

PLANNING BOARD MEETING MINUTES

April 21, 2025 4:00PM

MEMBERS PRESENT: David Hubbard, Chair
Sam Angelides, Jr., Vice Chair
Terri Grocott, Member
Cindy Perry, Member
Shawn Rae, Member

STAFF PRESENT: Brandon Berry, Senior Planner
Ralf Brookes, Interim City Attorney
Ariana Wilson-Romo, Admin. Assistant – Clerk’s Office

Chair Hubbard called the meeting to order at 4:00 PM, followed by the Pledge of Allegiance.

1. Approval of the Agenda –

Chair Hubbard added an item on House Bill 1535, as item 5.a.

Motion: Member Rae moved, and Member Perry seconded, to approve the April 21, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – March 24, 2025 Meeting

Motion: Member Rae moved, and Vice Chair Angelides seconded, to approve the March 24, 2025 minutes as presented; the motion carried unanimously.

4. Action Items (Sitting as the Local Planning Agency) –

Chair Hubbard adjourned the meeting as the Planning Board and reopened as the Local Planning Agency (LPA) at 4:02 PM.

a. Recommendation of Ordinance 2025-10: Amendments to Land Development Code DIVISION 26 -SIGN ORDINANCE, to the City Commission

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA FOR THE PURPOSE OF ADOPTING AMENDMENTS TO LAND DEVELOPMENT CODE DIVISION 26 SECTIONS 26-1 THROUGH 26-42 ENTITLED SIGN ORDINANCE TO ENSURE CONTENT-NEUTRAL SIGN DEFINITIONS, STANDARDS, REGULATIONS AND REQUIREMENTS, AND ADOPTING AMENDMENTS TO THE REQUIREMENTS FOR PERMITTING, ENFORCEMENT, AND MAINTENANCE FOR NEW, EXISTING AND NONCONFORMING SIGNS IN ALL ZONING DISTRICTS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER’S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Senior Planner Brandon Berry reviewed a presentation that is made part of the record. Mr. Berry stated that changes were made to the ordinance based on the recommendations made by the Planning Board at the March meeting. Some changes include defining ‘lawful message’, adding a purpose statement pertaining to wildlife protection, and the usage of banners. He also reviewed some items that were discussed with the Board but not addressed in the amendments, such as defining artwork,

standards for Community Redevelopment District sign regulations, and additional standards for Pass-A-Grille and CRD-EA.

Discussion followed. Member Perry presented both the current and a proposed definition for "artwork," and inquired whether the proposed definition could be adopted. Attorney Brookes indicated no objection to updating the definition. Both definitions were entered into the record. The Board also discussed sandwich board signs and enforcement practices related to their use.

Motion: Member Rae moved, and Member Grocott seconded, and the motion carried 5-0 to find Ordinance 2025-10 consistent with the Comprehensive Plan and recommend approval to the City Commission.

b. Recommendation of Ordinance 2025-07: Amendments to Land Development Code

DIVISION 20 - PAG PASS-A-GRILLE OVERLAY DISTRICT, to the City Commission

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE DIVISION 20 – PASS-A-GRILLE OVERLAY DISTRICT, RENAMING TO DIVISION 20 – PASS-A-GRILLE HISTORIC OVERLAY DISTRICT; AMENDING SECTIONS 20.01. PURPOSE AND INTENT., 20.02. DEFINITIONS., 20.03. PERMITTED PRINCIPAL USES AND STRUCTURES., 20.05. ALLOWABLE CONDITIONAL USE., 20.06. PROHIBITED USES AND STRUCTURES., 20.07. DENSITY, INTENSITY AND ASSEMBLY OF PARCELS., 20.10. REDUCED SETBACKS FOR CONTRIBUTING STRUCTURES GRANTED A CERTIFICATE OF APPROPRIATENESS., 20.11. MINIMUM BUILDING TYPE REQUIREMENTS., 20.12. SUBDIVISION OF LOTS., AND 20.13 APPLICABILITY AND BUILDING TYPE ASSIGNMENT; REPEALING SECTION 20.13. RESIDENTIAL DEVELOPMENT OPTION FOR SINGLE-FAMILY HOMES. AND ADOPTING SECTION 20.13 APPLICABILITY AND BUILDING TYPE ASSIGNMENT.; RENAMING AND AMENDING SECTION 20.14 VACANT PARCELS. TO SECTION 20.14. LOT SPLIT, ASSEMBLY OF PARCELS, VACATION OF EASEMENTS AND/OR RIGHT-OF-WAYS; AMENDING SECTIONS 20.15. PERMITTED BUILDING TYPES, 20.16. PRIVATE FRONTAGE, 20.17. BUILDING HEIGHT, 20.18. MINIMUM OFF-STREET PARKING REQUIREMENTS, 20.19. ALLEYWAYS AND DRIVEWAYS, 20.20. LANDSCAPING STANDARDS, 20.21. SCREENING OF ELEVATED BUILDINGS, 20.22 GENERAL BUILDING DESIGN (RESIDENTIAL); AMENDING AND RENAMING 20.23. GENERAL BUILDING DESIGN (NON-RESIDENTIAL) TO 20.23. GENERAL BUILDING DESIGN (NON-RESIDENTIAL AND MIXED-USE BUILDINGS); AMENDING SECTION 20.24. DESIGN REVIEW AND REQUIRED DRAWINGS; AND ADOPTING SECTION 20.25. PASS-A-GRILLE HISTORIC OVERLAY DESIGN GUIDEBOOK; TO ADOPT DEVELOPMENT STANDARDS TO PRESERVE THE HISTORIC CHARACTER OF PASS-A-GRILLE AND INCREASE COMPATIBILITY OF NEW DEVELOPMENT WITH THAT CHARACTER; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Berry requested that Ordinances 2025-07 and 2025-08 be heard together. Chair Hubbard granted this request.

