pete Beach permit for a dock or seawall repair or replacement and commercial operators with a valid compliance permit.

Using any other City owned property (boat ramps), easement, or public right-of-way for the purpose of carrying out your business without a permit is a direct violation of Sec. 74- 31 of our City Ordinances (shown below). This includes loading and unloading materials, temporary storage of materials, and temporary anchoring or docking barges on City property. If found in violation of this Ordinance, the City may impose any or all the following consequences:

- Revocation of the permit based on Sec 98-26 of our City Ordinances
- Reporting the incident to the Pinellas County Sheriff to issue citations for obstructing traffic or trespassing.

Sec. 74-31. - Unlawful conduct.

It shall be unlawful for any person to in any way obstruct the streets, alleys, sidewalks or other public passageways of the city except as authorized by the building code, as adopted [in Sec. 98-26](#) and amended by the city, or by ordinance.

Please complete the **PUBLIC RIGHT-OF-WAY PERMIT APPLICATION FOR MARINE CONTRACTORS AND COMMERCIAL OPERATORS** and submit with your permit package.

Marine contractors and commercial operators using the Don CeSar boat ramp shall park along Cabrillo Avenue located just south of the ramp. Marine contractors and commercial operators using the Egan Park boat ramp shall park in the boat trailer lot located in the southeast corner of Captiva Circle (signage will direct you).



City of St. Pete Beach

155 Corey Avenue, St. Pete Beach FL 33706
Phone (727) 363-9253 Fax (727)363-9222

PUBLIC RIGHT-OF-WAY PERMIT APPLICATION FOR MARINE CONTRACTORS AND COMMERCIAL OPERATORS

JOB INFORMATION:

Marine Contractor/Operator: _____ Address: _____

License holder Cell: _____ Supervisor Cell: _____

Property Owner: _____ Building Permit # _____

Property Owner Address: _____

Phone: _____ Email: _____

Permit Type: ☐ Dock ☐ Seawall ☐ Compliance

Boat Ramp: ☐ Egan Park ☐ Don CeSar

Tentative date range for utilizing boat ramp: _____

Vehicle and/or trailer tag numbers to be parked: _____

NOTE: Marine contractors and commercial operators using the Don CeSar boat ramp shall park along Cabrillo Avenue located just south of the ramp. Marine contractors and commercial operators using the Egan Park boat ramp shall park in the boat trailer lot located in the southeast corner of Captiva Circle (signage will direct you).

All work permitted is subject to the Conditions for Approval as included in this Public Right-of-Way Utilization Permit Application for Marine Contractors and Commercial Operators, City of St. Pete Beach Municipal Code of Ordinances and any other applicable laws, regulations or policies of the City, State, Federal government and/or other regulating authority.

Signing below implies acceptance to all requirements stated, in writing, as a condition of the issuance of this right-of-way utilization permit. Right-of-way utilization permit, conditions of approval, and any letters (from the permit grantor) referring to this right of way utilization permit are all to be considered as part of this right-of-way utilization permit agreement. See attached for additional conditions to this utility permit:

Marine Contractor/Operator Signature

Date

FOR OFFICE USE ONLY:

Parking Fees: _____

Hang Tag(s) Given: _____

Authorized By: _____

Date of Issuance: _____

CONDITIONS OF APPROVAL

1. This Right-of-Way Utilization Permit will be completed with the description and nature of the proposed work fully described in writing.
2. The name of Facility Owner (Permittee), any contractor and/or subcontractor performing work relating to the work described and approved in this Right-of-Way Utilization Permit will be denoted along with contact information during and after work hours along with emergency contact information.
3. Refer to Code of Ordinances Sec. 94-33 – Restrictions on use of public property
 - (a) No person shall secure any boat or vessel of any kind to any public dock or boat launching ramp in such a manner as to interfere with the landing or docking of other boats or vessels, except when such boat or vessel is actually engaged in the loading or discharging of persons or freight. No person shall secure, tie, dock or anchor a boat or vessel of any kind in such a manner as to interfere with the use of any public dock or launching ramp.
 - (b) No person shall secure, tie, dock, or anchor any boat or vessel of any kind to any public property, including any beach, tree, pole, bulk-head or seawall adjacent to any public right of way or easement, within the city, except public docks or boat launching ramps under those conditions provided in subsections (a) or (f) of upon the issuance of a permit by the city manager, authorizing specific use of the public property for docking or unloading.
 - (c) No person shall use public boat launching ramp located in the 3400 block of Maritana Drive and the public boat launching ramp at Egan Park, for the launching or recovery of any vessel, except in a case of emergency, between the hours of 11:00 p.m. and 5:00 a.m. every day; provided, however, on federal holidays it shall not be a violation of this subsection to use said boat ramps between the hours of 11:00 p.m. and 11:59 p.m. Every public boat launching ramp shall be posted with these hours of use.
 - (d) The limitations in subsection (a) of this section on use of public docks and boat launching ramps shall not be applicable where emergency conditions exist with respect to the boat or vessel using the facility.
 - (e) Any boat or vessel of any kind found in violation of this section may be impounded by the city. The city is directed to clearly publish the provisions contained in subsections (a), (b), (d) and (e) of this section on each public dock or public launching ramp. Further, the city shall clearly notify the public that violations of the posted subsections (a), (b) and (d) of this section will result in the impounding of the boat or vessel.
 - (f) 7th Avenue Fishing Pier: no person shall secure, tie, dock, moor or anchor any boat or vessel of any kind to the public property known as the 7th Avenue Fishing Pier, located at 7th Avenue and Pass-A-Grille Way. The use of this pier to load or discharge persons or freight is prohibited.
4. This Right-of-Way Utilization Permit is to be signed by the applicant or their legally empowered agent.
5. Contractor performing the work must be licensed/registered through the Pinellas County Construction Licensing Board (PCCLB) and must meet the insurance requirements required by the PCCLB.
6. Right-of-Way restoration will be inspected periodically for the period of 1 year after final restoration by the City of St. Pete Beach. Should any deficiencies be encountered, the Permittee will have 7 days to make such corrective actions, unless the conditions warrant immediate attention. One (1) year after final restoration, responsibility for the permitted area will revert back to the City.
7. To insure that hazards do not impact the owners, residents, property, or environment, the City of St. Pete Beach maintains the right to inspect all materials and equipment used on or in conjunction with the work outlined in this Right-of-Way Utilization Permit.
8. The Permittee shall and does hereby agree to indemnify, pay the cost of defense and save harmless the Permit Grantor from the and against the payment of all claims, suits, actions, costs, attorney's fees, expenses, damages, judgments or decrees by reason of any person/persons or property being damaged or injured by the Permittee, his employees, agents or subcontractors or in any way attributable to the performance, prosecution, construction, operation or maintenance of the work herein permitted by the Permittee and resulting from the negligent act/acts or omission/omissions of said Permittee in connection with the work herein permitted.
9. The Permittee shall repair and or restore any damage or injury to the right-of-way or to any other City property and shall repair the same promptly (within 7 days of notification to the Permittee), restoring it to a condition at least equal to that which existed immediately prior to the infliction of such damage or injury.
10. All repairs and restoration must conform to the City Standards (see attached details) or any standards that are denoted in the Condition of Approval of this Right-of-Way Utilization Permit.
11. The License creates and should be considered as granting a permissive use only and the placing of facilities upon the City property pursuant hereto shall not operate to create or to vest any property rights in said Permittee.
12. Emergency Work – In the event of an emergency, the facility owner will be allowed to affect the necessary repairs in advance of receiving a permit. However, the application must be submitted and received in the Community Development Department before the end of the following business day.
13. THE CONDITIONS OUTLINED ARE ACCEPTED BY THE APPLICANT CONTRACTOR/OPERATOR – The permit is not transferable and is VOID after 60 days from the date of approval unless work has been started. The applicant agrees, upon completion of any work, to satisfactorily complete all the work authorized by the permit within a period of 60 calendar days.
14. Work within the right-of-way under construction shall be within the times allowable for work, as denoted in the City of St. Pete Beach Code of City Ordinances, except where the work must proceed in order to protect the public interest.
15. Other Conditions of Approval

Completed Right-of-Way Utilization Permits may be uploaded to the permit or sent to the following Address:

**City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, FL 33706**

Email: permits@stpetebeach.org

Blank Right-of-Way Utilization Permits may be obtained through the forms page of the Community Development Department's web page located at <https://www.stpetebeach.org/454/Permits-Applications-Forms> .

