



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, August 18, 2025  
4:00 PM

Call to Order  
Pledge of Allegiance  
Roll Call

---

**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the August 18, 2025 agenda.**

2. Audience Comments -

*Public participation is encouraged. If you wish to address the City Commission, please fill out a speaker's card and provide it to the City Clerk. Once you are called, please come to the podium and state your name and address for the record. Comments shall be limited to 3 minutes and shall be limited to non-public hearing items on the agenda. Public comment on agenda items will be allowed when that item is called. If you plan to make a presentation as part of your public comment, the presentation must be provided to the City Clerk 24- hours in advance of the meeting.*

3. Approval of Minutes

4. Action Items -

5. Discussion Items

**a. Town Center Zoning & Land Use Comprehensive Plan Evaluation**

Discussing next steps for the Comprehensive Plan evaluation of the Town Center (TC-1 & TC-2) land use and zoning category.

**b. 2025 Legislative Wrap-up**

Discussing approved bills affecting planning and zoning in Florida from the 2025 legislative session.

**c. Community Redevelopment Area Discussion**

Discussing recent County-level direction provided on establishing new CRAs within Pinellas County.

6. 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](http://www.stpetebeach.org).**