Mr. Berry reviewed a presentation that is made part of the record. He stated these ordinances were reviewed by the Planning Board and the Historic Preservation Board at a workshop late last year. In addition, the City Commission also held a workshop, but staff received minimal feedback. He

reviewed changes since the workshops. Some changes include allowing pools in front yards only when setback and frontage requirements are met, and properties on platted alleyways must have driveway access from the alley rather than the main street. He stated there was one major change with Ordinance 2025-08, and that is regarding height and how it is measured.

Member Grocott clarified concerns regarding lot coverage, single-story commercial buildings, and street cutbacks.

Motion: Member Grocott moved, and Member Perry seconded, and the motion carried 5-0 to find Ordinance 2025-07 consistent with the Comprehensive Plan and recommend approval to the City Commission.

c. Recommendation of Ordinance 2025-08: Amendments to Land Development Code DIVISION 40 - COMMUNITY REDEVELOPMENT DISTRICT—EIGHTH AVENUE (CRD-EA), to the City Commission

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE DIVISION 40 – COMMUNITY REDEVELOPMENT DISTRICT – EIGHTH AVENUE (CRD-EA), SECTIONS 40.1. PURPOSE AND INTENT., 40.8. BUILDING HEIGHT., AND 40.9. SETBACKS.; ADOPTING SECTIONS 40.13. ASSEMBLY OR LOT SPLIT OF A PARCEL(S), VACATION OF EASEMENTS OR RIGHT-OF-WAYS., 40.14. GENERAL BUILDING DESIGN., 40.15. DESIGN REVIEW AND REQUIRED DRAWINGS., AND 40.16. PASS-A-GRILLE HISTORIC OVERLAY DESIGN GUIDEBOOK.; TO AMEND AND ADOPT DEVELOPMENT STANDARDS TO PRESERVE THE HISTORIC CHARACTER OF PASS-A-GRILLE’S EIGHTH AVENUE AND VICINITY AND INCREASE COMPATIBILITY OF NEW DEVELOPMENT WITH THAT CHARACTER; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER’S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

This item was discussed with item 4.b.

Motion: Member Grocott moved, and Vice Chair Angelides seconded, and the motion carried 5-0 to find Ordinance 2025-08 consistent with the Comprehensive Plan and recommend approval to the City Commission.

d. Recommendation of Ordinance 2025-12: Amendments to Land Development Code Divisions 16 - CG-2 COMMERCIAL DISTRICT and 33 - CC2 COMMERCIAL CORRIDOR GULF BLVD DISTRICT, to the City Commission

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA CORRECTING ERRORS IN PRIOR ORDINANCES BY AMENDING THE CITY’S LAND DEVELOPMENT CODE DIVISION 16 CG-2 COMMERCIAL DISTRICT, SECTION 16.2 PERMITTED PRINCIPAL USES AND STRUCTURES TO RECOGNIZE AND ALLOW FULL-SERVICE RESTAURANTS, AND DIVISION 33 CC2 COMMERCIAL CORRIDOR GULF BLVD DISTRICT, SECTION 33.7 DENSITY AND INTENSITY TO CLARIFY THAT SINGLE-FAMILY RESIDENCES ARE PROHIBITED; AND PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

Mr. Berry reviewed a presentation that is made part of the record. He stated this is a corrective ordinance and addresses two changes that were overlooked during prior amendments in 2015 and 2017. The ordinance clarifies development-related interpretation issues and permits full-service restaurant development and redevelopment in the CG-2 zoning district, as originally intended. It also removes conflicting density language from the CC-2 zoning district to reduce ambiguity regarding single-family residential development.

Motion: Member Rae moved, and Vice Chair Angelides seconded, and the motion carried 5-0 to find Ordinance 2025-12 consistent with the Comprehensive Plan and recommend approval to the City Commission.

Chair Hubbard adjourned as the LPA at 4:33 PM and reconvened as the Planning Board.

5. Discussion Items

a. House Bill 1535 - Added

Chair Hubbard informed the board of HB 1535, which updates and expands emergency-related policies, including tenant rights, election procedures after emergencies, and emergency management planning. He raised concerns about whether the City was aware of this. Attorney Brookes clarified that this bill has passed three committees without much opposition, and according to the City's Lobbyist and local representatives, it will be difficult to stop this from moving forward.

6. Adjournment - Next meeting May 19, 2025.

There being no further business, Chair Hubbard adjourned the meeting at 4:36 PM.

These minutes were approved at the May 19, 2025 meeting of the Planning Board.