Boating

Boating is one of the most popular outdoor activities in Southwest Florida. Click the links below to get more information about boating in Cape Coral:

- [Boat Ramp Locations in Cape Coral](#)
- [Annual Boat Trailer Parking Permit](#)
- [Commercial Paddle Sport Outfitter Permit](#)
- [Boating Safety](#)
- [Boat Ramp Etiquette](#)

The City of Cape Coral boasts more than 400 miles of canals, many of which have direct access to the Caloosahatchee River and the Gulf of Mexico. The City's waterways are overseen by the Parks Recreation Department's [Marine Services Division](#) and can be accessed through the use of five improved public boat ramps and four unimproved boat ramps:

- [BMX Boat Ramp \(freshwater access\)](#)
- [Burnt Store Boat Ramp](#)
- [Horton Park Boat Ramp](#)
- [Rosen Park](#)
- [Yacht Club Boat Ramp](#)
- [Unimproved Boat Ramps](#)

The [Chiquita Boat Lock](#) is not operational due to damage sustained from Hurricane Ian. The lock is in the open position so that boaters may pass.

Annual Boat Trailer Parking Permit (Cape Coral residents only): \$75 plus tax (valid for one year from the month/year that the permit was purchased). Annual permits may be [purchased](#)

or renewed online or by visiting the Parks & Recreation counter in City Hall (239-573-3128).

Please bring:

- Payment via cash, card, or check
- Drivers license and vehicle registration
- Proof of Cape Coral residency (i.e., local utility bill) with corresponding name and address

Permits must be affixed on the outside of the back window or the back bumper of the tow vehicle on the left side (driver's side).

--> [See more information on Cape Coral's Boat Trailer Parking Program.](#)

Commercial Paddle Sport Outfitter Permit

Permit and agreement with the city are required for paddle sports outfitters to use Cape Coral launch sites to deliver kayaks or sups for use. Paddle Sport Outfitter application, proof of business license, and insurance are required to obtain approval for use. The cost is \$100 monthly for seasonal operations or \$1,000 annually for annual operations. For details on which parks are available or how to become an approved paddle sport outfitter, please email rotaryparkinfo@capecoral.gov.

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Boating Safety

Before operating a vessel, a boating Safety Course is required by the State of Florida for all persons born on or after January 1, 1988. Violation of these provisions is a misdemeanor of the second degree. Before going boating, particularly in a new environment, it is always a good idea to take a refresher course on Boating Rules and Safety and familiarize yourself with local waterways.

Boating safety courses near you and information on saltwater and freshwater boating regulations:

- Florida Fish and Wildlife Conservation Commission

- [Boating Courses](#)
- [Boating Information](#)
- Lee County Government – [Boating Information](#)
- United States Coast Guard Auxiliary
 - [Boating Courses](#)
 - [Aids to Navigation System](#)
 - 1-800-336-2628
- United States Power Squadron
 - [Boating Courses](#)
 - 1-888-367-8777
- [A Boater's Guide to the Federal Requirements for Recreational Boats](#)

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Boat Ramp Etiquette

Our boat ramps are popular with locals and visitors alike and can become unnecessarily congested when boaters aren't proactive about preparation. Boat ramps should be kept clear except when actively launching or retrieving your boat. The boat ramp is not an appropriate place to load or prepare your boat for the water.

