



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, September 16, 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 September 16, 2024 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda items. Public comment on agenda items will be allowed when that item is called. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. July 15, 2024

4. Action Items -

a. Election of Officers

Following the August Special Election, the Board will need to appoint both a Chair and Vice Chair for the remainder of 2024-25.

Requested Actions:

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

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

b. 2025 Planning Board Meeting Dates

Review of proposed meeting dates for the 2025 calendar year.

5. Ordinances - Sitting as the Local Planning Agency -

a. Ordinance 2024-03: Permitting Attached Single-family Residential in the Resort Facilities Medium Zoning District and Adjusting Subdivision Lot Coverage Standards

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE DIVISION 14 – RFM RESORT FACILITIES MEDIUM DISTRICT, SECTION 14.2. – PERMITTED PRINCIPAL USES AND STRUCTURES, AND DIVISION 24 – SUBDIVISIONS, SECTION 24.9. – DEVELOPMENT AND SUBDIVISION OF SINGLE-FAMILY ATTACHED DWELLINGS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

This ordinance contains the modifying language applied for under Land Development Code Text Change 24041.

Motion Request: Motion to recommend approval of Ordinance 2024-03 to the City Commission.

b. Ordinance 2024-07: Awarding 12 Units From The Boutique Hotel/Condo District Temporary Lodging Unit Density Pool to 4200 Gulf Boulevard (Miramar Beach Resort)

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR THE ALLOCATION OF 12 UNITS OF TEMPORARY LODGING DENSITY UNDER THE PROVISIONS OF THE BOUTIQUE HOTEL/CONDO DISTRICT TEMPORARY LODGING UNIT DENSITY POOL, AS ESTABLISHED IN THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN, TO PROPERTY LOCATED AT 4200 GULF BLVD (MIRAMAR BEACH RESORT), AND REVERTING THE 15 TEMPORARY LODGING UNITS ALLOCATED UNDER ORDINANCE 2021-04 BACK TO THE NAMED DENSITY POOL; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

This request is a companion to Resolution 2024-08 (Conditional Use Permit #24038).

Action Request: Motion to recommend approval of Ordinance 2024-07 to the City Commission.

6. Conditional Use Permits -

a. Resolution 2024-08 (Conditional Use Permit #24038): 4200 Gulf Blvd (Miramar Beach Resort)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, PURSUANT TO SECTIONS 39.6.(p) AND 46.4.(c) OF THE LAND DEVELOPMENT CODE, TO ALLOW THE PARTIAL REDEVELOPMENT OF A TEMPORARY LODGING USE THAT WILL INCLUDE 50 TOTAL TEMPORARY LODGING UNITS, OR 64.2 UNITS PER BUILDABLE ACRE, WITH NEW STRUCTURE THAT WILL EXTEND TO 76 FEET ABOVE BASE FLOOD ELEVATION WITH NON-HABITABLE OVERRUN NOT TO EXCEED 86 FEET ABOVE BASE FLOOD ELEVATION, TO PARCEL # 07-32-16-07380-000-0120 WITH ADDRESS OF 4200 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

This is a companion to Ordinance 2024-07.

Motion Request: Motion to recommend approval of Resolution 2024-08 to the City Commission with included conditions.

7. Discussion Items

8. Adjournment -

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.