



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, November 18, 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 November 18, 2024 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda item comments. Public comment on agenda items will be allowed when that item is called. Please complete a yellow comment card and submit it to the Clerk. Please state your name and address at the podium.

3. Approval of Minutes

a. October 21, 2024 Planning Board meeting.

4. Resolutions (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), 46.2.(c), 46.4.(c) AND 46.6.(b) OF THE LAND DEVELOPMENT CODE, TO ALLOW THE CONSTRUCTION OF A 30-UNIT HOTEL TOWER THAT WILL INCREASE SITE UNIT COUNT TO 50 TOTAL TEMPORARY LODGING UNITS, OR 64.2 UNITS PER BUILDABLE ACRE, AND EXTEND TO 76 FEET ABOVE BASE FLOOD ELEVATION WITH NON-HABITABLE OVERRUN NOT TO EXCEED 86 FEET ABOVE BASE FLOOD ELEVATION, AS WELL AS INCLUDE AN EIGHTH-FLOOR RESTAURANT WITH OUTDOOR SEATING AREA, ON 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.

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

5. Ordinances -

a. 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.

b. Ordinance 2024-13: Permanently adopting provisions for the elevation of flood-damaged equipment in required side and rear yards, and elevation or reconstruction of nonconforming residential structures in required yards

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING LAND DEVELOPMENT CODE DIVISION 3 – ADMINISTRATION OF THE LAND DEVELOPMENT CODE, SECTION 3.10 – VESTED RIGHTS AND NONCONFORMITIES; AND DIVISION 6 – SUPPLEMENTAL REGULATIONS, SECTION 6.14. - ENCROACHMENT OF CERTAIN SPECIFIED ANCILLARY RESIDENTIAL EQUIPMENT INTO REQUIRED YARDS; REPEALING EMERGENCY ORDINANCES 2024-11 AND 2024-14 CONTAINING SIMILAR PROVISIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Action Request: Motion to recommend Ordinance 2024-13 to the City Commission.

6. Discussion Items

a. Artificial Turf

Discussing artificial turf standards in St. Pete Beach and comparison municipalities, with a review of Member Grocott's and the Tampa Bay Regional Planning Council's analysis and summaries.

7. Adjournment - Next meeting December 16, 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.