Launching

- Prepare your vessel away from the boat ramp and verify the following:
 - Required safety equipment and the vessel registration card are on board
 - Trailer coupler and ball hitch are connected, and trailer lights unplugged
 - Battery, motor, and angle of the drive unit in good condition
 - Drain plug firmly in place

It's best to have a lookout or someone in the boat to help launch. Once your boat is launched, move it out of the way and secure it to a courtesy dock so your passengers can board.

Quickly move the towing vehicle so others can access the ramp.



CITY OF CRYSTAL RIVER PARKS AND RECREATION DEPARTMENT

ANNUAL BOAT RAMP PASS ORDER FORM: **COMMERCIAL VEHICLES**

The Annual Boat Ramp Pass is valid for one year from the date of purchase and is honored in lieu of the general parking fees at the Firehouse across U.S. 19 and motorized vessel launch fees at the **3rd Ave Dock and Pete's Pier**. Parking is on a space available basis: Annual Park Pass does **NOT** guarantee a parking space and does not include parking fee at Pete's Pier.

	Price Per Vehicle	Quantity	Total	New	Renewal
Commercial Annual Pass	\$100.00 tax included		\$		

Business Owners must present a current Crystal River Business License at the time of Purchase of the Annual Parking Pass (per FL Statute 205).

Checks, money orders or Cashier's Checks are accepted as well as Visa, MasterCard and Discover (\$2.00 or 3% convenience fee for using charge card). Checks should be payable to "The City of Crystal River" (US Funds only). If check is returned by the bank for non-payment a returned check fee of \$25.00 will be assessed in addition to the Annual Park Pass fee.

If more than one tag number, vehicle must be registered to the below address:

Name of Business: _____

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

1st Vehicle License Plate No.(\$100.00):_____ State: _____

Vehicle Make: _____ Model: _____ Color:_____

Driver's License No.: _____

(If Purchasing for Additional Vehicles)

2nd Vehicle License Plate No.(+\$100.00):_____ State: _____

Vehicle Make: _____ Model: _____ Color:_____

Driver's License No.: _____

3rd Vehicle License Plate No.(+\$100.00):_____ State: _____

Vehicle Make: _____ Model: _____ Color:_____

Driver's License No.: _____

E-Mail: _____

Signature: _____ **Daytime phone:** _____

Pass #:_____ Activation Date:_____ Expires:_____ Initial _____

Pass #:_____ Activation Date:_____ Expires:_____ Initial _____

Pass #:_____ Activation Date:_____ Expires:_____ Initial _____

Pass #:_____ Activation Date:_____ Expires:_____ Initial _____

Pass #:_____ Activation Date:_____ Expires:_____ Initial _____

You can purchase Commercial Vessel Launch Permits at

- ▶ North Collier Regional Park, Exhibit Hall (https://www.collierparks.com/collier_park/north-collier-regional-park/)

For more information call (239) 252-4000.

Resident/Non-Resident Recreational Vessel Permits and Paddle craft Permits (only valid for 1 year from the month of purchase)

Resident

A motorized vessel permit is \$100 plus tax and a valid trailer registration is required. The permit is affixed to the passenger side of the winch post on the trailer.

A non-motorized vessel permit (paddle craft) is \$50 plus tax and a valid vehicle registration is required. The permit is affixed to the passenger side of the rear bumper of the vehicle.

Non-Resident

A motorized vessel permit is \$250 plus tax and a valid trailer registration is required. The permit is affixed to the passenger side of the winch post on the trailer.

A non-motorized vessel permit (paddle craft) is \$125 plus tax and a valid vehicle registration is required. The permit is affixed to the passenger side of the rear bumper of the vehicle.

Collier County Daily Boat Launch/Vehicle Parking Pay Stations

Recreational Vessel Paddle Craft/Vehicle Parking Daily Launch Pay Stations are available at all Collier County Boat Parks.

