



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Thursday, February 26, 2026  
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 February 26, 2026 agenda.**

2. Audience Comments -

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

3. Approval of Minutes

**a. January 26, 2026 Meeting**

4. Action Items -

5. Discussion Items

**a. TC-2 Town Center Coquina West Zoning & Land Use Amendments**

Staff requests Planning Board input on height, density, and floor area standards for the addition of standalone multifamily redevelopment in the TC-2 Coquina West zoning and land use district, along with input on proposed modifications to allow for limited smaller-scale mixed-use and standalone lodging redevelopment.

**b. SB 180 (2025) & SB 840 (2026) Discussion**

Requested by Chair Hubbard: Discussion of SB 180 - 2025 (adopted as Chapter 2025-190), and proposed SB 840 - 2026, which proposes substantial modifications.

**c. Artificial turf preemption**

Discussing the Florida Department of Environmental Protection's proposed rule regarding artificial turf use in single-family residential yards of one acre or less, which will preempt most local government prohibitions on turf once effective.

6. Adjournment - Next meeting March 23, 2026 -

**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).**