



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, September 15, 2025  
4:00 PM

Call to Order  
Pledge of Allegiance  
Roll Call

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**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the September 15, 2025 agenda.**

2. Audience Comments -

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

3. Approval of Minutes

**a. August 18, 2025 Meeting**

4. Action Items -

5. Discussion Items

**a. Density pool unit valuation study**

Staff will share details on a proposed density pool valuation range study, to be conducted by the Tampa Bay Regional Planning Council.

**b. Front yard stair encroachment for elevated-in-place homes**

At the direction of the City Commission, Staff will present on current challenges faced with installing stairs on homes elevated in place or reconstructed with the living level above the floodplain, and solicit Planning Board feedback on potential solutions.

**c. Community Redevelopment Area update**

Providing updates on the finding of necessity and other initial work associated with

evaluating the City's potential for a community redevelopment area in and around its core downtown and resort areas.

**d. Limitation on fill update**

Discussing updates, if available, on the 16-inch fill placement limitation in the Code of Ordinances, which applies to construction types other than stemwall construction.

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).**