



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, October 20, 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 October 20, 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. September 15, 2025

4. Action Items -

a. Review and Approval of 2026 Meeting Dates

Requested Motion: Motion to approve the presented meeting dates as presented/as amended.

b. Ordinance 2025-21: Modifying stair, accessory structure, and equipment setbacks for residential development (Sitting as Local Planning Agency)

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE SECTIONS 3.10., 6.13., 6.14., AND 6.22. TO INCREASE FRONT YARD STAIR ENCROACHMENTS FOR SPECIFIED ELEVATED RESIDENCES AND NEWLY-CONSTRUCTED SINGLE- AND TWO-FAMILY HOMES, ALLOW RETENTION OF SPECIFIED NONCONFORMING RESIDENTIAL ACCESSORY STRUCTURES FOLLOWING SUBSTANTIAL IMPROVEMENT TO THE PRIMARY RESIDENCE, MODIFYING RESIDENTIAL STORAGE BUILDING STANDARDS,

MODIFYING RESIDENTIAL EQUIPMENT SETBACK STANDARDS, AND PROVIDING A FRONT YARD SETBACK LINE ALTERNATIVE FOR RESIDENTIAL CUL-DE-SAC LOTS; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

5. Discussion Items

a. October 9th Town Center: Coquina West community forum followup

Discussing results of the October 9th community forum on the Town Center: Coquina West zoning and land use district.

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.**

DRAFT PLANNING BOARD MEETING MINUTES

September 15, 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, City Attorney
Ginny Bodkin, Deputy City Clerk
Kristin Coman, Senior Planner

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

1. Approval of the Agenda –

Member Grocott requested to add an update on the Corey Landings project. Member Perry requested an update on the Dolphin Village CVS.

Motion: Member Rae moved, and Vice Chair Angelides seconded, to approve the September 15, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – August 18, 2025 meeting minutes.

Motion: Member Grocott moved, and Member Perry seconded, to approve the August 18, 2025 minutes as presented; the motion carried unanimously.

4. Action Items – None.

5. Discussion Items

a. Density pool unit valuation study

Senior Planner Brandon Berry introduced the revised scope of the Density Pool Unit Valuation Study, prepared by the Tampa Bay Regional Planning Council (TBRPC). A newer version, received September 9th, was provided to members at the meeting and is part of the record. The city currently has four density pools subject to quasi-judicial conditional use permit (CUP) review. Recent cases include the Miramar project, approved in January with density allocation beyond the base 50 units/acre, up to 70 units/acre, and the Windward Pass project, which was denied by the City Commission but underwent the same review process.

Density pools were activated approximately five years ago through the Land Development Code (LDC), which outlined potential public benefits that may be considered in exchange for additional density. Examples include beach access, enhanced landscaping, green building standards, and public art integration.

Currently, there is no established valuation range for density pool units, making benefit assessments inconsistent across projects. The study scope would include two phases - Phase 1 will be a research study comparing other communities with density pools or density bonuses to establish a valuation range for use as a non-binding reference in decision-making. A draft report is expected for review at the next Planning Board meeting. Phase 2 will include a more robust real estate analysis and net fiscal impact evaluation, to be conducted by TBRPC as part of the city's membership benefits.

Board discussion followed. One member expressed concern that CUP-related economic impact analyses are typically applicant-provided and do not address net fiscal impact. Staff confirmed Phase 2 will address this through TBRPC's evaluations. Questions were raised regarding the purpose of establishing a per-unit value. Staff clarified that the valuation would serve only as an anchor or guideline, not as a codified requirement, and would allow consistent weighing of proposed public benefits. Concerns included the possibility of creating a perception of "pay-for-play," potential fluctuation in valuation if pool capacity changes, and whether establishing values could expose the city to risk. Staff emphasized that the study is non-binding and purely for reference. Questions regarding funding were raised. Staff confirmed that the Phase 1 research study will be a one-time \$5,000 expense, a future real estate valuation would also be a one-time cost, and ongoing fiscal impact analyses are included in the city's TBRPC membership and will not incur additional costs.

No formal action was taken. Staff will provide draft results of the Phase 1 study for Planning Board review at the next meeting.