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(<https://www.collierparks.com/privacy-policy/>)

▶ A motorized daily launch fee is \$10

▶ A non-motorized launch fee is \$5

▶ A vehicle daily parking fee is \$10 for vehicles without a resident beach parking sticker



Miami-Dade Parks, Recreation and Open Spaces Department

Approved Fees, effective June 1, 2023

(Fees not inclusive of sales tax)

Marinas

Black Point Marina

Wet Slips Annual Contract (per boat foot, per month) up to 49 feet	\$16.62
Wet Slips Annual Contract (per boat foot, per month) 50 feet and above	\$17.37
Wet Slips Monthly Transient (per boat foot, per month) up to 49 feet	\$26.19
Wet Slips Monthly Transient (per boat foot, per month) 50 feet and above	\$27.32
Wet Slips Daily Transient (per boat foot, per month) up to 49 feet	\$1.67
Wet Slips Daily Transient (per boat foot, per month) 50 feet and above	\$1.75
Trailer Dry Storage - Annual Contract (per month, up to 30 feet)	\$199.65
Trailer Dry Storage - Monthly Transient	\$258.75
Trailer Dry Storage - Weekly Transient	\$69.58
Trailer Dry Storage - Daily Transient	\$27.83
Boat Launching Fees - Car, Truck, SUV Boat Launch (Mondays -Thursdays)	\$15.00
Boat Launching Fees - Car, Truck, SUV Boat Launch (Fridays - Sundays & Holidays)	\$19.00
Boat Launching Fees - Annual Permit	\$220.00
Boat Launching Fees - Annual Permit, Senior Rate	\$121.00
Boat Launching Fees - Annual Replacement Fee	\$27.50
Marina Access Service Fee - Vendor Yearly Pass	\$50.00
Additional/Replacement Wet Slip/Mooring Patron Parking Decal (limit 1 per boat)	\$50.00
Boat Dock / Storage Clean Up Fee	\$100.00
Emergency Service Fee	\$100.00
Replacement Key - Wet slip key card	\$10.00
Replacement Key - Key Fob	\$25.00
Replacement Key - Physical Key	\$50.00

Crandon Marina

Wet Slips Annual Contract (per boat foot, per month) up to 49 feet	\$18.77
Wet Slips Annual Contract (per boat foot, per month) 50 feet and above	\$19.62
Wet Slips Monthly Transient (per boat foot, per month) up to 49 feet	\$26.14
Wet Slips Monthly Transient (per boat foot, per month) 50 feet and above	\$27.32
Wet Slips Daily Transient (per boat foot, per month) up to 49 feet	\$2.33
Wet Slips Daily Transient (per boat foot, per month) 50 feet and above	\$2.44
Charter Annual Contract (per month)	\$695.75
Trailer Dry Storage - Annual Contract (per month, up to 30 feet)	\$199.65
Trailer Dry Storage - Monthly Transient	\$258.75
Trailer Dry Storage - Weekly Transient	\$69.58
Trailer Dry Storage - Daily Transient	\$27.83
Moorings - Annual Contract (Per month)	\$232.93
Moorings - Monthly Transient (per boat foot, per month)	\$19.97
Boat Launching Fees - Car, Truck, SUV Boat Launch (Mondays -Thursdays)	\$15.00
Boat Launching Fees - Car, Truck, SUV Boat Launch (Fridays - Sundays & Holidays)	\$19.00
Boat Launching Fees - Annual Permit	\$220.00
Boat Launching Fees - Annual Permit, Senior Rate	\$121.00
Boat Launching Fees - Annual Replacement Fee	\$27.50
Landing Fees (per foot)	\$1.10
Commercial Landing Fees (per foot, up to 40 feet)	\$2.75
Commercial Landing Fees (per foot, 41 feet and above)	\$3.75
Marina Access Service Fee - Vendor Yearly Pass	\$50.00
Additional/Replacement Wet Slip/Mooring Patron Parking Decal (limit 1 per boat)	\$50.00
Boat Dock / Storage Clean Up Fee	\$100.00
Emergency Service Fee	\$100.00
Replacement Key - Wet slip key card	\$10.00
Replacement Key - Key Fob	\$25.00
Replacement Key - Physical Key	\$50.00