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

Mr. Berry explained that the prior week, the Commission requested staff to review front yard stair setback requirements for homes being elevated in place or converted above an at-grade living level. This doesn't apply to new redevelopment from the ground up.

Prior to this year, the City averaged one elevation/conversion permit annually. Since January 1st, 35 requests have been received, with more anticipated. Under the current LDC (amended late 2024), all additions (including stairs) must meet district setbacks. Homes elevated in place may remain at existing non-conforming setbacks, but stairs must comply with the 17-foot open stair setback, even when the house itself does not. Many homeowners seeking to add front stairs must pursue variances, even when stairs align with the existing building footprint.

As part of his presentation, Mr. Berry reviewed some proposed standards for consideration (with examples), including allowing open stairs to encroach to the existing non-conforming front setback of a home elevated in place, establishing a minimum front setback (e.g., 10 feet) for stairs, allowing modest jogs or landings where height requires longer runs, limiting landing width to prevent out-of-

scale massing, while still meeting Florida Building Code minimums, prohibiting independent stair coverings (but roof overhangs from the primary structure may cover stairs) and considering whether secondary exterior front stairs should be permitted when interior access is already provided.

Other proposed code updates included allowing for in-place elevation of non-conforming ancillary equipment (AC units, generators) within side setbacks, increasing allowable shed size from 80 sq. ft. to 120 sq. ft. (height limited to 8 ft)., and allowing a one-time exemption for pool cages, gazebos, and deck covers to remain non-conforming when the principal home is elevated or substantially improved.

Board discussion followed. General support was expressed for allowing stairs to align with existing non-conforming front setbacks, particularly where front entries would otherwise lack access. Several members emphasized the importance of controlling massing of stair structures to avoid bulky or out-of-character designs. Concerns were raised about parking impacts if stair placement reduced driveway capacity. Questions were asked about Florida Building Code requirements (e.g., breakaway stairs in flood zones, landing sizes, door width requirements). Staff confirmed building code compliance would still apply. Some members expressed concern about allowing non-conforming structures (gazebos and deck covers) to remain, citing visual encroachment on neighboring properties. Others felt one-time exemptions were reasonable given the cost of compliance. Opinions were mixed regarding sheds - some opposed larger sheds due to storm debris risks; others supported the change, noting small lot sizes and limited storage in the community. Members generally supported allowing generators and HVAC equipment to be elevated in place, citing cost and feasibility concerns. Members discussed whether a second front stair should be allowed when interior stairs exist. Some supported this for aesthetic, functional, and safety (fire access) reasons. Some members suggested that unusually shaped lots may justify flexibility in stair placement within setbacks.

The general directions to staff included:

- Support for drafting an ordinance to allow stair encroachments to the existing non-conforming front setback when homes are elevated in place.
- Explore setting a minimum setback (approx. 10 feet) for stairs.
- Develop standards limiting landing size and ensuring stair massing remains in scale with the structure and neighborhood.
- Further evaluate allowance for secondary exterior stairs when interior stairs are provided.
- Incorporate proposed updates on ancillary equipment and shed size into the draft ordinance for further review.
- Reconsider the scope of exemptions for pool cages/gazebos to balance homeowner relief with neighborhood compatibility.

Staff will prepare a draft ordinance for Planning Board review in October or November, prior to returning to the City Commission.

c. Community Redevelopment Area update

Staff provided an update on the Finding of Necessity (FON) process, which forms the basis for establishing a Community Redevelopment Area (CRA). Staff expects to share results in the near future.

This initiative, directed by the City Commission, focuses on the Town Center 2 – Coquina West District and is connected to redevelopment considerations for the Corey Circle / Corey Landings property. The Corey Landings property now encompasses all of the east side of the TC2 land use district. The City supports property consolidation with the west side of TC2, however, the area presents unique redevelopment challenges, including significant storm damage to residential homes, a high number of non-conforming uses (especially standalone single-family homes). Current zoning prohibits rebuilding or substantial improvements of single-family residences; if elevated, homes must convert the ground level to parking/storage with upper living space. As a result, property owners must either redevelop into multifamily/mixed-use or standalone commercial/office use. Many property owners have expressed concerns about these limitations and requested City review.