Bill Bird Marina at Haulover

Charter Annual Contract (per month)	\$695.75
Boat Launching Fees - Car, Truck, SUV Boat Launch (Mondays-Thursdays)	\$15.00
Boat Launching Fees - Car, Truck, SUV Boat Launch (Fridays - Sundays & Holiday)	\$19.00
Boat Launching Fees - Annual Permit	\$220.00
Boat Launching Fees - Annual Permit, Senior Rate	\$121.00
Boat Launching Fees - Annual Replacement Fee	\$27.50
Landing Fees (per foot)	\$1.10
Commercial Landing Fees (per foot, up to 40 feet)	\$2.75
Commercial Landing Fees (per foot, 41 feet and above)	\$3.75
Marina Access Service Fee - Vendor Yearly Pass	\$50.00
Additional/Replacement Wet Slip/Mooring Patron Parking Decal (limit 1 per boat)	\$50.00
Boat Dock / Storage Clean Up Fee	\$100.00
Emergency Service Fee	\$100.00
Replacement Key - Wet slip key card	\$10.00
Replacement Key - Key Fob	\$25.00
Replacement Key - Physical Key	\$50.00
Wet Slips Annual Contract (per boat foot, per month) up to 49 feet	\$18.77
Wet Slips Annual Contract (per boat foot, per month) 50 feet and above	\$19.62
Wet Slips Monthly Transient (per boat foot, per month) up to 49 feet	\$38.48
Wet Slips Monthly Transient (per boat foot, per month) 50 feet and above	\$40.23
Wet Slips Daily Transient (per boat foot, per month) up to 49 feet	\$2.12
Wet Slips Daily Transient (per boat foot, per month) 50 feet and above	\$2.22

Herbert Hoover Marina at Homestead Bayfront

Wet Slips Annual Contract (per boat foot, per month) up to 49 feet	\$13.72
Wet Slips Annual Contract (per boat foot, per month) 50 feet and above	\$14.34
Wet Slips Monthly Transient (per boat foot, per month) up to 49 feet	\$26.14
Wet Slips Monthly Transient (per boat foot, per month) 50 feet and above	\$27.32
Wet Slips Daily Transient (per boat foot, per month) up to 49 feet	\$1.67
Wet Slips Daily Transient (per boat foot, per month) 50 feet and above	\$1.75
Trailer Dry Storage - Annual Contract (per month, up to 30 feet)	\$199.65
Trailer Dry Storage - Monthly Transient	\$258.75
Trailer Dry Storage - Weekly Transient	\$69.58
Trailer Dry Storage - Daily Transient	\$27.83
Boat Launching Fees - Car, Truck, SUV Boat Launch (Mondays -Thursdays)	\$15.00
Boat Launching Fees - Car, Truck, SUV Boat Launch (Fridays - Sundays & Holidays)	\$19.00

Boat Launching Fees - Annual Permit	\$220.00
Boat Launching Fees - Annual Permit, Senior Rate	\$121.00
Boat Launching Fees - Annual Replacement Fee	\$27.50
Marina Access Service Fee - Vendor Yearly Pass	\$50.00
Additional/Replacement Wet Slip/Mooring Patron Parking Decal (limit 1 per boat)	\$50.00
Boat Dock / Storage Clean Up Fee	\$100.00
Emergency Service Fee	\$100.00
Replacement Key - Wet slip key card	\$10.00
Replacement Key - Key Fob	\$25.00
Replacement Key - Physical Key	\$50.00

Matheson Hammock Marina

Wet Slips Annual Contract (per boat foot, per month) up to 49 feet	\$18.77
Wet Slips Annual Contract (per boat foot, per month) 50 feet and above	\$19.62
Wet Slips Monthly Transient (per boat foot, per month) up to 49 feet	\$26.14
Wet Slips Monthly Transient (per boat foot, per month) 50 feet and above	\$27.32
Wet Slips Daily Transient (per boat foot, per month) up to 49 feet	\$1.67
Wet Slips Daily Transient (per boat foot, per month) 50 feet and above	\$1.75
Trailer Dry Storage - Annual Contract (per month, up to 30 feet)	\$199.65
Trailer Dry Storage - Monthly Transient	\$258.75
Trailer Dry Storage - Weekly Transient	\$69.58
Trailer Dry Storage - Daily Transient	\$27.83
Boat Launching Fees - Car, Truck, SUV Boat Launch (Mondays -Thursdays)	\$15.00
Boat Launching Fees - Car, Truck, SUV Boat Launch (Fridays - Sundays & Holidays)	\$19.00
Boat Launching Fees - Annual Permit	\$220.00
Boat Launching Fees - Annual Permit, Senior Rate	\$121.00
Boat Launching Fees - Annual Replacement Fee	\$27.50
Landing Fees (per foot)	\$1.10
Commercial Landing Fees (per foot, up to 40 feet)	\$2.75
Commercial Landing Fees (per foot, 41 feet and above)	\$3.75
Marina Access Service Fee - Vendor Yearly Pass	\$50.00
Additional/Replacement Wet Slip/Mooring Patron Parking Decal (limit 1 per boat)	\$50.00
Boat Dock / Storage Clean Up Fee	\$100.00
Emergency Service Fee	\$100.00
Replacement Key - Wet slip key card	\$10.00
Replacement Key - Key Fob	\$25.00
Replacement Key - Physical Key	\$50.00

Pelican Harbor Marina

Wet Slips Annual Contract (per boat foot, per month) up to 49 feet	\$15.39
Wet Slips Annual Contract (per boat foot, per month) 50 feet and above	\$16.10
Wet Slips Monthly Transient (per boat foot, per month) up to 49 feet	\$26.14
Wet Slips Monthly Transient (per boat foot, per month) 50 feet and above	\$27.32
Wet Slips Daily Transient (per boat foot, per month) up to 49 feet	\$1.67
Wet Slips Daily Transient (per boat foot, per month) 50 feet and above	\$1.75
Moorings - Annual Contract (Per month)	\$199.65
Moorings - Monthly Transient (per boat foot, per month)	\$19.97
Miscellaneous Fees - Pelican Skipper/Explorer Charter, per hour	\$350.00
Boat Launching Fees - Car, Truck, SUV Boat Launch (Mondays -Thursdays)	\$15.00
Boat Launching Fees - Car, Truck, SUV Boat Launch (Fridays - Sundays & Holidays)	\$19.00
Boat Launching Fees - Annual Permit	\$220.00
Boat Launching Fees - Annual Permit, Senior Rate	\$121.00
Boat Launching Fees - Annual Replacement Fee	\$27.50
Marina Access Service Fee - Vendor Yearly Pass	\$50.00
Additional/Replacement Wet Slip/Mooring Patron Parking Decal (limit1 per boat)	\$50.00
Boat Dock / Storage Clean Up Fee	\$100.00
Emergency Service Fee	\$100.00
Replacement Key - Wet slip key card	\$10.00
Replacement Key - Key Fob	\$25.00
Replacement Key - Physical Key	\$50.00

Parking Permits

MONTHLY PARKING LOT/GARAGE PERMITS & RATES:

- North Palafox Parking Lot - \$30 (+ sales tax)
- Jefferson Street Parking Garage - \$60 (+ sales tax)

MONTHLY RESIDENTIAL PERMIT RATES:

- Residential On-Street Permit - \$30 (+ sales tax) limited quantity issued

ANNUAL BOAT RAMP PERMITS & RATES:

(permit valid for all city boat launch locations)

- \$5 daily rate
- \$26.88 (\$25.00 + \$1.88 sales tax) for residents of the City of Pensacola
- \$80.63 (\$75.00 + \$5.63 sales tax) for non-City residents
- Locations:
 - Bayview Park –Zone 89
 - Bayou Texar – Zone 90
 - Sanders Beach – Zone 91
 - 17th Avenue (near the railroad trestle) – Zone 92

Please visit [this link](#) to set up your permit account and purchase your desired permit.

For more information or to purchase your parking pass please call [\(850\) 436-5648](tel:8504365648).