A Community Forum will be held on October 9th from 5:30–7:00 PM in Commission Chambers; it will be an open forum to hear from property owners and community members about redevelopment challenges and preferences. A recently completed Corey Area Historic Survey will be presented at the forum. The survey was informational and does not impose zoning or land use changes. Staff will report back to the Planning Board following the forum.

d. Limitation on fill update

Mr. Berry reported that staff have not had an opportunity to meet with the state. They will be meeting with FDEM to evaluate the floodplain ordinance and will bring that up and report back at the next meeting.

Member Perry raised concerns regarding the City's existing code provisions related to the use of fill in flood-prone areas and their implications for resiliency and redevelopment. Sec. 106-54 (Flood Control) limits structural fill to no more than 16 inches above the crown of the road. Concern was expressed that the road crown varies significantly by location, creating inconsistent outcomes for allowable fill. Sec. 98-131.1.1 (Flood Hazard Areas): Permits structural fill in certain zoning districts (e.g., hotel, commercial, activity centers) but not in residential districts. Why do residents have stricter limitations? Current standards disadvantage lower-lying residential areas where more fill is needed; reliance on the "crown of the road" as a reference point is problematic, as the lowest properties often have the least ability to add fill. Property levels should instead be evaluated relative to seawall elevation and adjacent properties.

Member Perry also raised resiliency concerns - during recent hurricanes, many residents lost vehicles stored in ground-level garages. Alternative approaches, such as stem walls to elevate garage floors, could have prevented damage without creating drainage impacts for neighbors. Current permitting guidance does not always present homeowners with these options. The City Commission requested staff to move quickly on potential code revisions, but homeowners currently rebuilding may make investments that do not maximize long-term resiliency. Also, minimum seawall height is currently 5 feet, but elevation standards must be evaluated in relation to adjacent homes, type of fill, and floor levels (garage vs. main living). Existing seawall elevation worksheets consider neighboring conditions but are not tied to fill regulations.

Staff will raise the matter with City management, including the possibility of convening a workshop with cross-departmental and professional input.

e. Update on Corey Landings (added)

Mr. Berry reported that an earlier version of the CUP application was for mixed-use to include two transient lodging units, however, the applicant chose to remove those and make those units also residential. Fully residential mixed-use projects do not come before the Planning Board but go directly to the City Commission.

f. CVS Dolphin Village (added)

Mr. Berry reported that CVS has withdrawn their request for a temporary pharmacy trailer; that is not moving forward. There are no updates currently on reconstruction at Dolphin Village; he will report to the board if and when anything develops.

6. Adjournment - Next meeting October 20, 2025.

There being no further business, Chair Hubbard adjourned the meeting at 5:01 PM.

These minutes will be considered for approval at the October 20, 2025 meeting of the Planning Board.

DRAFT Notice of Meetings
Planning Board
2026

The Planning Board meets on the third Monday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>	
January 26, 2026*	4:00 pm	*(Moved due to MLK holiday)
February 23, 2026*	4:00 pm	*(Moved due to Pres Day holiday)
March 16, 2026	4:00 pm	
April 20, 2026	4:00 pm	
May 18, 2026	4:00 pm	
June 15, 2026	4:00 pm	
July 20, 2026	4:00 pm	
August 17, 2026	4:00 pm	
September 21, 2026	4:00 pm	
October 19, 2026	4:00 pm	
November 16, 2026	4:00 pm	
December 21, 2026	4:00 pm	

Meeting to elect the Chair and Vice Chair will be on April 20, 2026, or the soonest meeting thereafter.

*Rescheduled due to holidays

The Code of Ordinances pertaining to this board can be found at:

https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BOCOC O_ARTVIIIPLBO

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

Agenda Report

Agenda Title Name: Recommendation of Ordinance 2025-21: Modifying stair, accessory structure, and equipment setbacks for residential development (Sitting as Local Planning Agency)

Action Request: Motion to recommend [approval/approval with modification/denial] of Ordinance 2025-21 to the City Commission.

Strategic Objective: [AGENDA_ITEM_CUSTOM_TEXT_4]

Date: October 20, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: This ordinance is a follow-up to a discussion held with the Planning Board at the September 2025 Planning Board meeting, and addresses the following major topics:

1. Reduced setbacks for stairs both associated with and disassociated with substantial improvement of residences;
2. Elevation of at-grade, existing equipment associated with residences;
3. Residential storage building size and requirements for securing them when a residence is substantially improved;
4. Retention of nonconforming gazebos, pools, and deck covers when the residence is substantially improved but the accessory structure is not.

While the Comprehensive Plan does not speak about accessory structures directly, these changes support Goal 1 of the Future Land Use Element pertaining to maintenance of residential character, and Goals 1 and Policy 1.1.1 and 1.1.2 of the Housing Element pertaining

to meeting the housing needs of the City and support for housing rehabilitation.

While many of these regulations had clear Board consensus to concept at the September meeting, others such as expanded storage buildings and retention of accessory structures did not. Staff drafted modifications that were found to have some support, but the Planning Board is welcome to recommend modification or removal of any language contained herein.

Funding: N/A

Attachments: 1. Ordinance 2025-21

ORDINANCE NO. 2025-21

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE SECTIONS 3.10., 6.13., 6.14., AND 6.22. TO INCREASE FRONT YARD STAIR ENCROACHMENTS FOR SPECIFIED ELEVATED RESIDENCES AND NEWLY-CONSTRUCTED SINGLE- AND TWO-FAMILY HOMES, ALLOW RETENTION OF SPECIFIED NONCONFORMING RESIDENTIAL ACCESSORY STRUCTURES FOLLOWING SUBSTANTIAL IMPROVEMENT TO THE PRIMARY RESIDENCE, MODIFYING RESIDENTIAL STORAGE BUILDING STANDARDS, MODIFYING RESIDENTIAL EQUIPMENT SETBACK STANDARDS, AND PROVIDING A FRONT YARD SETBACK LINE ALTERNATIVE FOR RESIDENTIAL CUL-DE-SAC LOTS; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER’S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach occasionally finds land development standards in need of updating.

WHEREAS, residential neighborhoods City-wide are experiencing significantly more redevelopment and both voluntary and mandatory elevation than any time in the past several decades due to effects of the 2024 hurricanes, which can carry significant challenges.

WHEREAS, the City Commission of the City of St. Pete Beach finds the proposed modifications to development standards for stair access, equipment elevation, retention of accessory structures, and setback modifications for cul-de-sac lots, are not of a nature that will create significant additional visual burden on abutting properties, are reasonable in scale and scope, and will assist with accelerating neighborhood reoccupancy, which promotes the public health and welfare.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The Land Development Code is amended as shown in EXHIBIT A to this Ordinance.

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

SECTION 3. Codification. This Ordinance shall be codified in the Land Development Code of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect immediately upon adoption.

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

Adrian Petrila, Mayor

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

I, Renee Rose, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2025.

Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Ralf Brookes, City Attorney

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

EXHIBIT A

Sec. 3.10. Vested rights and nonconformities.

The purpose of this section is to regulate the continued existence of certain uses and structures established prior to the effective date of this Code that do not conform to these regulations. It is the intent of this Code to permit legally nonconforming uses and structures to continue in existence until they are removed or abandoned.

To avoid undue hardship, nothing in this Code shall be deemed to require a change in the plans, construction or designated use of any structure on which actual construction was lawfully begun prior to the effective date of this Code, or amendment thereto, and upon which actual building construction has continued unabated since inception of such construction, pursuant to valid building permits issued therefor.

- (a) *Nonconforming lots.* In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Code, except as provided below, a single-family dwelling and customary accessory buildings may be erected on any lot of record as of the adoption date of this Code. This provision shall apply even though such lot fails to meet the requirements for lot width or area, or both, that are generally applicable to the district, provided that the building setbacks and other requirements shall conform to the regulations for the district in which the lot is located.
- (b) *Nonconforming structures.* Where a lawful structure exists at the time of adoption or amendment of this Code which could no longer be built under the terms of this Code by reason of restrictions on lot area, impervious surface, height, or other such characteristics, such structure may continue to be used so long as it remains otherwise lawful, subject to the following provisions:
 - (1) No such structure may be enlarged, altered or improved in a manner which increases its nonconformity, except for the conditions set forth for elevating an existing structure in subsection (3)A. below.
 - (2) Any nonconforming structure which suffers substantial damage, as defined in this Code, shall only be repaired, restored or reconstructed in a manner which brings the entire structure into compliance with all requirements of this Code and other applicable codes of the city, except as provided in subsection (3)D. below.

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

- (3) Should such nonconforming structure be moved, either vertically or horizontally, it shall comply with the following:
- Aa. The structure may be moved, vertically only, such that the lowest habitable floor is elevated above the required design flood elevation, as defined and established in the city's flood damage prevention regulations set forth in Chapter 98 of the Code of Ordinances. Additionally, the existing habitable ground floor of the structure beneath the required design flood elevation may be converted to parking, storage and building access if in compliance with the structure's flood zone and the habitable floor(s) are reconstructed, in the same footprint and the same floor height as the existing habitable floor(s), above. Compliance shall be as required for the structure's flood zone and degree of improvement or damage, including elevation on or conversion to open foundations comprised of piles, posts, piers, or columns for substantially-improved or damaged structures in the VE and Coastal A zones as applicable, and installation of flood vents and flood-resistant materials below the design flood elevation for substantially-improved or damaged structures in the AE zone as applicable. Under no circumstances shall the resulting structure exceed the maximum height allowed by the zoning district.
 - ~~Bb.~~ The structure shall be moved, horizontally only, such that no additional nonconformities are created, and no existing non-conformities are increased, by such relocation; and
 - Cc. The structure shall be located on the property so that there is a setback of at least three feet from the nearest property line on all sides of the structure. Any additions to the structure made during or subsequent to the elevation or reconstruction of the structure, other than reconstruction of the habitable floor(s) of the structure above required design flood elevation when reconstruction is undertaken, shall comply with the existing required setbacks for the structure's zoning district.
 - ~~Dd.~~ When a residential structure that is nonconforming solely by means of setback(s) suffers substantial damage and the requirements of subsections (3)~~Aa.~~ through Cc. preceding can be met, the structure may be eligible for a vertical move, elevation or reconstruction as set forth above but shall comply with all applicable floodplain management regulations and building codes.

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

~~Ee. When subsection (3)A or D above is utilized, if the applicant cannot reasonably construct stairs to access the first living level without encroaching into the front setback, the applicant may be permitted to construct stairs without an independent roof overhang the required front yard. Stairs shall not encroach more than ten feet into the required front yard unless additional encroachment is demonstrated as necessary to avoid conflict with garage access or correct a safety issue. Under no circumstances shall stairs authorized through this permission be located closer than three feet to any property line. Elevation or habitable floor reconstruction as permitted in subsection (3)a. or d. above shall also permit one newly-constructed staircase to encroach into the front yard when the following criteria are met:~~

i. The residence has, and will remain with, a front yard primary structure setback that is nonconforming to the current district regulation following elevation or conversion and reconstruction; and,

ii. The stairs will meet the openness, transparency, and landing size requirements of Section 6.22.(c); and,

iii. The stairs, with railing, extend no higher than the first elevated or constructed living level within the front yard setback; and

iii. The stairs project from the front of the residence and encroach no closer than ten feet to the front property line, or five feet to the front property line for stairs built at the front of residences constructed to the House-Large, House-Medium, or House-Small standards of the Pass-A-Grille Overlay District, or those residences granted a Certificate of Appropriateness from the Historic Preservation Board pursuant to Section 28.8; or,

iv. The stairs project into the front yard setback area but extend no closer to the front property line than the front wall of the residence that is maintained upon elevation or reconstruction, and additionally provide at least a three-foot setback from the front property line.

(4) Any nonconforming structure may be reinforced to make it resistant to hurricanes for the health safety and welfare of the public. These improvements include the addition of hurricane shutters, impact windows and doors, and hurricane straps.

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

- (5) Ordinary repairs and maintenance may be made to a nonconforming structure provided that such repairs or maintenance do not constitute a substantial improvement as defined in the Land Development Code.
- (c) *Nonconforming uses.* Nonconforming uses of land, structures and premises which were lawfully established prior to the adoption of this Code, but which are not permitted or are otherwise currently prohibited by this Code, may continue to operate at their present location until such time as such use has been discontinued. If the use is discontinued for more than 90 consecutive days or a total of 180 calendar days within a one-year period, subsequent use of the premises shall conform to the district regulations. Continuance of nonconforming uses are subject to the following provisions:
- (1) Uses nonconforming by the type of use are regulated as follows:
- a. There shall be no increase of a nonconforming use by expansion of the use to adjacent properties, to other structures on the property, or to other portions of a multi-tenant structure within which the nonconforming use is located. No multi-tenant structure may be converted into a single-tenant structure for the purpose of expanding a nonconforming use.
 - b. No structure in which a nonconforming use is located shall be enlarged, altered, improved or relocated to occupy other portions of the lot upon which it is located or to increase the size of the structure.
 - c. When a structure which is occupied by a nonconforming use suffers substantial damage, said structure, if repaired, restored or reconstructed, shall only be occupied, upon completion, by uses which are allowed in the zoning district in which the structure is located.
- (2) Uses that are nonconforming by reason of development density are regulated as follows:
- a. The recognized number of units on such property shall be determined by the number shown in the property records on file with the city as of the date of adoption of this section.
 - b. There shall be no increase in the number of units by expansion or alteration of the use.
 - c. Except as provided for elsewhere in this Code, any property, upon which there are one or more buildings having such pre-existing nonconforming number of

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units shall be brought into conformity with the density requirements of this ordinance when any building is proposed to be substantially improved.

(d) *Grandfathered nonconforming residential uses.* Notwithstanding the provisions of paragraph (c)(2) above and paragraph (e) following, nonconforming residential properties having a greater number of units than currently allowed under the provisions of the comprehensive plan and this Code that are lost through a catastrophic event may be reconstructed with the same number of units as they had prior to the loss under the following conditions:

- (1) For the purposes of this subsection only, transient accommodations shall be considered to be residential properties.
- (2) The applicant can verify to the satisfaction of the city that the property contained the number of units, square footage and height that are proposed for replacement;
- (3) The replacement structure(s) shall be no larger in square footage, nor taller than the original structure, except that structure height may be increased by the height of the base required design flood elevation where necessary to comply with flood hazard mitigation requirements;
- (4) Provided there are no conflicts with other codes and that no adverse impacts on adjacent properties will be created, the replacement structure(s) may be permitted to be constructed with the same footprint as the original structure(s);
- (5) The replacement structure(s) shall meet all other local, state and federal requirements in place at the time of replacement; and
- (6) Permits to rebuild under these provisions shall be obtained within one year of the catastrophic loss unless a general extension of time has been granted by the city commission.

(e) *Nonconforming accessory structures.* No nonconforming accessory structure shall continue after the principal use or structure is terminated by abandonment, damage, or destruction. In addition to the other provisions of this section applicable to nonconforming structures, the following additional conditions shall apply to nonconforming accessory structures:

- (1) Any nonconforming accessory structure shall be brought into conformity with these regulations whenever a substantial improvement to the accessory structure is substantially improved. ~~or Nonconforming accessory structures shall also be~~

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brought into conformity with these regulations when the principal structure on the property is ~~proposed and approved~~ substantially improved, excepting those accessory structures associated with a detached single-family residence in the RU-1, RU-2, RLM-1, RLM-2, or RM zoning districts when the following is met:

a. The accessory structure is a deck cover, gazebo, or pool that has not sustained substantial damage, and is not proposed to be substantially improved in conjunction with or subsequent to the primary structure's substantial improvement; and,

b. The principal residence is substantially improved through elevation or conversion and reconstruction of the living level(s) of the residence; and,

b. The substantial improvement of the principal residence does not add more than ten percent in living square footage in conjunction with or subsequent to the substantial improvement, notwithstanding any living space added through the finishing of an existing attached garage or carport that shares the same roofline as the primary residence and is elevated or reconstructed; and,

c. The accessory structure is not located within an easement and does not cross any zoning lot property boundary.

(2) Notwithstanding the foregoing, any accessory structure which is designated and constructed as a garage, the principle purpose of which is the storage of motor vehicles for single-family residential purposes, which is substantially damaged as the result of a catastrophic event as defined in the Code of Ordinances, may be reconstructed in accordance with the criteria set forth in subsection (d) hereof.

(23) Any nonconforming accessory structure which is destroyed or substantially damaged, shall, upon replacement, conform to all requirements of this Code and other applicable codes of the city. Any part of a nonconforming accessory structure which is destroyed or damaged to less than 50 percent of the value of such accessory structure may be repaired or restored if a permit for the repair or restoration is issued within 12 months of the date of the damage.

(f) *Repairs and maintenance; maintaining safe condition.* Repairs and maintenance of nonconforming structures are permitted.

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

Sec. 6.13. Residential accessory structures.

Accessory residential structures may be permitted only on zoning lots having one or more existing residential dwelling units and shall be regulated as follows:

- (b) *Residential storage buildings.* Residential storage buildings may be permitted as an accessory on a residential property. Only one such residential storage building is allowed, and the residential storage building shall be further regulated as follows:
- (1) The residential storage building shall be used exclusively for storage of household items, and no mechanical equipment shall be operated within or attached to such building.
 - (2) The placement of a residential storage building shall require a building permit, meet all applicable building codes, and shall be properly anchored. When the primary structure on a residential property undergoes substantial improvement or redevelopment and an existing residential storage building is proposed to be maintained on the property in compliance with these regulations, or a residential storage building is substantially improved, the storage building shall be subject to the same requirements as if it were newly constructed.
 - (3) All storm water runoff shall be directed and maintained on the property upon which the building is located.
 - (4) The residential storage building shall be located a minimum of 60 feet from the front property line and 20 feet from the secondary front yard, provided no residential storage building shall be permitted within the required yard for a waterfront yard.
 - (5) Residential storage buildings shall be subject to the following dimensional and required yard requirements.
 - a. *Maximum size:* ~~80~~120 square feet in area.
 - b. *Maximum height:* Eight feet in height as measured from grade to the highest point on the structure.

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- c. *Location:* May be located along any side or rear property line, except in secondary front yards and waterfront yards as provided in paragraph (4) above; and must be separated at least six feet from any other accessory structure.

Sec. 6.14. Encroachment of certain specified ancillary residential equipment into required yards.

- (a) For the purpose of these regulations, ancillary equipment shall include but not be limited to generators, air conditioning compressors, and swimming pool and spa filters and pumps.
- ~~(ab) Ancillary residential equipment installed no more than two feet above grade, such as but not limited to air conditioning compressors when permitted, swimming pool and spa filters and pumps, etc. shall be allowed to encroach into any required yards up to four feet, provided that any such equipment located in front of the residence shall be adequately shielded from the adjoining property by either a solid enclosure or solid fence or wall and no resulting setback shall be less than 3 feet from any property line. Any residential ancillary equipment installed more than two feet above grade in any location for the first time, and any equipment installed more than two feet above grade that is associated with new construction of the residence to which it is associated, shall meet all required yard setbacks for the district in which it is located.~~
- ~~(bc) Equipment newly installed more than two feet above grade shall not encroach into any required front or side yard setback. New or replacement equipment that is eligible under the Florida Building Code and the floodplain management regulations to be installed at or near grade, including pool equipment where so authorized, may encroach into any required yard up to four feet provided that any equipment located in front of the residence is adequately shielded through a solid enclosure, fence or wall, and no resulting setback is less than three feet from any property line. When this permission is utilized, the equipment shall be elevated no more than two feet above grade.~~
- ~~(ed) New elevated equipment on any new or substantially improved residential structures shall not encroach into any required yard setback. This shall apply to any equipment installed for new or substantially improved structures or to such items being installed for existing structures the first time. When a residence is substantially improved and possesses permitted existing equipment that encroaches into a required yard, and when permitted existing equipment is voluntarily or is required to be elevated above the floodplain and encroaches into a required yard, it may be elevated in place subject to the following:~~
- ~~(d) Change-outs or in-place elevation of existing residential equipment located in the required rear or side yard of a structure legally nonconforming to the current required design flood elevation, that has sustained damage from a flood and is required by the Florida Building Code to be elevated above the floodplain, shall be permitted to be elevated in place subject to~~

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~~the following criteria. Equipment required to be elevated shall be as applicable in section 701.3(2) of the Florida Building Code, Existing, as may be amended, and shall include condensers, generators, and other exterior residential equipment and appliances damaged by flood, but shall not include pool equipment when permitted by the Florida Building Code to be installed below the required flood elevation.~~

- (1) The bottom of the equipment shall be elevated no higher than one foot above the structure's lowest floor, or required design flood elevation, whichever is higher.
- (2) The equipment shall encroach no farther into the required yard than the equipment it is replacing, except that minimum additional encroachment may be permitted to avoid conflict with existing projections located on the structure and/or roof eaves.
- (3) If on a column or pedestal, the equipment with column or pedestal shall be located no closer than three feet from the property line.
- (4) If on a bracket the equipment with bracket shall be located no closer than three feet from the property line or, if elevated on a bracket such that any projection is no lower than 6'-8" from adjacent grade, shall not encroach beyond the property line.
- (5) The top of the equipment shall not exceed the height of the ridge of the roof of the structure to which it is attached or associated.
- (6) ~~This provision shall not apply to residential structures that are new or substantially improved, which are regulated by (c), above.~~ The equipment, if located within the required front yard of the property, encroaches no more than five feet beyond the front wall of the residence.

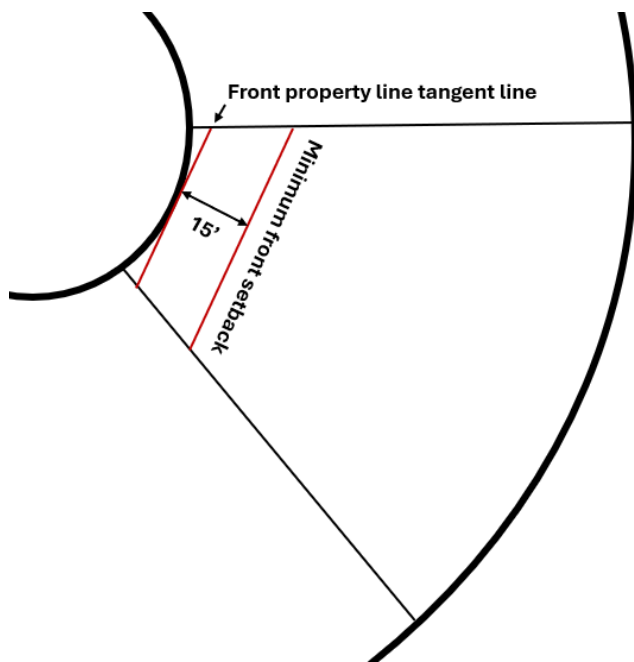
Sec. 6.22. Yard and measurement requirements.

- (a) *Required yards.* Examples of yards are shown in the illustration on the next page.
- (b) *Encroachment of open balconies ~~and stairs.~~* Open balconies may be permitted to encroach into required front or rear yards a distance of three feet.
- (c) Stairs that are independently roofed or covered by an independent overhang system shall meet all primary structure yard requirements for the zoning district in which they are located. Other stairs shall be permitted to encroach into required yards as follows:
 - (1) ~~Open~~ All stairs, without independent roof or overhang systems, may be permitted to encroach into any required yard a distance of three feet provided that no resulting setback shall be less than 2 feet from any property line.
 - (2) Residential single- or two-family homes with stairs meeting (1) preceding that also provide an open base between the footing and treads or landing, defined as a space that is at

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least 80 percent transparent when accounting for supports and any other structural or architectural component of the stairs, may encroach up to seven feet into the required front yard, provided the stairs are set no closer than two feet to the front property line. When the stairs include a landing that encroaches into the required front yard the landing shall be no wider than six feet, or the minimum width required by the Florida Building Code, whichever is greater.

(g) Front yard setbacks for lots located on the turning circle of a cul-de-sac. When a property is located on the turning circle of a cul-de-sac and has a zoning of RU-1, RU-2, RLM-1, RLM-2, or RM, the front property line for setback purposes, only, may be established by drawing a tangent line connecting the side property lines at the midpoint of the front arc. When this standard is used, the front setback from the tangent line may be 15 feet, as illustrated in the following graphic. Additionally, permitted encroachments provided for in this section may be established relative to this 15-foot front setback.



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

Agenda Report

Agenda Title Name: October 9th Town Center: Coquina West community forum followup

Action Request: None - for informational purposes.

Strategic Objective: [AGENDA_ITEM_CUSTOM_TEXT_4]

Date: October 20, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Discussing results of the October 9th community forum on the Town Center: Coquina West zoning and land use district.

Funding: N/A

Attachments: