



**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

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.**

DRAFT PLANNING BOARD MEETING MINUTES

January 26, 2026 - 4:00PM

MEMBERS PRESENT: David Hubbard, Chair
Sam Angelides, Jr., Vice Chair
Grant Izzi, Member
Rich Lorenzen, Member
Cindy Perry, Member

STAFF PRESENT: Brandon Berry, Senior Planner
Ralf Brookes, City Attorney
Ginny Bodkin, Deputy City Clerk

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

1. Approval of the Agenda –

Senior Planner Brandon Berry requested that item 4.c. be heard first as there were two experts present on Zoom for that item.

Motion: Member Perry moved, and Member Izzi seconded, to approve the January 26, 2026 agenda as amended; the motion carried unanimously.

2. Audience Comments – Deborah Schechner of Boca Ciega Isle Drive expressed concern about a large country music festival planned during sea turtle and skimmer nesting season, stating that beach crowds, noise, and lighting could harm protected wildlife, which are protected by law. She pointed out inadequate enforcement of existing laws and urged the City to prioritize wildlife protection over development and special events.

3. Approval of Minutes – Minutes December 15, 2025

Motion: Member Perry moved and Member Lorenzen seconded, to approve the December 15, 2025 minutes as presented; the motion carried unanimously.

Chair Hubbard adjourned the Planning Board and convened the Local Planning Agency at 4:05 PM.

4. Action Items –

- a. Recommendation of Resolution 2026-01 to the City Commission: Vacating three-foot easements located at the rear of Lots 5 and 6 of Block C of Sunset Park Replat as recorded in Plat Book 18, Page 6, of the Public Records of Pinellas County, Florida (103 24th Avenue).

City Attorney Ralf Brookes read Resolution 2026-01 in title only.

Public Comment: Attorney Amy Lettelleir, representing adjacent property owners David and Melinda Gallagher, opposed the easement vacation due to an ongoing sewer service dispute. She stated that the Pezzas cut the Gallaghers' sewer line without approval, disrupting service, and that the City required reconnection and withheld permits. Citing advice from the City Attorney, she argued that vacating the easement during an active dispute could expose the City to liability and recommended deferring action until sewer issues are resolved. She requested that the item be removed from the City Commission agenda until the matter is settled.

Senior Planner Brandon Berry summarized this request from property owners Mike and Gina Pezza. The presentation included a plat and new residence plan. Letters of no conflict had been received by the utility companies. The City does not have any basis to retain the easement and drainage will be provided through swales during development. The neighbor's sewer line connects into the subject property's sewer line which runs to a manhole at the rear of the property. This is a known issue and is not directly related to the vacation, but final action to discontinue the line requires resolution of this issue. His presentation is part of the meeting record. He added that this Board makes recommendations to the City Commission and neither denies nor approves.

Applicant Michael Pezza stated that the sewer line was not intentionally cut, was severed without authorization by a contractor, and was promptly repaired. He explained that the sewer line issue predates the easement request, involves an allegedly unrecorded and illegal line beneath his property, and has caused delays, added costs, and hardship to his planned improvements. He noted unsuccessful efforts to resolve the issue with the affected owners, stated the City previously considered it a private matter with relocation options provided, and argued that the sewer line should be relocated and not tied to or delay the requested easement vacation.

Attorney Brookes stated that the City is not required to determine whether a valid private easement exists for the sewer line, as that issue is for the courts or the parties to resolve. He emphasized that the City's responsibility is to protect public health, safety, and welfare and that it cannot allow actions that would result in a sewer spill or sewage backing up into a residence. He recommended that any approval of the easement vacation be conditioned so it does not take effect until the affected property owners reach an agreement on how the sewer line will be addressed .

Motion: Member Lorenzen moved, and Member Izzi seconded to recommend approval of Resolution 2026-01, vacating the three foot easement, to the City Commission. The motion carried 4-1 with Chair Hubbard voting no.

- b. Recommendation of Resolution 2026-03 to the City Commission: Vacating two five-foot drainage and utility easements along the common side lot lines of Lots 1 and 2 of Block 79 of the plat of North Unit No. 1., as recorded in Book 21, Page 27, of the Public Records of Pinellas County, Florida (645 78th Avenue.)

Attorney Brookes read Resolution 2026-03 in title only.

There was no public comment.

Mr. Berry presented the request from property owner Leanne Faris. Letters of no objection were received by three utilities; responses are awaited from TECO and Charter Communications. The City does not have any basis to retain the easement: drainage will be provided through swales during development. His presentation is part of the meeting record.

Motion: Member Izzi moved, and Member Perry seconded, to recommend approval of Resolution 2026-03 to the City Commission. The motion carried 5-0.

- c. Recommendation of Ordinance 2025-16 to the City Commission: Marine turtle and coastal wildlife protection

Attorney Brookes read Ordinance 2025-16 in title only.

There was no public comment.

Mr. Berry thanked subject experts Stacey Gallagher of the Sea Turtle Conservancy and Kate Becker of the National Wildlife Federation for attending the meeting via Zoom to answer questions. He reviewed a presentation of the modifications, which were originally reviewed at the December Planning Board meeting. The amendment would remove the effective ban on nighttime beach special events during marine turtle nesting season and allow such events with safeguards. Approval would require a special event lighting plan using turtle-friendly, long-wavelength, low-mounted, and shielded lighting, with exemptions for existing compliant lighting. The City may also require third-party review and inspection of complex lighting setups.

Staff consulted with the experts regarding the use of barriers instead of lighting controls. They were advised that barriers are not effective in lieu due to the meandering paths of sea turtle hatchlings and paths that follow horizons, they do not prevent disorientation of nesting turtles, indirect lighting on the beach is cumulative, and barriers require maintenance. Consistency with the Comp Plan was reviewed, as it was at the December meeting. The presentation is part of the meeting record.

Mr. Berry explained that transient lighting language was added directly from the Florida model lighting ordinance and Ms. Gallagher reported that the Sea Turtle Conservancy lighting team opinion is that it is better to regulate that in some way rather than having no regulation at all. She commended the city in taking these steps.

Member Perry asked for a moment to speak regarding Black Skimmers, and Rule 68A-27.003 of Florida Administrative Code, prohibiting harm and harassment of the species. She provided a document, which is part of the meeting record. She also provided a video of the effects of fireworks on the birds. She stressed education of the public.

Staff explained the provision allowing final inspection prior to issuance of a certificate of occupancy for new construction is intended to cover coastal construction involving additions or modifications, excluding minor maintenance, and is meant to ensure City inspection of non-certified fixtures, windows, doors, and lighting for compliance with turtle-protection standards. The board discussed offshore fireworks, noting they remain subject to state and local permitting and are carefully sited away from bird nesting areas in coordination with wildlife agencies, a process the board agreed has been effective. The board also discussed penalty provisions for lighting violations, clarifying that each noncompliant light source could be cited separately to encourage timely correction; code enforcement includes notice with time to remedy violations before penalties are imposed.

Mr. Berry summarized that there are educational meetings with hoteliers coming up and staff have shared this ordinance with them.

Motion: Member Perry moved, and Vice Chair Angelides seconded, to recommend Ordinance 2025-16 to the City Commission and find the Ordinance consistent with the Comprehensive Plan. The motion carried 5-0 .

- d. Recommendation of Ordinance 2026-01: Amending Land Development Code standards pertaining to accessory structures, ancillary equipment, nonconforming uses and structures, stair and balcony encroachments, and providing for consistency in floodplain management regulations and definitions, to the City Commission.

Attorney Brookes read Resolution 2026-01 in title only.

There was no public comment on this item.

Mr. Berry explained that the ordinance is being reintroduced with a new number and amended content to ensure consistency with prior code changes and state requirements. Last year, the City adopted amendments to its technical amendments to the Florida Building Code allowing property owners with flood-damaged equipment, who are not elevating their homes, to reinstall that equipment at four feet above grade rather than above the floodplain. These amendments were coordinated with the State and incorporated into the City's Code of Ordinances. As part of the State's agreement to allow these local amendments the City was asked to review and update its LDC. The current amendments focus on definitional and standard updates needed to align the LDC with Chapter 98 of the City Code and applicable Florida Building Code floodplain management requirements. Mr. Berry reviewed a short presentation, which is part of the meeting record. The ordinance went to the City Commission two weeks ago with the final reading scheduled for tomorrow.

Key changes included updated floodplain definitions, revisions to stair openness standards, clarification of limits on substantial improvements to historic structures, and technical consistency updates. Board discussion focused primarily on the staircase encroachment provisions, particularly the decision to extend additional stair encroachment allowances to new construction, not just hurricane-damaged or elevated existing homes. Several members questioned the rationale and data supporting this extension, expressing concern that the ordinance provided more relief to new builds than to storm-damaged properties and suggesting that new construction should instead rely on the variance process. Others noted constraints on undersized lots and post-storm redevelopment conditions.

The Board conducted a detailed review of the proposed ordinance and identified technical inconsistencies related to stair openness percentages, rebuilding permit timelines, nonconforming use language, and building height measurement standards. The Board supported revising permit language to require permits to be applied for and kept active to avoid penalizing applicants for processing delays, and staff agreed to update all references to reflect a consistent 70% stair transparency requirement. Questions were raised about the 8-foot height measurement standard, with staff explaining its intent to ensure consistent single-family home heights and noting the issue may warrant future review. Staff also agreed to align inconsistent rebuilding timeframe provisions.

Staff clarified exterior stair encroachments. Following discussion, it was determined to revise the ordinance language to clearly distinguish between front-yard-only encroachments and general three-foot encroachments into any required yard.

Staff requested that any board recommendation clearly state whether the stair encroachment provisions should apply to new construction or be limited to elevated or storm-damaged structures, as this was a central policy issue for City Commission consideration.

Motion: Member Izzi moved, and Member Lorenzen seconded, to recommend Ordinance 2026-01 to the City Commission with the administrative changes discussed today, the removal of the allowance for new residences, and find the Ordinance consistent with the Comprehensive Plan. The motion carried 4-1 with Member Angelides voting no.

Chair Hubbard adjourned as the Local Planning Agency and reconvened as the Planning Board at 5:31 PM.

5. Discussion Items -

a. 2026 Florida Legislative Session Introduction

Mr. Berry reviewed a presentation that highlighted the major subjects of applicable bills; the presentation is part of the meeting record.

SB 840 shortens the moratorium on adopting more restrictive local land-use regulations from October 2027 to June 2026 and clarifies that, after future storms, cities may impose limited post-storm moratoria, enforce existing LDC and Comprehensive Plan standards, adjust review procedures without extending timelines, and adopt stricter requirements when mandated by state or federal law or the Florida Building Code. The bill amends SB 180 (2025) without altering its applicability to St. Pete Beach.

Proposed SB 1138 / HB 927 would require cities to maintain a registry of qualified private contractors to review zoning and planning applications, similar to private building reviewers. Smaller cities would need at least three reviewers, with conflict-of-interest safeguards and no geographic limits. The bill would reduce application fees to account for private review costs, allow limited clerical fees, and require applications to be approved within 10 business days unless a valid basis for denial is provided.

Proposed SB 948 (Starter Homes Act) would limit local zoning controls by capping minimum lot area at 1,200 sq. ft. per dwelling for single- through four-family housing in residential districts and restricting local standards to basic height, setback, and Building Code requirements.

Proposed SB 48 (Accessory Dwellings) would allow accessory dwelling units by right in all single-family zoning districts, with limited local regulation. The bill removes owner-occupancy and additional parking requirements in many cases, restricts local limits on size and lot coverage to those applied to the primary home, and allows prohibition of short-term rentals only.

Proposed SB 208 would require development review fees to reflect actual review costs and prohibit percentage-based fees, aligning with the City's current practices. It would also mandate the use of specific massing, architectural, and design standards when reviewing residential projects, especially multifamily developments, while preserving existing preemptions for historic districts, though some uncertainty remains regarding its interaction with state limits on single-family design regulations. The presentation briefly summarized SB 302 (nature-based solutions for coastal resilience), HB 479 (land and water management), and HB 105 (local government enforcement actions).

6. Adjournment - Next meeting February 26, 2026.

There being no further business, Chair Hubbard adjourned the meeting at 6:00 PM.

These will be approved at the February 26, 2026 meeting of the Planning Board.

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

Agenda Report

Agenda Title Name: TC-2 Town Center Coquina West Zoning & Land Use Amendments

Action Request: None - Staff will draft amendments to the Land Development Code and Comprehensive Plan for consideration at a future Planning Board regular or special meeting.

Strategic Objective:

Date: February 26, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Staff presented a simpler version of the subject proposal to the City Commission in late January 2026, which received positive feedback. The intent of the subject discussion item is to explore with greater technical detail the development standards that will accompany proposed Land Development Code and Comprehensive Plan amendments authorizing multi-family standalone development in the three-block TC-2 Coquina West District. Limited input is also sought on proposed changes to temporary lodging and mixed-use redevelopment standards.

TC-2 Coquina West is unique among zoning districts in St. Pete Beach as it is a horizontally-mixed district, containing a number of standalone residences of varying densities, two lodging facilities, and a mix of commercial and office uses that are primarily located at the interior of the district along Corey and 75th Aves. A significant number of the buildings in the district are over fifty years old, and several were significantly damaged in the recent hurricanes. Unlike the east-end TC-2 Corey Circle District, which was approved in late 2025 for full redevelopment with a luxury condo and commercial mixed-use project, the west side has not knowingly seen the consolidation promoted by the Comprehensive Plan to allow for higher mixed-use

densities and intensities. In late 2025, the City Commission provided direction to review the District's standards to allow for limited redevelopment of existing uses, while still maintaining mixed-use consolidation as the highest and best use of the District.

Staff seeks to review with the Planning Board potential options for height (number of stories), floor area, and density for standalone multi-family redevelopment specifically, along with any other input members seek to share. Based on the input, Staff will bring forward draft amendments for a workshop or public forum-style input session with the Board at a forthcoming regular or special meeting.

Funding: N/A

Attachments:

1. TC-2 Concept - PB
2. Comp Plan: Relevant TC-2 Coquina West Standards
3. LDC: Relevant TC-2 Coquina West Standards

TC-2 Coquina West Concept Presentation

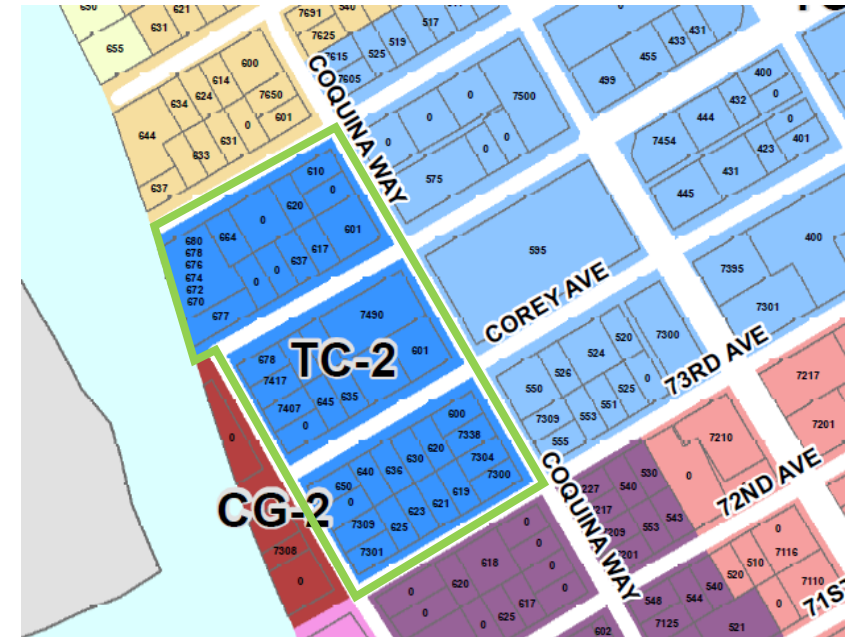
February 26, 2026

Planning Board



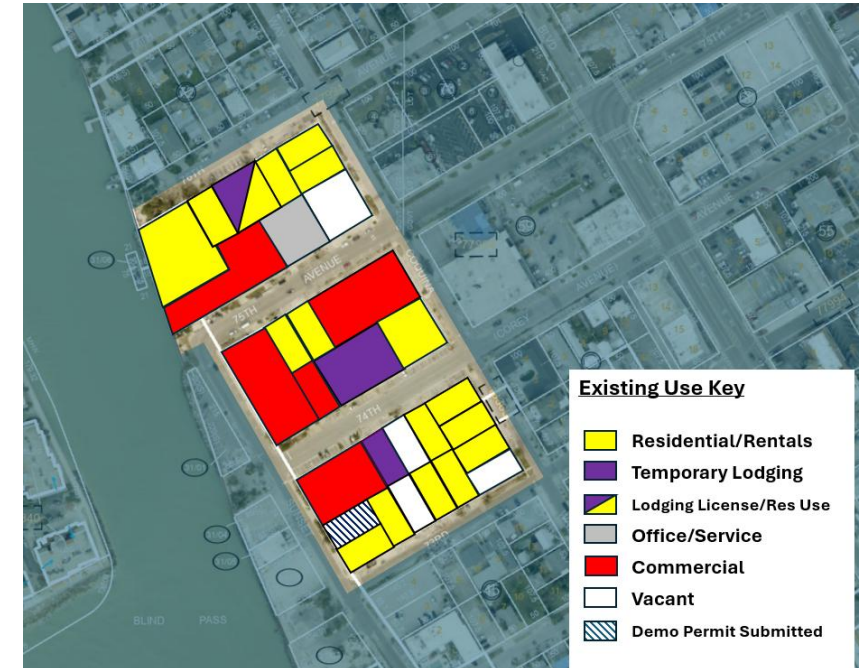
Topics to Cover

- TC-2 Coquina West use modifications
 - Standalone multifamily residential
 - Standalone lodging uses
 - Reduced land area for mixed-use multifamily and commercial
- Appropriate development standards - Residential
 - Height
 - Density
 - Living square footage
- General thoughts on temporary lodging and mixed-use development standard modifications.



Background

- The TC-2 Coquina West District faces unique challenges post-storm that are not faced in other districts:
 - Preservation and redevelopment of existing horizontal use mix.
 - Large number of property owners makes full-block mixed-use redevelopment challenging.
 - Varying character and densities, partially Avenue-to-Avenue.
- Staff has been directed to generate solutions which:
 - Do not increase density or intensity;
 - Allow for reasonable restoration that is not adverse to the District purpose and intent;
 - Does not preclude later, more visionary, Community Redevelopment District-focused solutions.



Goals – Addressed with City Commission

- Narrow focus: Allow limited development and redevelopment of multifamily and lodging uses.
 - Live Local Act considerations;
 - Avoid significantly disincentivizing property consolidation for mixed-use and prevents disruption of existing permissions that could be adverse to SB 180.
- Preserve density, intensity, scale and mass of the area
 - Surrounding area is 1-2 stories;
 - Proposal would limit redevelopment to a maximum of 3 stories on single lots to preserve scale;
 - No increase to allowable density.
- Efficient to implement
 - Conceptualized to undergo expedited state and county review.

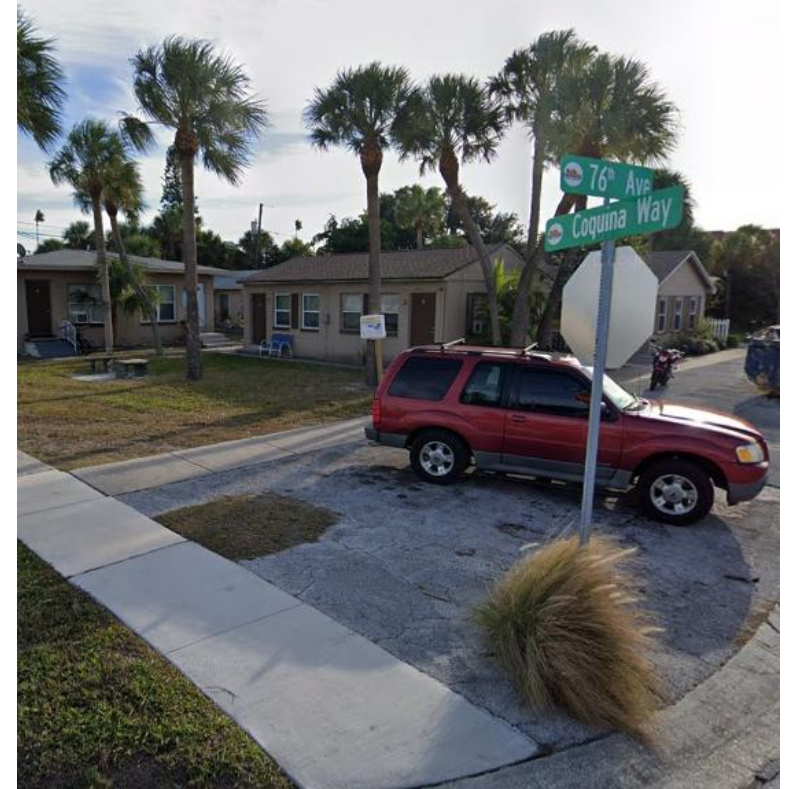
Use amendments: Standalone residential use proposal

Would allow standalone multifamily residential uses.

- Duplexes and single-family (attached or detached) remain prohibited.
- Limits burden on existing and future commercial development.
- Townhouse-style multifamily condo developments (e.g. Aegean Hide-A-Way) are permitted.

Zoning Requirements: On-site parking, landscaping buffers.

Design Requirements: Downtown design criteria (e.g. cupolas, gables, roofline variation, awnings, etc.) and green building standards.



Use amendments: Standalone lodging proposal

Staff proposes that lodging uses existing as of September 2024, only, may be redeveloped as standalone uses. New standalone lodging uses, including those existing uses not meeting adopted limitations, must meet mixed use thresholds.

Height: Maximum three stories (28-30 feet above BFE + 1')

Density: 30 units/acre or the existing unit count on the property, whichever is greater. All units are allocated from TC-2/AC/BR Density Pool through the Conditional Use Permit process.

Floor Area: Unit size limited to average existing plus 20%. Other indoor amenity and common areas (e.g. lobbies) may be an additional 20% of total building area.

Zoning Requirements: On-site parking, landscaping buffers.

Design Requirements: Downtown design criteria (e.g. cupolas, gables, roofline variation, awnings, etc.) and green building standards.



Use amendments: Reduced threshold for mixed-use development

Comprehensive Plan currently requires full-block consolidation (1.8 acres) to develop a mixed-use redevelopment of up to 86 feet in height (nine stories).

To maintain incentive for mixed-use, Staff is proposing lowering the acreage and height as an additional option. Existing option will remain.

Maximum Height: 50 feet above Base Flood Elevation + 1' (estimated four stories over commercial or office, with required building stepback above two stories).

Minimum Acreage: 40,000 square feet (0.92 acre), or approximately half of one block.

Minimum Zoning Lot Dimensions: 200 feet in depth and width

- Prevents consolidation and development of narrow but long portions of property (e.g. all of one side of one Avenue).

Zoning Standards: Carries all other existing zoning, design, and landscaping standards applicable to other mixed-use developments (Corey Landings).



Residential Height

Development Requirements - Height

- Most properties in the TC-2 Coquina West zoning are in the AE-10 and AE-11 flood zones.
- Additionally, several of the westernmost properties are in in the Coastal A zone (floor joists must be elevated above base flood elevation plus one foot)
- The area has a general grade range of 3.5-4.5' NAVD 88, with a 3.0' crown of road elevation.

Expected minimum living floor elevation required: 6.5 to 9.5 feet above grade



Height Options

- Most small-lot residences in St. Pete Beach are limited to 30-35 feet in height above base flood elevation plus one foot.
- Height options in this range would allow:
 - 30 feet (36-39 feet above grade): Likely two living stories
 - 35 feet (41-44 feet above grade): Likely three living stories
- District to the north (RLM-2) allows 30 feet.
- District to the south (UBV) allows 35-45 feet.

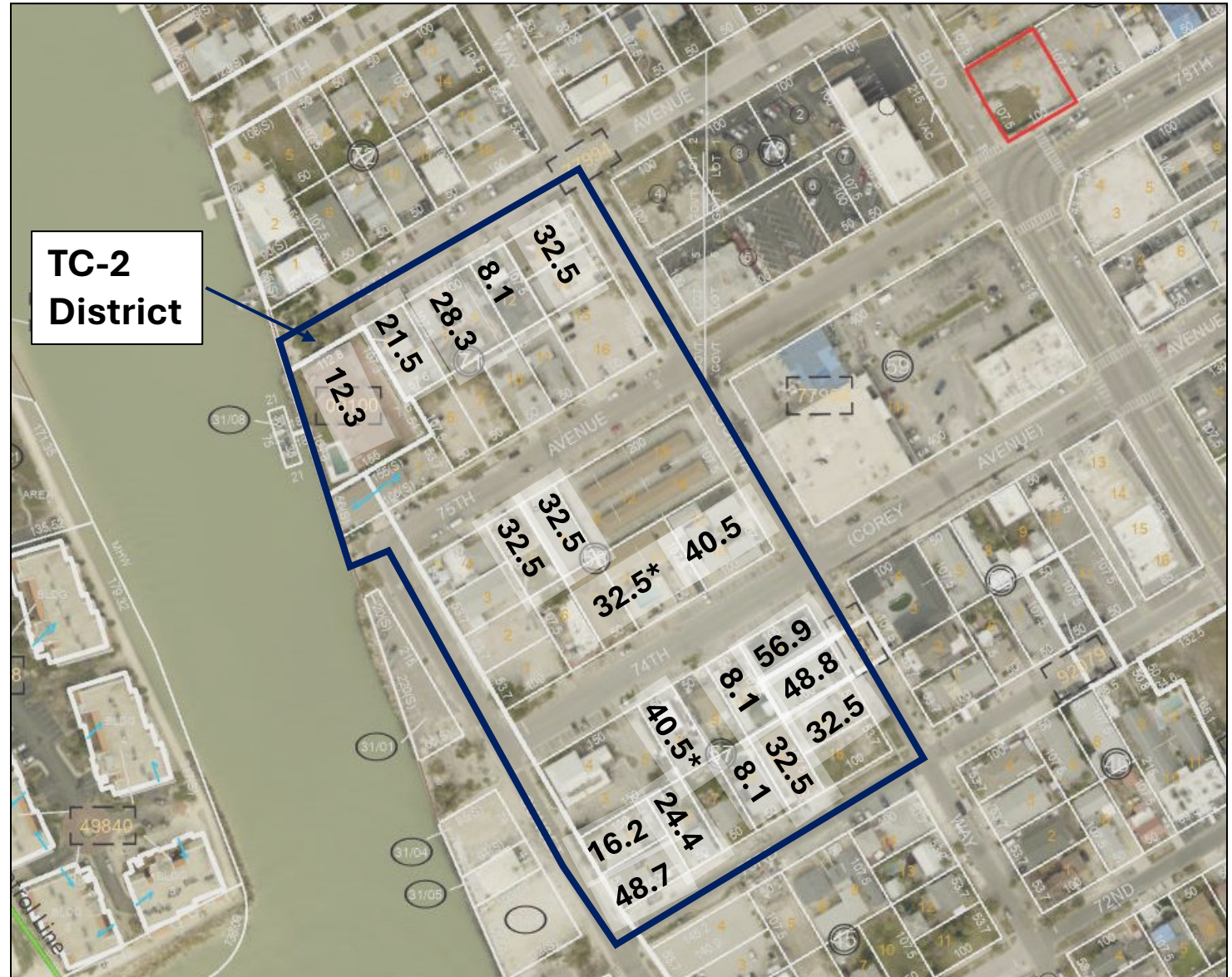


Residential Density

Existing Density – Units Per Acre

(Asterisk denotes a lodging use)

Lowest	8.1 units/acre
Highest	56.9 units/acre
Mean (By Property)	29.3 units/acre
Median (By Property)	32.5 units/acre
Total Res. Units Exceeding 24/acre, By Property	33 units



Density Summary

- There is immense variation in density in the subject zoning district, from single-family homes on single lots (8 units/acre) to multifamily development on single or multiple lots (40-50 units/acre).
- There is no way to make whole every residential and lodging property in this district without:
 - 1) Increasing density;
 - 2) Drafting standards that allows existing residences to redevelop with existing density;
 - 3) Allocating units from the residential density pool.
- Options 1) and 2) preceding may or will have unintended Live Local Act impacts, and are outside the scope of what Staff has been directed to address.
- Staff proposes standalone residential redevelopment density at 18 units/acre. This will allow:
 - Expedited state and county reviews;
 - Retaining incentives for mixed-use property consolidation (e.g. Corey Landings), with mixed-uses allowing up to 24 units/acre (density) and no direct limit on living unit size (floor area);
 - Mitigate currently-unknown and unintended consequences.
- Standalone multifamily development would be eligible to request units from the residential density pool, subject to availability and City Commission approval.
- Redevelopment of the entire TC-2 Coquina West District's residential stock would require 37 units from the residential density pool, fewer than one-third the number of units returned by the Corey Landings revision approved in 2025.

Density Pool Availability

	Project	Units Allocated	Units Remaining
Residential Density Pool (SPA-1)	Corey Landings	25	170
	TC-2 Coquina West Redevelopment	37*	113
TC-2, AC, and BR Temporary Lodging Density Pool	Hotel Zamora	64	261
	TC-2 Coquina West Redevelopment	16*	245

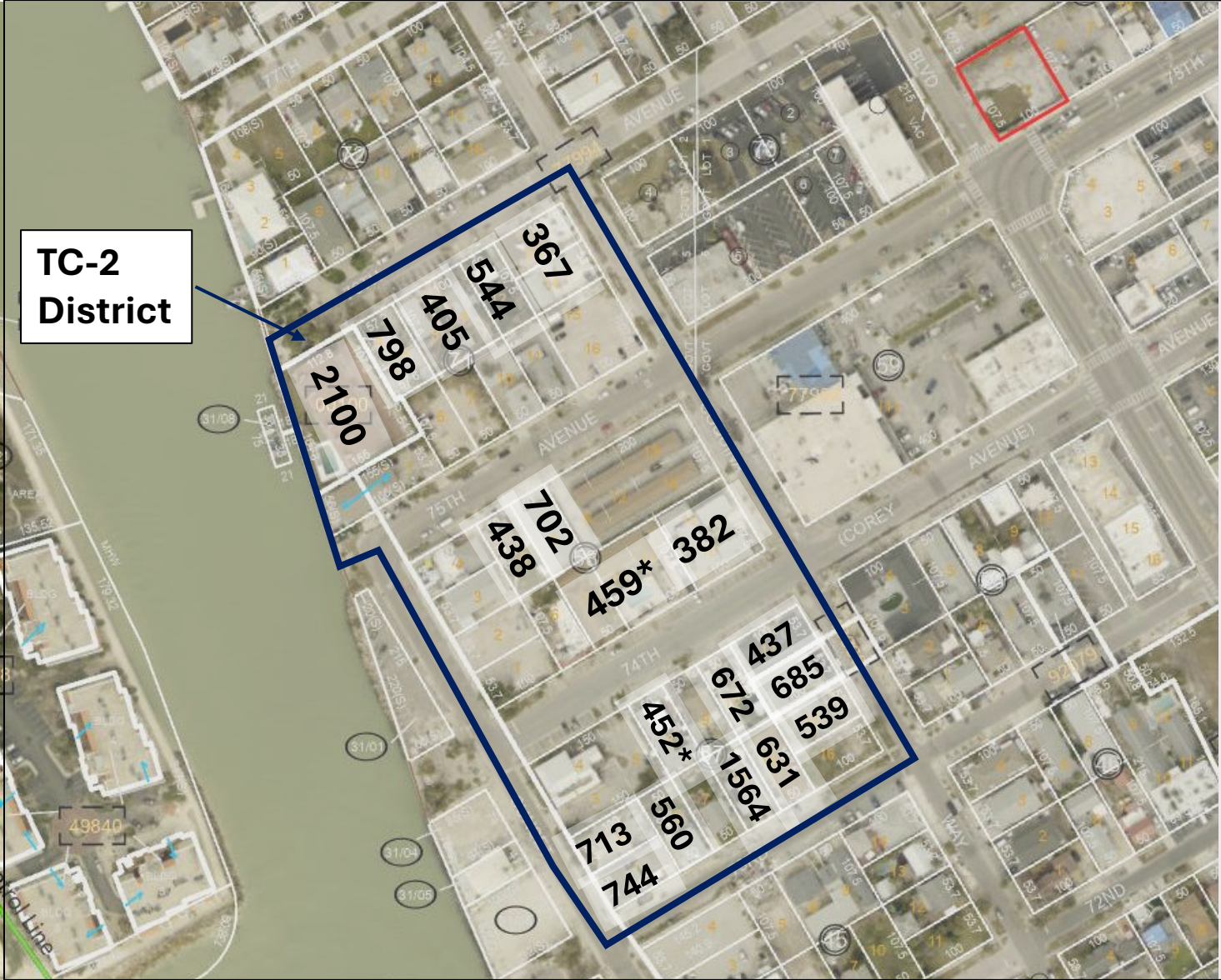
*Estimated, to allow for equivalent density to existing.

Residential Floor Area

Average Existing Living Area (sq. ft) per unit

Calculated by dividing living area square footage by number of units. Information from PCPAO.

Smallest	367 sq. ft.
Largest	2,100 sq. ft.
Mean (Per Unit)	622 sq. ft.
Existing Res. Units (District)	78
Existing Lodging Units (District)	17



2023 American Housing Survey Data – Florida

Unit Size by Dwelling Type

	Mean Unit Size (sf)	Median Unit Size (sf)
Attached Single-family (Townhouse)	1,504	1,380
2-4 unit dwellings	1,089	1,000
5-9 unit dwellings	1,021	950
10-19 unit dwellings	1,029	1,000
20-49 unit dwellings	982	930

2023 American Housing Survey Data – Florida

Square Footage by Number of Bedrooms

	Mean Unit Size (sf)	Median Unit Size (sf)
Studio	500	500
One bedroom	761	750
Two bedroom	1,177	1,100
Three bedroom	1,746	1,600

What is being built in Pinellas?

Property Appraiser Data – Build Year of 2020-2026

	Barrier Island ZIPs (Living SF)	County-wide (Living SF)
Apartments (<50 units) and Multifamily (Avg.)	1,916 sq. ft.	1,202 sq. ft.
Condos (Avg.)	2,208 sq. ft.	2,031 sq. ft.

Recent Multifamily Proposal – St. Pete Beach

Barracks By the Sea 100 Pass A Grille Way

- Proposed six new units (two existing) at 714 sq. ft. of living area (excluding stairs and wall interior)
- Total site density of 28.6 units/acre
- <70% impervious surface with pool and other amenities
- Three stories in height: 28 feet above DFE



Buildability Assessment – TC-2 Coquina West

The average platted lot size in TC-2 Coquina West is 50'x107.5' (5,375 sq. ft.)

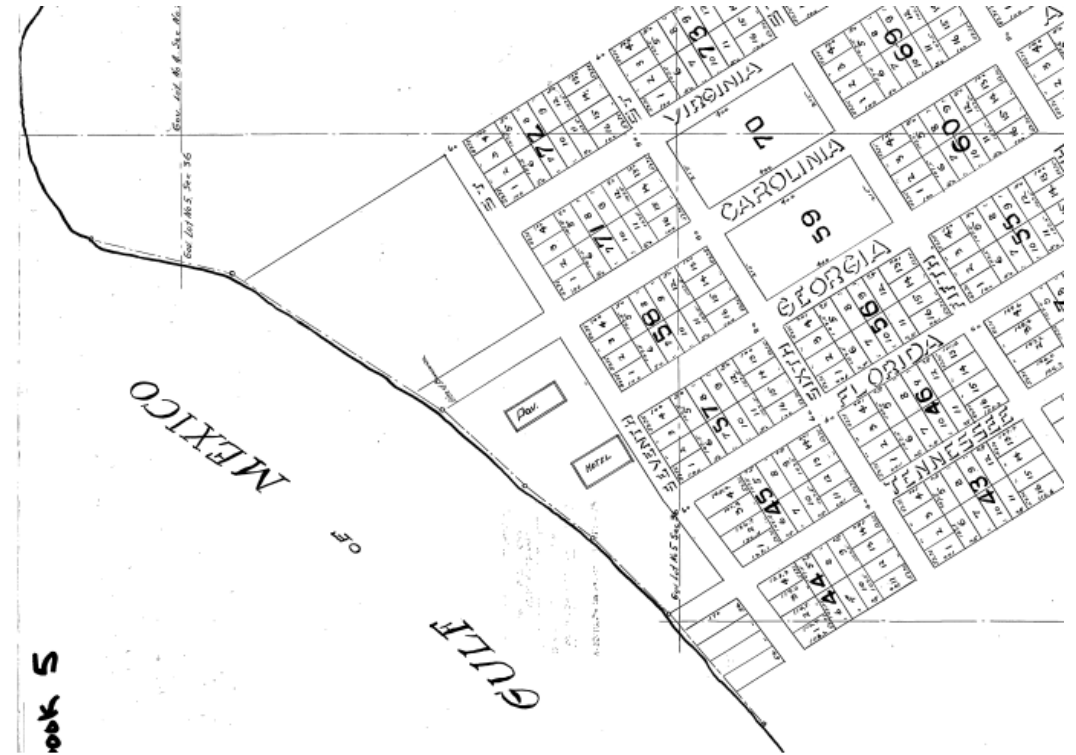
Of that 5,375 sq. ft.:

- 5,375 sq. ft.
- 1,613 sq. ft. (30% permeability req.)
- 1,125 sq. ft. (25% articulation and parking req.)

- 2,630 sq. ft. (~50%)

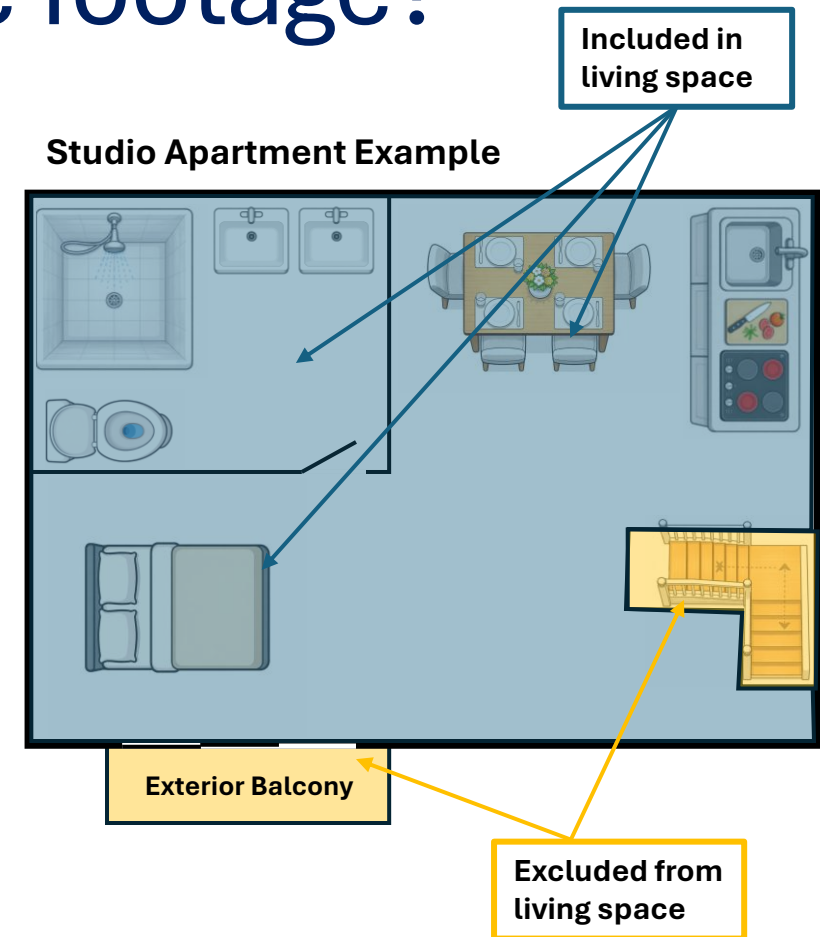
Roughly 50% of a lot can support a building, when meeting other development requirements.

A three-unit, two-living story building could have a realistic gross floor area of 1,750 sq. ft. (Est. 1,500 sq. ft. living area).



What is included in living square footage?

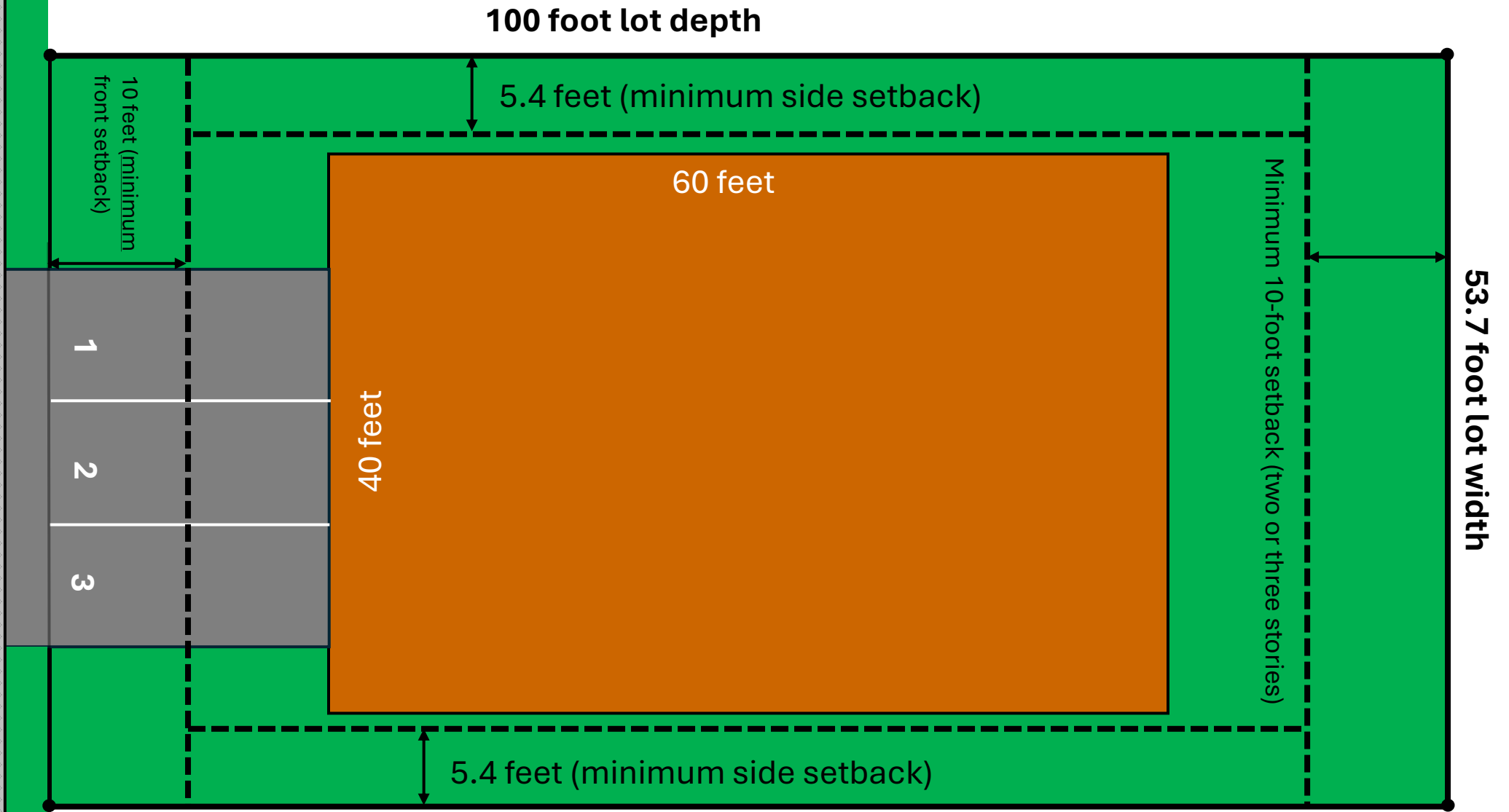
- Staff's initial recommendation was to limit living square footage per unit to existing living square footage plus 20%, or 800 square feet, whichever is greater.
 - This provides redevelopment parity for most existing residential buildings.
 - This also preserves a partial incentive to consolidate properties into mixed-use projects, by allowing for larger residences only on consolidated developments.
- Living square footage excludes:
 - Ground floor space used solely for parking, storage and access;
 - Minimum required square footage for vertical circulation, whether exterior or interior to the structure (stairs and landing);
 - Exterior unwallled features like balconies and deck covers.
- Living square footage includes:
 - All interior habitable space (space used for living, cooking, eating, sleeping);
 - Bathrooms, closets and hallways.



Example Single-Lot Development Options

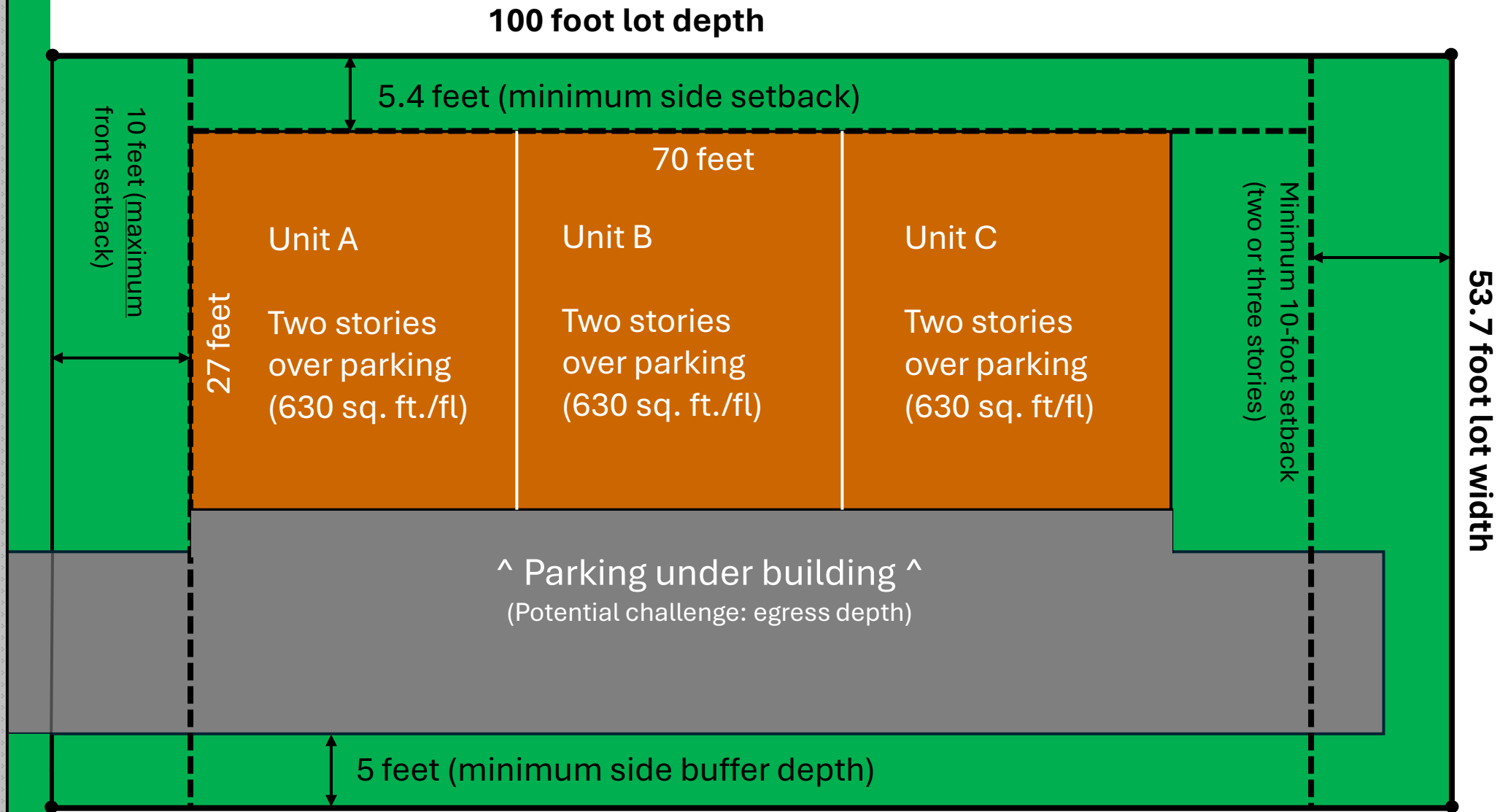


76th Ave



Concept: Three-unit, single-lot multifamily redevelopment not on Corey Ave

Corey Ave



Concept: Three-unit, single-lot multifamily redevelopment on Corey Avenue

Floor Area Considerations

- There is no requirement to limit floor area for residential. Other dimensional requirements (height/impervious surface/setbacks) can serve as an indirect limitation.
- Floor area limitations can be used to incentivize certain types of development (e.g. single-bedroom apartments).
- Setting a floor area standard too low can disincentivize redevelopment.

Questions for Planning Board

- Staff seeks input on:
 - **Proposed Residential Density:** 18 units per acre, with ability to request from density pool
 - Allows City Commission to evaluate each small project for suitability
 - Potentially allows consolidated properties to build larger unit sizes with lower density.
 - Cannot exceed 24/acre under current scope.
 - **Allowable Residential Height:** Proposed 30-35 feet (2-3 living stories)
 - 30-35 feet is in range of allowable height for new construction to the north and south
 - Three stories is likely to allow units of a median barrier island new construction size (~2,000 sq. ft) absent floor area limitations.
 - **Floor Area** limitation, if any: Proposed 800 sq. ft./unit
 - Can be addressed through height, impervious surface, and setbacks instead of directly through floor area.
 - Lower square footages can incentive new, flood compliant rental (one to two bedroom) development, which St. Pete Beach lacks.
 - Can include incentives for lower density but higher floor area (e.g. 12 units/acre with additional floor area).

Next Steps

- Staff will draft content based on Planning Board feedback for presentation in March or April.
- Staff proposes a workshop or hybrid public forum setup to allow for meeting focus to be on drafted content and public input.
 - May be a separate meeting.



II. Downtown Redevelopment District

General Provisions

- (a) *Location and Character.* The Downtown Redevelopment District contains approximately 100.05 acres in the Downtown Core area shown on Map 3 and represents approximately 8% of the total land area of the City. This District is comprised of 391 parcels, with approximately 40% developed as existing commercial and office uses, 11% temporary lodging uses, 33% supporting residential uses of a variety of densities and housing types, and the remaining 16% devoted to government uses. This District also contains the adjacent downtown core neighborhoods that contain a mix of residential and nonresidential uses including the smaller mom and pop motels located in the Upham Beach Village District.
- (b) *Purpose and Intent; Redevelopment Incentives & Deterrents.* This Downtown Core Redevelopment District is one of the two core areas within Special Planning Area 1 that emphasizes pedestrian mobility over vehicular mobility and is designed to recreate a more traditional main street core gathering area by encouraging revitalization that will provide:
 - (1) Quality neighborhood, government and commercial services in the City's traditional historic shopping district by creating a live, work, shop, dine and play main street;
 - (2) Quality residential neighborhoods surrounding the core commercial areas by reducing commercial encroachment into those residential neighborhoods and by establishing increased open space and buffering between residential and nonresidential uses;
 - (3) A traditional village community where the focus is on safe and comfortable pedestrian mobility and a "sense of place" or a "sense of community" where residents come together to live, play, work and share recreational activities; and
 - (4) Increased pedestrian linkages to neighborhood services that will reduce vehicular dependence, reduce trip generation and improve the overall traffic flow, pedestrian circulation, and safety throughout the downtown area.

Goals, Objectives, and Policies for the Downtown Redevelopment District

GOAL 1:

The Downtown commercial core of the District shall be a community gathering place that attracts people to the area with living, working, shopping, entertainment, and recreational opportunities. The City shall encourage revitalization through redevelopment that is designed to attract residents and visitors to the Downtown Core community destination. The downtown residential neighborhoods surrounding and within walking distance of the Downtown Core area, are encouraged to redevelop in a manner that enhances pedestrian and non-vehicular mobility.

Objective 1.1

All development and redevelopment within the Downtown Redevelopment District shall further the goals, objectives and policies of Special Planning Area 1 where applicable, and development and redevelopment shall be consistent with the policies for the character district within which the development occurs and shall comply with the design guidelines and the applicable Land Development Code for each respective character district.

Objective 1.2

Residential uses in the Downtown are encouraged only as part of a mixed-use commercial project with a variety of densities, housing types and affordability, consistent with the character districts. Exclusively residential use projects shall be prohibited in the Town Center Core Districts located along



Corey Avenue Corey Circle East, and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard.

Objective 1.3

A variety of incentives shall be available to encourage commercial revitalization through various redevelopment prototypes in the Town Center Core Districts located along Corey Avenue, on Corey Circle East and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard that also promote a pedestrian-friendly, safe, comfortable, aesthetically pleasing village-like environment.

Objective 1.4

The City shall use all existing incentives to encourage an affordable mix of housing types and varieties that are located within walking distance of the downtown Corey Avenue core area integrated with retail, commercial, office and entertainment uses at street level to create a live, shop, work and play environment in the Corey downtown area that will revitalize the traditional main street as a vibrant center of activity for residents and visitors.

Objective 1.5

Parks shall be maintained and expanded and recreational activities that serve residents and visitors shall be encouraged.

Objective 1.6

Public waterfront access shall be pursued and expanded.

Objective 1.7

Downtown shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed.

Objective 1.8

The City shall recognize the unique features of Downtown neighborhoods and shall continue to expand neighborhood retail, business, and recreation services.

Objective 1.9

The Downtown Core areas located at either end of Corey Avenue on the waterfront shall consider temporary lodging uses in conjunction with a comprehensive mixed-use redevelopment project that will act as a catalyst project to stimulate reinvestment and redevelopment of the historic core neighborhood main street shopping and entertainment district.

Objective 1.10

Public or private small-scale marina facilities with transient boat slips to encourage alternative non-vehicular modes of transportation and attract visitors to the core main street shopping, restaurant and entertainment district shall be encouraged and pursued, where appropriate.

GOAL 2:

Create a livable community environment where safe and comfortable pedestrian, bicycle and other non-vehicular mobility is emphasized over vehicular transportation in a manner that ensures that pedestrians, bicyclists, and vehicles circulate together throughout the Downtown safely, comfortably and efficiently.



Objective 2.1

The Downtown street grid should be maintained to provide multiple access points in and through Downtown to assist in dispersing traffic on various routes that will contribute to improved traffic flow and safety.

Objective 2.2

Blind Pass Road and Gulf Boulevard within the Downtown Redevelopment District shall be reclaimed as local streets to operate within the Downtown not only for vehicular circulation, but more importantly, for safe and comfortable pedestrian and bicycle circulation.

Objective 2.3

A Master Streetscape Plan shall be implemented to enhance the comfort and safety of the pedestrian environment in the Downtown area, provide for bicycle or other non-vehicular parking and safe circulation, improve traffic circulation, and provide traffic calming, improve lighting, landscaping, and streetscape, and consider placement of public art wherever possible.

Objective 2.4

A variety of parking solutions for motorized and non-motorized transportation systems shall be pursued to support development and redevelopment while maintaining ease of access and parking throughout the Downtown Redevelopment District.

Objective 2.5

Development and redevelopment will be encouraged to provide public improvements that create and contribute to pedestrian and bicycle linkages throughout the Downtown Redevelopment District.

Objective 2.6

A joint use public/private parking garage, including public restroom facilities, as centrally located as practical and feasible, shall be pursued in the Downtown Redevelopment District.

GOAL 3:

Create a downtown core community that has a "sense of place" that is a vibrant and memorable place for residents and visitors that will provide neighborhood services, and opportunities for living, working, recreation and entertainment that showcases the City's waterfront, main street environment and history.

Objective 3.1

The Community Center site shall continue to be redeveloped and expanded as a waterfront park accessible to all residents and visitors containing active and passive open space that will be a venue for local and regional outdoor activities and entertainment; a pedestrian waterfront boardwalk access to Corey Avenue, public boat slips and a kayak launch ramp will be encouraged and pursued; and a public marina for daily transient slips only should be considered.

Objective 3.2

Sunset and Sunrise parks for public use and enjoyment shall be pursued as an integral element of development and redevelopment at either end of Corey Avenue as focal points for these areas.

Objective 3.3

Development and redevelopment are encouraged to create a vibrant Downtown environment containing a variety of building forms and styles that respect the Downtown village-like character and



heritage along the Corey Avenue main street and provide building designs that relate to the human scale at the street level.

Objective 3.4

All new building construction shall comply with current Building and Safety Codes, FEMA, and National Flood Insurance Program regulations to maximize protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Policies:

Policy 1

All projects shall be consistent with building and site design guidelines and standards that establish the quality design features expected for renovation, redevelopment, and new construction in the Downtown Redevelopment District.

Policy 2

The character of each district within Downtown shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which it is located.

Policy 3

The design of all projects in the Downtown Redevelopment District shall make meaningful contributions to the pedestrian environment through site and building design.

Policy 4

New development and redevelopment shall be compatible with the human scale of the area and contribute to a pedestrian-friendly and safe environment.

Policy 5

On-site overhead utilities shall be placed underground as part of all development projects.

Policy 6

All development projects shall contribute their pro rata share to the Community Improvements Fund, as may be required at the time of building permit or before.

Policy 7

Property owners/developers are encouraged to meet with residents, area neighborhood associations/business groups prior to submitting major development and redevelopment projects for City review.

Policy 8

Shared parking for commercial, office and mixed-use developments should be accomplished wherever possible.

Policy 9

All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.



Policy 10

Internal connectivity and shared driveway access points between adjoining properties of compatible uses should be pursued wherever practical and feasible to further reduce curb cuts to improve traffic flow on adjacent roadways as well as reduce vehicular conflict with pedestrians and bicyclists.

Policy 11

A Transportation Management Plan (TMP) shall be required on all development that increases density or intensity of development on the site. All physical and operational improvements and strategies, including mitigation, as may be required by the TMP approved by the City, shall be a condition of site plan approval.

Policy 12

A pedestrian bridge over Gulf Boulevard connecting the east and west areas of Corey Avenue shopping and entertainment district shall be pursued.

Policy 13

The assembly of smaller parcels into larger buildable sites will be encouraged.

Policy 14

All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.



II.III Town Center Coquina West District (TC-2)

- (a) *Location and Character.* The Town Center Coquina West character district contains 6.11 acres or less than one-half percent (0.5%) of the total land area of the City. This District is illustrated on the Special Planning Area 1 Character Districts Map (Map 1). This District consists of a three-block area that currently is a mix of existing residential, light industrial, small motel and commercial restaurant/bar uses.
- (b) *Purpose and Intent; Redevelopment Incentives and Deterrents.* The following policies shall govern development in the Town Center Coquina West District and are intended to encourage redevelopment of the area as one or two comprehensive mixed-use residential/commercial projects to anchor the west terminus of the Corey Avenue “Main Street” and to act as a catalyst for revitalizing the entire Corey Avenue “Main Street”.

Policies:

Policy 1

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2

Structured parking that can be integrated into the principal building and hidden from public view will be encouraged and pursued.

Policy 3

Retail/Restaurant uses shall be located on the first floor or accessible from street level and near the pedestrian walkways to provide easy public access.

Policy 4

Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core and minimize adverse environmental impacts.

Policy 5

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Policy 6

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 7

All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.



Permitted Uses and Standards in the Town Center Coquina West District

- (a) *Primary uses.* Commercial and office; Temporary lodging use - hotel, motel, resort condominium; Residential use but only as part of a mixed-use development project located on a minimum two acre buildable site.
- (b) *Secondary uses.* Commercial and office as a secondary component of a mixed-use residential/commercial development project; Marina.
- (c) *Density/Intensity and Height Standards.*
 - (1) Residential use
 - a. Shall only be permitted as part of mixed-use development project located on a minimum two-acre buildable site and shall not exceed 24 dwelling units per acre. Commercial, office or temporary lodging uses only shall be located on the first habitable floor accessible at street level; and
 - b. Exclusive residential development shall be prohibited; and
 - c. Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.
 - (2) Commercial and office use only - shall not exceed:
 - a. A floor area ratio of 0.55; and
 - b. Variances to exceed the maximum floor area ratio established in this Future Land Use Plan shall be prohibited.
 - (3) Temporary Lodging use. Density and Intensity shall be approved by Conditional use only and shall not exceed fifty (50) temporary lodging units per acre located on a minimum 1.8-acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts.
 - (4) Impervious Surface Ratio shall not exceed:
 - a. 0.70 for all new development; and
 - b. Variances to exceed the maximum impervious surface ratio established in the Future Land Use Plan shall be prohibited.
 - (5) Height shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in the City's Land Development Code:
 - a. Twenty-eight (28) feet for an exclusively nonresidential use; or
 - b. Seventy-six (76) feet above base flood elevation for buildings containing non-residential uses on the first habitable floor accessible at street level mixed with a primary residential component above; or
 - c. Eighty-six (86) feet above base flood elevation buildings containing nonresidential uses on the first habitable floor accessible at street level and either a minimum of fifty (50) temporary lodging units or a primary residential use above the first floor or all three uses in one or more buildings as part of a unified development project, provided that the main principal building provides retail/commercial uses at street level; and
 - d. Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Town Center Coquina West character district shall be prohibited.



TC-2 Temporary Lodging Use

- (a) *Density.* TC-2 Temporary Lodging Unit Density Pool ("TC-2 TLU Density Pool"): The City shall establish a TC-2 TLU Density Pool, not to exceed a total of three-hundred and twenty-five (325) units for the entire Town Center Corey Circle and Coquina West Districts (TC-2). These density pool units may also be allocated to the Activity Center and Bayou Residential Districts. The following shall govern the allocation of temporary lodging units from the TLU Density Pool:
- (1) The TC-2 TLU Density Pool shall be allocated by Ordinance of the City Commission upon request of an individual property owner; and
 - (2) Such allocation shall not exceed fifty (50) temporary lodging units per acre; and
 - (3) Such allocation shall not exceed a cumulative total of one hundred fifty (150) temporary lodging units per development project; and
 - (4) The remaining number of available temporary lodging units in the TLU Density Pool shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no temporary lodging units beyond those remaining in the TC-2 TLU Density Pool for the TC-2 Districts shall be allocated to any subsequent project; and
 - (5) This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.
- (b) *Intensity Standards.*
- (1) Temporary lodging use shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit allocated by Ordinance, excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.
 - (2) Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.

DIVISION 37 TC-2 TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS

Sec. 37.1. Purpose and intent.

The TC-2 Town Center Corey Circle District and TC-2 Coquina West District are established as mixed use districts anchoring either end of the Corey Avenue corridor. The TC-2 districts exist to accommodate medium intensity commercial and mixed-use developments oriented to the waterfront with retail and/or eating and drinking establishments on the ground level. The intent of these districts is to facilitate property assemblage and comprehensive redevelopment under unified project plans.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.2. Permitted uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses in the TC-2 Town Center Corey Circle and Coquina West Districts are as follows.

- (a) Retail uses except automotive sales lots, pawn shops, liquor stores, and tobacco shops;
- (b) Grocery stores, markets, pharmacies without drive-through service;
- (c) Personal service businesses such as barbershops, beauty shops, salons, day spas, gyms and fitness centers, tailoring, garment alteration and repair, shoe repair, dry cleaning pick-up and drop-off and other personal service uses similar in character and impact. Body art, bail-bond, check-cashing and other similar services are prohibited;
- (d) Eating and drinking establishments—Full-service restaurant, limited-service restaurant, bar/lounge, outdoor dining and/or drinking areas that do not provide for outdoor music, subject to Section 6.24 of this Code as may be applicable;
- (e) Office uses;
- (f) Commercial recreation, public parks and/or recreational facilities;
- (g) Government buildings and other public facilities, including parks and recreation facilities;
- (h) Artist studios and art galleries;
- (i) Multi-family residential only as a component of mixed use. Residential uses are not permitted on the ground floor;
- (j) Vehicle for hire - Limited to rental of non-motorized (bicycles) and individual motorized vehicles such as Segways, mopeds/scooters;
- (k) Class I mobile food trucks, subject to the criteria found in Division 6, herein;
- (l) Other commercial uses similar in character, nature and impact to permitted uses listed above.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11; Ord. No. 2013-25, § 3, 11-26-13; Ord. No. 2015-21, § 17, 9-22-15; Ord. No. 2020-12, § 2, 8-25-20; Ord. No. 2020-24, § 2, 12-1-20)

Sec. 37.3. Secondary uses.

- (a) Marina—Wet slip only.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.4 Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under section 31.5.
- (b) Electric vehicle charging stations;
- (c) Home occupations, subject to the conditions set forth in section 6.5 of this Code.
- (d) Temporary structures under the provisions of section 6.11 of this Code.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.5. Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the TC-2 Town Center Corey Circle and Coquina West Districts are as follows:

- (a) Temporary lodging facilities hotel, motel and resort condominium, awarded on a case-by-case basis, to come from the density pool established in the Comprehensive Plan, with evaluation through criteria specified in this Code.
- (b) Commercial developments with a gross square footage of greater than 25,000.
- (c) Commercial kitchen.
- (d) Commercial docks—Classes A, B, C and D.
- (e) Eating and drinking establishment—Take-out only restaurant, outdoor dining and/or drinking areas that provide for outdoor music, roof dining and/or drinking areas, subject to Section 6.24 of this Code as may be applicable.
- (f) Vessel for hire (water taxis).

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11; Ord. No. 2013-25, § 3, 11-26-13; Ord. No. 2015-21, § 18, 9-22-15; Ord. No. 2017-12, § 1, 11-28-17; Ord. No. 2017-30, § 2, 2-27-18; Ord. No. 2020-12, § 2, 8-25-20; Ord. No. 2020-14, § 2, 9-28-20; Ord. No. 2020-24, § 2, 12-1-20)

Sec. 37.6. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the TC-2 Town Center Corey Circle and Coquina West Districts.

- (a) Detached and attached single and two family dwellings.
- (b) Any type of vehicle sales or service.
- (c) Restaurants with drive-through service.

- (d) Industrial and other incompatible uses (including, but not limited to, day labor, pawn shops, check cashing, plasma centers, body piercing and tattoo parlors).

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.7. Density and intensity.

- (a) Residential densities of 24 units per acre as a component of mixed-use projects, except as may be provided for in section 39.18 of this Code. Commercial, office retail, or non-habitable portions of temporary lodging uses shall only be located on the first floor accessible at street level.
- (b) Maximum floor area ratio for exclusively commercial/office/retail projects shall be limited to 0.55.
- (c) Temporary lodging use. Density and intensity shall be approved by conditional use only and shall not exceed fifty (50) temporary lodging units per acre located on a minimum 1.8 acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations for the TLU Density Pool for the Town Center Corey Circle and Coquina West Districts. Temporary lodging uses shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit allocated by ordinance, excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units × 750 square feet = 38,500 square feet plus 0.2 × total parcel square feet for common areas and indoor amenities = total building square footage, excluding structured parking.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11; Ord. No. 2017-30, § 2, 2-27-18; Ord. No. 2020-14, § 2, 9-28-20)

Sec. 37.8. Building height.

For areas designated Town Center Corey Circle or Town Center Coquina West on the Future Land Use map series, heights are limited to:

- (a) Exclusively non-residential uses shall be limited to a maximum height of twenty-eight (28) feet.
- (b) Up to seventy-six (76) feet for buildings containing non-residential uses on the first habitable floor accessible at street level mixed with a primary residential or temporary lodging use above.
- (c) Up to eighty-six (86) feet for buildings containing non-residential uses on the first habitable floor accessible at street level and either a minimum of fifty (50) temporary lodging units or a primary residential use above the first floor or all three uses in one or more buildings as part of a unified development project, provided that the main principal building provides retail/commercial/restaurant uses at street level.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.9. Setbacks.

Front yard	Mainstreet—Corey Avenue & Corey Circle - 10 feet maximum for building elements up to 28 feet in height; 30 feet for all building elements above 28 feet. All other streets: 10 feet Minimum for building elements up to 28 feet in height; 30 feet for all elements above 28 feet. Parts of the building that are stepped back above 28 feet on all streets may be used as patio or balcony space.
Secondary front yard	5 Feet minimum for building elements up to 28 feet in height; 30 feet for all elements above 28 feet.

Created: 2025-10-03 09:41:14 [EST]

(Supp. No. 50)

	Parts of the building that are stepped back above 28 feet on all streets may be used as patio or balcony space.
Side yard	10 percent of lot width minimum per side minimum for building elements up to 28 feet in height; 30 feet for all building elements above 28 feet. Parts of the building that are stepped back above 28 feet on all streets may be used as patio or balcony space.
Rear yard	20 feet for the first feet in height; 30 feet for all building elements above 28 feet; No setback shall be required for any structural pedestrian facilities adjacent to any body of water. Outdoor seating areas for permitted uses may be placed within the required rear yard setback. Parts of the building that are stepped back above 28 feet on all streets may be used as patio or balcony space.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.10. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for all uses: 0.70

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.11. Minimum off-street parking requirements.

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.12. Landscaping.

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.13. Design requirements.

Shall be in accordance with the requirements of Division 39.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

Sec. 37.14. Signs.

Shall be in accordance with Division 26.

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

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

Agenda Report

Agenda Title Name: SB 180 (2025) & SB 840 (2026) Discussion

Action Request: None - for discussion purposes.

Strategic Objective:

Date: February 26, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Requested by Chair Hubbard: Discussion of SB 180 - 2025 (adopted as Chapter 2025-190), and proposed SB 84- 2026, which proposes substantial modifications.

Funding: N/A

Attachments:

1. Chapter 2025-190 (SB 180) - Adopted
2. SB 840 - 2026

CHAPTER 2025-190

Committee Substitute for Committee Substitute for Senate Bill No. 180

An act relating to emergencies; amending s. 83.63, F.S.; requiring certain tenants to be given specified opportunities or notice; creating s. 163.31795, F.S.; defining the terms “cumulative substantial improvement period” and “local government”; prohibiting certain local governments from adopting ordinances for substantial improvements or repairs to a structure which include cumulative substantial improvement periods; amending s. 163.31801, F.S.; prohibiting certain entities from assessing impact fees for specified replacement structures; providing an exception; providing construction; amending s. 193.155, F.S.; revising the square footage limitations for certain changes, additions, and improvements to damaged property; amending s. 215.559, F.S.; removing a reference to a certain report; revising public hurricane shelter funding prioritization requirements for the Division of Emergency Management; amending s. 250.375, F.S.; authorizing certain servicemembers to provide medical care in specified circumstances; amending s. 252.35, F.S.; revising requirements for the state comprehensive emergency management plan; requiring such plan to include an update on the status of certain emergency management capabilities; requiring the division to collaborate with the Department of Health; revising responsibilities of the division; requiring the division to develop a certain template; revising the purpose of certain training programs; requiring the division to set the minimum number of training hours that specified individuals must complete biennially; authorizing such training to be provided by certain entities; requiring the division to conduct an annual hurricane readiness session in each region designated by the division for a specified purpose; requiring all county emergency management directors, and authorizing other county and municipal personnel, to attend such session; requiring that the session include specified topics and needs; removing a specified reporting requirement; amending s. 252.355, F.S.; authorizing the Department of Veterans’ Affairs to provide certain information to specified clients or their caregivers; requiring the Florida Housing Finance Corporation to enter into memoranda of understanding with specified agencies for a certain purpose; providing that specified persons may use special needs shelters in certain circumstances; amending s. 252.3611, F.S.; directing specified entities to submit specified contracts and reports to the Legislature under specified conditions; requiring such contracts to be posted on a specified secure contract system; requiring the division to report annually to the Legislature specified information on expenditures relating to emergencies; providing requirements for such report; amending s. 252.363, F.S.; providing for the tolling and extension of certain determinations; providing for retroactive application; amending s. 252.365, F.S.; requiring agency heads to notify the Governor and the division of the person designated as the emergency coordination officer annually by a specified

date; amending s. 252.3655, F.S.; creating the natural hazards risks and mitigation interagency coordinating group; providing the purpose of the group; providing for the membership and administration of the group; requiring agency representatives to provide information relating to natural hazards to this state, agency resources, and efforts to address and mitigate risks and impacts of natural hazards; requiring the group to meet in person or by communications media technology at least quarterly for specified purposes; requiring specified agency heads to meet at least annually to strategize and prioritize state efforts; requiring the division, on behalf of the group, to prepare an annual progress report and submit such report to the Governor and Legislature; revising requirements for such report; amending s. 252.37, F.S.; requiring the division to notify the Legislature of its intent to accept or apply for federal funds under certain circumstances; requiring the division to take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies; requiring that such steps include the standardization and streamlining of the application process for federal financial assistance and the provision of assistance to applicants for a specified purpose; requiring the division to use certain federal funds to implement such requirements; amending s. 252.373, F.S.; conforming a cross-reference; amending s. 252.38, F.S.; requiring political subdivisions to annually provide specified notification to the division before a specified date; creating s. 252.381, F.S.; requiring counties and municipalities to post certain information on their websites; requiring counties and municipalities to develop a poststorm permitting plan; providing requirements for such plan; requiring counties and municipalities to update such plan by a specified date annually; requiring counties and municipalities to publish on their websites a specified storm recovery guide by a specified date annually; providing requirements for such guide; requiring certain counties and municipalities to publish on their websites updates to such guide as soon as practicable following a storm; prohibiting certain counties and municipalities from increasing building permit or inspection fees within a specified timeframe; requiring counties and municipalities to allow individuals to receive certain letters electronically on or before a specified date; requiring certain counties and municipalities to use their best efforts to open a permitting office for a minimum number of hours per week; amending s. 252.385, F.S.; revising reporting requirements for the division; revising requirements for a specified list; requiring the Department of Health and the Agency for Persons with Disabilities to assist the division with certain determinations; creating s. 252.422, F.S.; defining the term “impacted local government”; prohibiting impacted local governments from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing any person to file suit to enforce specified provisions; authorizing counties and municipalities to request a specified determination by a court; prohibiting counties and municipalities from taking certain actions until the court has issued a preliminary or final judgment; requiring plaintiffs to provide certain notification before filing

suit; requiring impacted local governments to take certain actions upon receipt of such notification or a suit may be filed; providing for reasonable attorney fees and costs; authorizing the use of a certain summary procedure; requiring the court to advance the cause on the calendar; requiring the Office of Program Policy Analysis and Government Accountability to conduct a study on certain local government actions after hurricanes; specifying requirements for the study and legislative recommendations; requiring the office to submit a report to the Legislature by a specified date; creating s. 252.505, F.S.; requiring that certain contracts include a specified provision; defining the term “emergency recovery period”; amending s. 373.423, F.S.; requiring the Department of Environmental Protection to submit a Flood Inventory and Restoration Report to the division by a specified date; requiring the department to work with specified entities to compile information for the report; providing specifications for the report; requiring the owner of certain infrastructure to submit certain information to the department; requiring the department to review and update the report biannually; requiring the department to submit an updated report to the division by a specified date; amending s. 380.0552, F.S.; revising the maximum evacuation clearance time for permanent residents of the Florida Keys Area, which time is an element for which amendments to local comprehensive plans in the Florida Keys Area must be reviewed for compliance; requiring the Department of Commerce to conduct baseline modeling scenarios and gather data to determine the number of building permit allocations for distribution in the Florida Keys Area; requiring that such allocations be distributed in a specified manner and over a specified timeframe; prohibiting such allocations from exceeding a specified number; requiring that permits be issued for certain parcels and the distribution of such permits prioritize specified allocations; amending s. 400.063, F.S.; conforming a cross-reference; amending s. 403.7071, F.S.; providing that local governments are authorized and encouraged to add certain addendums to certain contracts and agreements; requiring counties and municipalities to apply to the department for authorization to designate at least one debris management site; authorizing municipalities to apply jointly with a county or adjacent municipality for authorization of a debris management site if such entities approve a memorandum of understanding; providing requirements for such memorandum; creating s. 489.1132, F.S.; providing definitions; requiring a hurricane preparedness plan to be available for inspection at certain worksites; requiring certain equipment to be secured in a specified manner no later than 24 hours before the impacts of a hurricane are anticipated to begin; providing penalties; requiring the Florida Building Commission to establish specified best practices and report findings to the Legislature by a specified date; amending s. 553.902, F.S.; revising the definition of the term “renovated building”; requiring the division to consult with specified entities to develop certain recommendations and provide a report to the Legislature by a specified date; prohibiting certain counties from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; declaring that such moratoriums, amendments, or procedures are null and void;

providing for retroactive application; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing certain residents and business owners to bring a civil action for declaratory and injunctive relief against a county or municipality that violates specified provisions; providing for reasonable attorney fees and costs under specified circumstances; providing for future expiration; providing a directive to the Division of Law Revision; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 83.63, Florida Statutes, is amended to read:

83.63 Casualty damage.—If the premises are damaged or destroyed other than by the wrongful or negligent acts of the tenant so that the enjoyment of the premises is substantially impaired;:

(1) The tenant may terminate the rental agreement and immediately vacate the premises. The tenant may vacate the part of the premises rendered unusable by the casualty, in which case the tenant’s liability for rent shall be reduced by the fair rental value of that part of the premises damaged or destroyed. If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).

(2) The tenant must be given:

(a) The opportunity to collect his or her belongings from the premises when it is safe to do so; or

(b) Notice of the date by which the tenant will be able to collect his or her belongings from the premises, which must occur within a reasonable time.

Section 2. Section 163.31795, Florida Statutes, is created to read:

163.31795 Participation in the National Flood Insurance Program.—

(1) For purposes of this section, the term:

(a) “Cumulative substantial improvement period” means the period during which an aggregate of improvements or repairs are considered for purposes of determining substantial improvement as defined in s. 161.54(12).

(b) “Local government” has the same meaning as in s. 163.2514.

(2) A local government that is participating in the National Flood Insurance Program may not adopt or enforce an ordinance for substantial improvements or repairs to a structure which includes a cumulative substantial improvement period.

Section 3. Subsection (14) is added to section 163.31801, Florida Statutes, to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

Section 4. Paragraph (b) of subsection (4) of section 193.155, Florida Statutes, is amended to read:

193.155 Homestead assessments.—Homestead property shall be assessed at just value as of January 1, 1994. Property receiving the homestead exemption after January 1, 1994, shall be assessed at just value as of January 1 of the year in which the property receives the exemption unless the provisions of subsection (8) apply.

(4)

(b)1. Changes, additions, or improvements that replace all or a portion of homestead property, including ancillary improvements, damaged or destroyed by misfortune or calamity shall be assessed upon substantial completion as provided in this paragraph. Such assessment must be calculated using the homestead property’s assessed value as of the January 1 immediately before the date on which the damage or destruction was sustained, subject to the assessment limitations in subsections (1) and (2), when:

a. The square footage of the homestead property as changed or improved does not exceed 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction; or

b. The total square footage of the homestead property as changed or improved does not exceed 2,000 ~~1,500~~ square feet.

2. The homestead property’s assessed value must be increased by the just value of that portion of the changed or improved homestead property which is in excess of 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction or of that portion exceeding 2,000 ~~1,500~~ square feet.

3. Homestead property damaged or destroyed by misfortune or calamity which, after being changed or improved, has a square footage of less than 100 percent of the homestead property's total square footage before the damage or destruction shall be assessed pursuant to subsection (5).

4. Changes, additions, or improvements assessed pursuant to this paragraph must be reassessed pursuant to subsection (1) in subsequent years. This paragraph applies to changes, additions, or improvements commenced within 5 years after the January 1 following the damage or destruction of the homestead.

Section 5. Paragraph (b) of subsection (1) of section 215.559, Florida Statutes, is amended to read:

215.559 Hurricane Loss Mitigation Program.—A Hurricane Loss Mitigation Program is established in the Division of Emergency Management.

(1) The Legislature shall annually appropriate \$10 million of the moneys authorized for appropriation under s. 215.555(7)(c) from the Florida Hurricane Catastrophe Fund to the division for the purposes set forth in this section. Of the amount:

(b) Three million dollars in funds shall be used to construct or retrofit facilities used as public hurricane shelters. Each year the division shall prioritize the use of these funds for projects included in the annual report of the Shelter Development Report prepared in accordance with s. 252.385(3). The division shall ~~must~~ give funding priority to projects located in counties regional planning council regions that have shelter deficits, projects that are publicly owned, other than schools, and to projects that maximize the use of state funds.

Section 6. Section 250.375, Florida Statutes, is amended to read:

250.375 Medical officer authorization.—A servicemember trained to provide medical care who is serving under the direction of the Florida National Guard State Surgeon and is assigned to a military duty position and authorized by the Florida National Guard to provide medical care within the scope of the servicemember's professional licensure by virtue of such duty position may provide such medical care to military personnel and civilians within this state ~~physician who holds an active license to practice medicine in any state, a United States territory, or the District of Columbia, while serving as a medical officer with or in support of the Florida National Guard, pursuant to federal or state orders, may practice medicine on military personnel or civilians during an emergency or declared disaster or during federal military training.~~

Section 7. Paragraphs (y) through (dd) of subsection (2) of section 252.35, Florida Statutes, are redesignated as paragraphs (x) through (cc), respectively, paragraphs (a), (c), and (n) and present paragraph (x) of that

subsection are amended, and a new paragraph (dd) is added to that subsection, to read:

252.35 Emergency management powers; Division of Emergency Management.—

(2) The division is responsible for carrying out the provisions of ss. 252.31-252.90. In performing its duties, the division shall:

(a) Prepare a state comprehensive emergency management plan, which must ~~shall~~ be integrated into and coordinated with the emergency management plans and programs of the Federal Government. The division shall adopt the plan as a rule in accordance with chapter 120. The plan must be implemented by a continuous, integrated comprehensive emergency management program. The plan must contain provisions to ensure that the state is prepared for emergencies and minor, major, and catastrophic disasters, and the division shall work closely with local governments and agencies and organizations with emergency management responsibilities in preparing and maintaining the plan. The state comprehensive emergency management plan must be operations oriented and:

1. Include an evacuation component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of evacuation activities. This component must, at a minimum: contain guidelines for lifting tolls on state highways; ensure coordination pertaining to evacuees crossing county lines; set forth procedures for directing people caught on evacuation routes to safe shelter; establish strategies for ensuring sufficient, reasonably priced fueling locations along evacuation routes; and establish policies and strategies for emergency medical evacuations.

2. Include a shelter component that includes specific regional and interregional planning provisions and promotes coordination of shelter activities between the public, private, and nonprofit sectors. This component must, at a minimum: contain strategies to ensure the availability of adequate public shelter space in each county ~~region of the state~~; establish strategies for refuge-of-last-resort programs; provide strategies to assist local emergency management efforts to ensure that adequate staffing plans exist for all shelters, including medical and security personnel; provide for a postdisaster communications system for public shelters; establish model shelter guidelines for operations, registration, inventory, power generation capability, information management, and staffing; and set forth policy guidance for sheltering people with special needs.

3. Include a postdisaster response and recovery component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of postdisaster response and recovery activities. This component must provide for postdisaster response and recovery strategies according to whether a disaster is minor, major, or catastrophic. The postdisaster response and recovery component must, at a minimum: establish the structure of the state's postdisaster response and

recovery organization; establish procedures for activating the state's plan; set forth policies used to guide postdisaster response and recovery activities; describe the chain of command during the postdisaster response and recovery period; describe initial and continuous postdisaster response and recovery actions; identify the roles and responsibilities of each involved agency and organization; provide for a comprehensive communications plan; establish procedures for coordinating and monitoring statewide mutual aid agreements reimbursable under federal public disaster assistance programs; provide for rapid impact assessment teams; ensure the availability of an effective statewide urban search and rescue program coordinated with the fire services; ensure the existence of a comprehensive statewide medical care and relief plan administered by the Department of Health; and establish systems for coordinating volunteers and accepting and distributing donated funds and goods.

4. Include additional provisions addressing aspects of preparedness, response, recovery, and mitigation as determined necessary by the division.

5. Address the need for coordinated and expeditious deployment of state resources, including the Florida National Guard. In the case of an imminent major disaster, procedures should address predeployment of the Florida National Guard, and, in the case of an imminent catastrophic disaster, procedures should address predeployment of the Florida National Guard and the United States Armed Forces.

6. Establish a system of communications and warning to ensure that the state's population and emergency management agencies are warned of developing emergency situations, including public health emergencies, and can communicate emergency response decisions.

7. Establish guidelines and schedules for annual exercises that evaluate the ability of the state and its political subdivisions to respond to minor, major, and catastrophic disasters and support local emergency management agencies. Such exercises shall be coordinated with local governments and, to the extent possible, the Federal Government.

8. Assign lead and support responsibilities to state agencies and personnel for emergency support functions and other support activities.

9. Include the public health emergency plan developed by the Department of Health pursuant to s. 381.00315.

10. Include an update on the status of the emergency management capabilities of the state and its political subdivisions. The update must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.

The complete state comprehensive emergency management plan must be submitted to the President of the Senate, the Speaker of the House of

Representatives, and the Governor on February 1 of every even-numbered year.

(c) Assist political subdivisions in preparing and maintaining emergency management plans. Such assistance must include the development of a template for comprehensive emergency management plans, including plans for natural disasters, and guidance on the development of mutual aid agreements.

(n) Implement training programs to maintain this state's status as a national leader in emergency management and improve the ability of state and local emergency management personnel to prepare and implement emergency management plans and programs. This must shall include a continuous training program for agencies and individuals who that will be called on to perform key roles in state and local postdisaster response and recovery efforts and for local government personnel on federal and state postdisaster response and recovery strategies and procedures. The division shall specify requirements for the minimum number of training hours that county or municipal administrators, county or city managers, county or municipal emergency management directors, and county or municipal public works directors or other officials responsible for the construction and maintenance of public infrastructure must complete biennially in addition to the training required pursuant to s. 252.38(1)(b). Such training may be provided by the division or, for county personnel, by a foundation that is a not-for-profit corporation under s. 501(c)(3) of the Internal Revenue Code and has a governing board that includes in its membership county commissioners and professional county staff. If training is provided by a foundation, such training must be approved by the division.

~~(x) Report biennially to the President of the Senate, the Speaker of the House of Representatives, the Chief Justice of the Supreme Court, and the Governor, no later than February 1 of every odd-numbered year, the status of the emergency management capabilities of the state and its political subdivisions. This report must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.~~

(dd) Conduct, by April 1 of each year, an annual hurricane readiness session in each region designated by the division to facilitate coordination between all emergency management stakeholders. Each county emergency management director or his or her designee shall, and other county and municipal personnel may, attend the session for his or her region. A session must include, but is not limited to, guidance on timelines for preparation and response, information on state and federal postdisaster resources and assistance, guidance to promote efficient and expedited rebuilding of the community after a hurricane, best practices for coordination and communication among entities engaged in postdisaster response and recovery, and discussion of any outstanding county or municipal preparedness or readiness needs.

Section 8. Subsection (4) of section 252.355, Florida Statutes, is renumbered as subsection (5), paragraph (b) of subsection (2) is amended, and a new subsection (4) is added to that section, to read:

252.355 Registry of persons with special needs; notice; registration program.—

(2) In order to ensure that all persons with special needs may register, the division shall develop and maintain a special needs shelter registration program. During a public health emergency in which physical distancing is necessary, as determined by the State Health Officer, the division must maintain information on special needs shelter options that mitigate the threat of the spread of infectious diseases.

(b) To assist in identifying persons with special needs, home health agencies, hospices, nurse registries, home medical equipment providers, the Department of Veterans' Affairs, the Department of Children and Families, the Department of Health, the Agency for Health Care Administration, the Department of Education, the Agency for Persons with Disabilities, the Department of Elderly Affairs, and memory disorder clinics shall, and any physician licensed under chapter 458 or chapter 459 and any pharmacy licensed under chapter 465 may, annually provide registration information to all of their special needs clients or their caregivers. The Florida Housing Finance Corporation shall enter into memoranda of understanding with the Department of Elderly Affairs and with the Agency for Persons with Disabilities to ensure special needs registration information is provided to residents of low-income senior independent living properties and independent living properties for persons with intellectual or developmental disabilities funded by the Florida Housing Finance Corporation, respectively. The division shall develop a brochure that provides information regarding special needs shelter registration procedures. The brochure must be easily accessible on the division's website. All appropriate agencies and community-based service providers, including aging and disability resource centers, memory disorder clinics, home health care providers, hospices, nurse registries, and home medical equipment providers, shall, and any physician licensed under chapter 458 or chapter 459 may, assist emergency management agencies by annually registering persons with special needs for special needs shelters, collecting registration information for persons with special needs as part of the program intake process, and establishing programs to educate clients about the registration process and disaster preparedness safety procedures. A client of a state-funded or federally funded service program who has a physical, mental, or cognitive impairment or sensory disability and who needs assistance in evacuating, or when in a shelter, must register as a person with special needs. The registration program shall give persons with special needs the option of preauthorizing emergency response personnel to enter their homes during search and rescue operations if necessary to ensure their safety and welfare following disasters.

(4) The caregiver of a person with special needs who is eligible for admission to a special needs shelter, and all persons for whom he or she is the caregiver, shall be allowed to shelter together in the special needs shelter. If a person with special needs is responsible for the care of persons without special needs, those persons shall be allowed to use the special needs shelter with the person with special needs.

Section 9. Effective January 1, 2026, subsection (2) of section 252.3611, Florida Statutes, is amended, and subsection (5) is added to that section, to read:

252.3611 Transparency; audits.—

(2) ~~If~~ When the duration of a declaration of a state of an emergency issued by the Governor exceeds 90 days:

(a)1. ~~The Executive Office of the Governor or the appropriate agency, within 72 hours after of executing a contract executed with moneys authorized for expenditure to support the response to the declared state of emergency, must the Executive Office of the Governor or the appropriate agency shall submit a copy of such contract to the Legislature. For contracts executed during the first 90 days of the declared state of emergency, the Executive Office of the Governor or the appropriate agency shall submit a copy to the Legislature within the first 120 days of the declared state of emergency.~~

2. All contracts executed to support the response to a declared state of emergency, including contracts executed before a declared state of emergency to secure resources or services in advance or anticipation of an emergency, must be posted on the secure contract tracking system required under s. 215.985(14).

(b) The Executive Office of the Governor or the appropriate agency shall submit monthly reports to the Legislature of all state expenditures, revenues received, and funds transferred by an agency during the previous month to support the declared state of emergency.

(5) Annually, by January 15, the division shall report to the President of the Senate, the Speaker of the House of Representatives, and the chairs of the appropriations committee of each house of the Legislature on expenditures related to emergencies incurred over the year from November 1 of the previous year. The report must include:

(a) A separate summary of each emergency event, whether complete or ongoing, and key actions taken by the division.

(b) Details of expenditures, separated by emergency event and agency, for preparing for, responding to, or recovering from the event. The report must specify detailed expenditures for the entire report time period; specify total expenditures for the event; and indicate amounts that are being or are anticipated to be reimbursed by the Federal Emergency Management

Agency or other federal entity, amounts ineligible for reimbursement, and any amounts deobligated by the Federal Emergency Management Agency or other federal entity for reimbursement. The division shall review expenditures by state agencies to ensure that efforts, purchases, contracts, or expenditures are not duplicated.

(c) An accounting of all inventory and assets purchased, separated by emergency event and agency, for preparing for, responding to, or recovering from the event, including motor vehicles, boats, computers, and other equipment, and the current status of such assets, including divestment, sale, or donation by the state. The report must include a detailed accounting for the entire report time period and specify a total for the event.

Section 10. Paragraph (a) of subsection (1) of section 252.363, Florida Statutes, is amended to read:

252.363 Tolling and extension of permits and other authorizations.—

(1)(a) The declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period. The extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. The tolling and extension of permits and other authorizations under this paragraph shall apply retroactively to September 28, 2022, except in the case of the formal determination of the delineation of the extent of wetlands under s. 373.421, in which case tolling and extension of determinations under this paragraph shall apply retroactively to January 1, 2023. This paragraph applies to the following:

1. The expiration of a development order issued by a local government.
2. The expiration of a building permit.
3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.
4. Permits issued by the Department of Environmental Protection or a water management district pursuant to part II of chapter 373 for land subject to a development agreement under ss. 163.3220-163.3243 in which the permittee and the developer are the same or a related entity.
5. The buildout date of a development of regional impact, including any extension of a buildout date that was previously granted as specified in s. 380.06(7)(c).

6. The expiration of a development permit or development agreement authorized by Florida Statutes, including those authorized under the Florida Local Government Development Agreement Act, or issued by a local government or other governmental agency.

7. The formal determination of the delineation of the extent of wetlands under s. 373.421.

Section 11. Subsection (4) of section 252.365, Florida Statutes, is amended to read:

252.365 Emergency coordination officers; disaster-preparedness plans.

(4) On or before May 1 of each year, the head of each agency shall notify the Governor and the division in writing of the person initially designated as the emergency coordination officer for such agency and her or his alternate and of any changes in persons so designated thereafter.

Section 12. Section 252.3655, Florida Statutes, is amended to read:

252.3655 Natural hazards risks and mitigation interagency coordinating group ~~workgroup~~.—

(1)(a) An interagency coordinating group ~~workgroup~~ is created for the purpose of sharing information on the current and potential risks and impacts of natural hazards throughout this ~~the~~ state, coordinating the ongoing efforts of state agencies in addressing and mitigating the risks and impacts of natural hazards, and collaborating on statewide initiatives to address and mitigate the risks and impacts of natural hazards. As used in this section, the term “natural hazards” includes, but is not limited to, extreme heat, drought, wildfire, sea-level change, high tides, storm surge, saltwater intrusion, stormwater runoff, flash floods, inland flooding, and coastal flooding.

(b) The agency head, or his or her designated senior manager, from each of the following agencies shall serve on the coordinating group:

1. Chief Resilience Officer of the Statewide Office of Resilience.
2. Department of Agriculture and Consumer Services.
3. Department of Commerce.
4. Department of Environmental Protection.
5. Department of Financial Services.
6. Department of Law Enforcement.
7. Department of Highway Safety and Motor Vehicles.
8. Department of Military Affairs.

9. Division of Emergency Management.

10. Department of Transportation.

11. Fish and Wildlife Conservation Commission.

12. Office of Insurance Regulation.

13. Public Service Commission.

~~14. Each water management district~~ Each agency within the executive branch of state government, each water management district, and the Florida Public Service Commission shall select from within such agency a person to be designated as the agency liaison to the workgroup.

(c) The director of the Division of Emergency Management, or his or her designee, shall serve as the administrator ~~liaison to and coordinator of the coordinating group workgroup.~~

(d) Each agency representative liaison shall provide information from his or her respective agency, including all relevant reports, on the current and potential risks and impacts of natural hazards to this state to his or her agency, agency resources available, and efforts made by the agency to address and mitigate the risks and impacts of against natural hazards, and efforts made by the agency to address the impacts of natural hazards.

(e)1. The coordinating group workgroup shall meet in person or by means of communications media technology as provided in s. 120.54(5)(b)2. ~~at least teleconference on a quarterly basis to share information, leverage agency resources, coordinate ongoing efforts, and provide information for inclusion in the annual progress report submitted pursuant to subsection (2). Agency heads for the agencies listed in paragraph (b) shall meet in person at least annually to collectively strategize and prioritize state efforts.~~

2. Information regarding the coordinating group, including meeting agendas and reports, must be posted in a conspicuous location on the division’s website.

(2)(a) On behalf of the coordinating group workgroup, the division of Emergency Management shall prepare an annual progress report on the implementation of the state’s hazard mitigation plan, developed and submitted in accordance with 42 U.S.C. s. 5165 and any implementing regulations, as it relates to natural hazards. At a minimum, the annual progress report must:

1. Assess each agency’s the relevance, level, and significance of current agency efforts to address and mitigate the risks and impacts of natural hazards; and

2. Strategize and prioritize ongoing efforts to address and mitigate the risks and impacts of natural hazards;

3. Provide recommendations regarding statutory changes and funding that may assist in addressing or mitigating the risks and impacts of natural hazards; and

4. Provide recommendations for state and local natural hazard mitigation strategies.

~~(b) Each liaison is responsible for ensuring that the workgroup’s annual progress report is posted on his or her agency’s website.~~

~~(e) By January 1 of each year, 2019, and each year thereafter, the division on behalf of the coordinating group workgroup shall submit the annual progress report to the Governor, the President of the Senate, and the Speaker of the House of Representatives.~~

Section 13. Paragraphs (c) and (d) of subsection (5) of section 252.37, Florida Statutes, are redesignated as paragraphs (d) and (e), respectively, a new paragraph (c) is added to that subsection, and subsection (7) is added to that section, to read:

252.37 Financing.—

(5) Unless otherwise specified in the General Appropriations Act:

(c) If the division intends to accept or apply for federal funds for a division-administered program that is new, that will be implemented in a manner that is innovative or significantly different from the manner in which the program is typically administered, or that will require a state match for which the division will be required to seek new budget authority, the division must notify the Legislature of its intent to accept or apply for the federal funds. The notice must detail the federal program under which the funds will be accepted or applied for, the intended purpose and use of the funds, and the amount of funds, including the estimated state match.

(7) The division shall take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies. Such steps must include the standardization and streamlining of the application process for financial assistance through the federal Public Assistance Program and provision of assistance to applicants in order to mitigate the risk of noncompliance with federal program requirements. The division shall use federal funds allocated as management costs or other funds as appropriated to implement this subsection.

Section 14. Paragraph (a) of subsection (2) of section 252.373, Florida Statutes, is amended to read:

252.373 Allocation of funds; rules.—

(2) The division shall allocate funds from the Emergency Management, Preparedness, and Assistance Trust Fund to local emergency management

agencies and programs pursuant to criteria specified in rule. Such rules shall include, but are not limited to:

(a) Requiring that, at a minimum, a local emergency management agency either:

1. Have a program director who works at least 40 hours a week in that capacity; or

2. If the county has fewer than 75,000 population or is party to an interjurisdictional emergency management agreement entered into pursuant to s. 252.38(3)(c) ~~s. 252.38(3)(b)~~, that is recognized by the Governor by executive order or rule, have an emergency management coordinator who works at least 20 hours a week in that capacity.

Section 15. Paragraphs (a) and (b) of subsection (3) of section 252.38, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (a) of subsection (1) is amended, to read:

252.38 Emergency management powers of political subdivisions.—Safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the state.

(1) COUNTIES.—

(a) In order to provide effective and orderly governmental control and coordination of emergency operations in emergencies within the scope of ss. 252.31-252.90, each county within this state shall be within the jurisdiction of, and served by, the division. Except as otherwise provided in ss. 252.31-252.90, each local emergency management agency shall have jurisdiction over and serve an entire county. Unless part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule, each county must establish and maintain such an emergency management agency and shall develop a county emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program. Counties that are part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule shall cooperatively develop an emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program.

(3) EMERGENCY MANAGEMENT POWERS; POLITICAL SUBDIVISIONS.—

(a) Each political subdivision shall notify the division on or before May 1 each year of the person designated as the emergency contact for the political subdivision and his or her alternate and of any changes in persons so

designated thereafter. For a county, the emergency contact must be the county emergency management director.

Section 16. Section 252.381, Florida Statutes, is created to read:

252.381 Information related to natural emergencies; poststorm county and municipal permitting; operations.—

(1) Each county and municipality must post on its publicly accessible website:

(a) A frequently asked questions web page related to natural emergency response, emergency preparedness, and public relief for residents following an emergency. The web page must answer questions concerning resident evacuations; safety tips; generator, food and drinking water, and wastewater and stormwater safety; damage assessment; debris cleanup; accessing assistance through the Federal Emergency Management Agency and this state; building recovery; natural emergency guidance; applicable laws; and what to do before, during, and after an emergency.

(b) A disaster supply list and a list of emergency shelters.

(c) Links to information about flood zones.

(d) A checklist for residents explaining next steps to take during postdisaster recovery.

(e) Information specific to persons with disabilities, including, but not limited to, guidelines for special needs shelter registration; an explanation of how to register for special needs shelters and where to obtain assistance with that process; guidelines as to the level of care that is or is not provided at a special needs shelter as well as situations when either a general population shelter or hospital should be considered; and any other postdisaster assistance or resources available to affected persons with disabilities impacted by a disaster.

(2)(a) Each county and municipality shall develop a poststorm permitting plan to expedite recovery and rebuilding by providing for special building permit and inspection procedures after a hurricane or tropical storm. The plan must, at a minimum:

1. Ensure sufficient personnel are prepared and available to expeditiously manage postdisaster building inspection, permitting, and enforcement tasks. The plan must anticipate conditions that would necessitate supplemental personnel for such tasks and address methods for fulfilling such personnel needs, including through mutual aid agreements as authorized in s. 252.40, other arrangements, such as those with private sector contractors, or supplemental state or federal funding. The plan must include training requirements and protocols for supplemental personnel to ensure compliance with local floodplain management requirements that apply within the county or municipality.

2. Account for multiple or alternate locations where building permit services may be offered in person to the public following a hurricane or tropical storm during regular business hours.

3. Specify a protocol to expedite permitting procedures and, if practicable, for the waiver or reduction of applicable fees in accordance with and in addition to the procedures and waivers provided for under s. 553.7922. The plan must identify the types of permits that are frequently requested following a hurricane or tropical storm and methods to expedite the processing of such permits.

4. Specify procedures and resources necessary to promote expeditious debris removal following a hurricane or tropical storm.

(b) Each county and municipality shall update the plan no later than May 1 annually.

(3)(a) By May 1 annually, each county and municipality shall publish on its website a hurricane and tropical storm recovery permitting guide for residential and commercial property owners. The guide must describe:

1. The types of poststorm repairs that require a permit and applicable fees.

2. The types of poststorm repairs that do not require a permit.

3. The poststorm permit application process and specific modifications the county or municipality commonly makes to expedite the process, including the physical locations where permitting services will be offered.

4. Local requirements for rebuilding specific to the county or municipality, including elevation requirements following substantial damage and substantial improvement pursuant to the National Flood Insurance Program (NFIP) and any local amendments to the building code.

(b) As soon as practicable following a hurricane or tropical storm, a county or municipality within the area for which a state of emergency pursuant to s. 252.36 for such hurricane or tropical storm is declared shall publish updates on its website to the information required under paragraph (a) which are specific to such storm, including any permitting fee waivers or reductions.

(4) For 180 days after a state of emergency is declared pursuant to s. 252.36 for a hurricane or tropical storm, a county or municipality within the area for which the state of emergency is declared may not increase building permit or inspection fees.

(5) On or before May 1, 2026, each county and municipality must provide an online option for receiving, reviewing, and accessing substantial damage and substantial improvement letters. The county or municipality must allow

homeowners to provide an e-mail address where they can receive digital copies of such letters.

(6) As soon as reasonably practicable following the landfall and passage of a hurricane or tropical storm, each county and municipality that has experienced a direct impact from a natural emergency must use its best efforts to open a permitting office at which residents can access government services for at least 40 hours per week.

Section 17. Subsections (2) and (3) of section 252.385, Florida Statutes, are amended to read:

252.385 Public shelter space; public records exemption.—

(2)(a) The division shall administer a program to survey existing schools, universities, community colleges, and other state-owned, municipally owned, and county-owned public buildings and any private facility that the owner, in writing, agrees to provide for use as a public hurricane evacuation shelter to identify those that are appropriately designed and located to serve as such shelters. The owners of the facilities must be given the opportunity to participate in the surveys. The state university boards of trustees, district school boards, community college boards of trustees, and the Department of Education are responsible for coordinating and implementing the survey of public schools, universities, and community colleges with the division or the local emergency management agency.

~~(b) By January 31 of each even-numbered year, the division shall prepare and submit a statewide emergency shelter plan to the Governor and Cabinet for approval, subject to the requirements for approval in s. 1013.37(2). The emergency shelter plan must project, for each of the next 5 years, the hurricane shelter needs of the state, including periods of time during which a concurrent public health emergency may necessitate more space for each individual to accommodate physical distancing. In addition to information on the general shelter needs throughout this state, the plan must identify the general location and square footage of special needs shelters, by regional planning council region. The plan must also include information on the availability of shelters that accept pets. The Department of Health shall assist the division in determining the estimated need for special needs shelter space and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.~~

(3)(a) The division shall annually provide by October 15 to the Governor, the President of the Senate, and the Speaker of the House of Representatives a report that includes, and the Governor a list of facilities recommended to be retrofitted using state funds. State funds should be maximized and targeted to projects in counties regional planning council regions with hurricane evacuation shelter deficits. Additionally, the division shall prioritize on the list of recommended facilities other state-owned, municipal-owned, and county-owned public buildings, other than schools, for

retrofitting using state funds. The owner or lessee of a public hurricane evacuation shelter that is included on the list of facilities recommended for retrofitting is not required to perform any recommended improvements.

(b) The report required in paragraph (a) must include a statewide emergency shelter plan that must project, for each of the next 5 years, the hurricane shelter needs of the state. In addition to information on the general shelter needs throughout this state, the plan must identify, by county, the general location and square footage of special needs shelters. The plan must also include information on the availability of shelters that accept pets. The Department of Health and the Agency for Persons with Disabilities shall assist the division in determining the estimated need for special needs shelter space, the estimated need for general shelter space to accommodate persons with developmental disabilities, including, but not limited to, autism, and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.

Section 18. Section 252.422, Florida Statutes, is created to read:

252.422 Restrictions on county or municipal regulations after a hurricane.—

(1) As used in this section, the term “impacted local government” means a county listed in a federal disaster declaration located entirely or partially within 100 miles of the track of a storm declared to be a hurricane by the National Hurricane Center while the storm was categorized as a hurricane or a municipality located within such a county.

(2) For 1 year after a hurricane makes landfall, an impacted local government may not propose or adopt:

(a) A moratorium on construction, reconstruction, or redevelopment of any property.

(b) A more restrictive or burdensome amendment to its comprehensive plan or land development regulations.

(c) A more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined in s. 163.3164.

(3) Notwithstanding subsection (2), a comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by an impacted local government before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the impacted local government and the property that is the subject of the application is owned by the initiating private party;

(b) The proposed comprehensive plan amendment was submitted to reviewing agencies pursuant to s. 163.3184 before landfall; or

(c) The proposed comprehensive plan amendment or land development regulation is approved by the state land planning agency pursuant to s. 380.05.

(4)(a) Any person may file suit against any impacted local government for declaratory and injunctive relief to enforce this section.

(b) A county or municipality may request a determination by a court of competent jurisdiction as to whether such action violates this section. Upon such a request, the county or municipality may not enforce the action until the court has issued a preliminary or final judgment determining whether the action violates this section.

(c) Before a plaintiff may file suit, the plaintiff shall notify the impacted local government by setting forth the facts upon which the complaint or petition is based and the reasons the impacted local government's action violates this section. Upon receipt of the notice, the impacted local government shall have 14 days to withdraw or revoke the action at issue or otherwise declare it void. If the impacted local government does not withdraw or revoke the action at issue within the time prescribed, the plaintiff may file suit. The plaintiff shall be entitled to entry of a preliminary injunction to prevent the impacted local government from implementing the challenged action during pendency of the litigation. In any action instituted pursuant to this paragraph, the prevailing plaintiff shall be entitled to reasonable attorney fees and costs.

(d) In any case brought under this section, all parties are entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar.

(5) The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall conduct a study on actions taken by local governments after hurricanes which are related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders. The study must focus on the impact that local governmental actions, including moratoriums, ordinances, and procedures, have had or may have on construction, reconstruction, or redevelopment of any property damaged by hurricanes. In its research, OPPAGA shall survey stakeholders that play integral parts in the rebuilding and recovery process. OPPAGA shall make recommendations for legislative options to remove impediments to the construction, reconstruction, or redevelopment of any property damaged by a hurricane and prevent the implementation by local governments of burdensome or restrictive procedures and processes. OPPAGA shall submit the report to the President of the Senate and the Speaker of the House of Representatives by December 1, 2025.

Section 19. Effective January 1, 2026, section 252.505, Florida Statutes, is created to read:

252.505 Breach of contract during emergency recovery periods for natural emergencies.—Each state or local government contract for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, must include a provision that requires a vendor or service provider that breaches such contract during an emergency recovery period to pay a \$5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages. As used in this section, the term “emergency recovery period” means a 1-year period that begins on the date that the Governor initially declared a state of emergency for a natural emergency.

Section 20. Subsection (4) is added to section 373.423, Florida Statutes, to read:

373.423 Inspection.—

(4)(a) By September 1, 2026, the department shall submit a Flood Inventory and Restoration Report to the Division of Emergency Management. The department must work with water management districts, local governments, and operators of public and private stormwater management systems to compile the necessary information for the report, which must:

1. Identify priority infrastructure needs within each water management district jurisdiction that may result in flooding or property damage or threaten human health if left unaddressed;

2. Identify locations that have both historic flooding occurrences, based on flood zones identified by the Federal Emergency Management Agency, and the potential to flood from future significant storm events, such as hurricanes and tropical storms;

3. For each location identified in subparagraph 1. or subparagraph 2., include an inspection and maintenance schedule and specific information on the age of the infrastructure, upstream impacts, and other factors that may lead to system failure if unaddressed; and

4. Include a list of facilities prioritized for funding to address flooding issues.

(b) The owner of any priority infrastructure identified in the report must submit an inspection and maintenance schedule to the department.

(c) The department must review and update the report on a biannual basis. The report must provide information regarding compliance with the inspection and maintenance schedules, include any additional revisions based on storm event experience, and revise the list of facilities as new flooding events take place and new projects are implemented to alleviate infrastructure deficiencies which led to flooding events. The department

must submit an updated report to the Division of Emergency Management by September 1 of each year in which the report is due.

Section 21. Paragraph (a) of subsection (9) of section 380.0552, Florida Statutes, is amended to read:

380.0552 Florida Keys Area; protection and designation as area of critical state concern.—

(9) MODIFICATION TO PLANS AND REGULATIONS.—

(a) Any land development regulation or element of a local comprehensive plan in the Florida Keys Area may be enacted, amended, or rescinded by a local government, but the enactment, amendment, or rescission becomes effective only upon approval by the state land planning agency. The state land planning agency shall review the proposed change to determine if it is in compliance with the principles for guiding development specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, and must approve or reject the requested changes within 60 days after receipt. Amendments to local comprehensive plans in the Florida Keys Area must also be reviewed for compliance with the following:

1. Construction schedules and detailed capital financing plans for wastewater management improvements in the annually adopted capital improvements element, and standards for the construction of wastewater treatment and disposal facilities or collection systems that meet or exceed the criteria in s. 403.086(11) for wastewater treatment and disposal facilities or s. 381.0065(4)(l) for onsite sewage treatment and disposal systems.

2. Goals, objectives, and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24.5 24 hours. The hurricane evacuation clearance time shall be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by the state land planning agency. For purposes of hurricane evacuation clearance time:

a. Mobile home residents are not considered permanent residents.

b. The City of Key West Area of Critical State Concern established by chapter 28-36, Florida Administrative Code, shall be included in the hurricane evacuation study and is subject to the evacuation requirements of this subsection.

Section 22. The Department of Commerce shall conduct baseline modeling scenarios and gather data in order to determine a number of building permit allocations to be distributed in the Florida Keys Area based upon the hurricane evacuation clearance time provided in s. 380.0552(9)(a), Florida Statutes, as amended by this act. The permit allocations must be distributed to counties and municipalities based on the number of vacant buildable lots within each jurisdiction. The permit allocations must be

distributed over a period of at least 10 years but may not exceed 900 total permit allocations. All permits must be issued for vacant, buildable parcels, of which only one may be awarded for any individual parcel, and the distribution of which must prioritize allocations for owner-occupied residences, affordable housing, and workforce housing.

Section 23. Subsection (1) of section 400.063, Florida Statutes, is amended to read:

400.063 Resident protection.—

(1) The Health Care Trust Fund shall be used for the purpose of collecting and disbursing funds generated from the license fees and administrative fines as provided for in ss. 393.0673(5), 400.062(3), 400.121(2), and 400.23(8). Such funds shall be for the sole purpose of paying for the appropriate alternate placement, care, and treatment of residents who are removed from a facility licensed under this part or a facility specified in s. 393.0678(1) in which the agency determines that existing conditions or practices constitute an immediate danger to the health, safety, or security of the residents. If the agency determines that it is in the best interest of the health, safety, or security of the residents to provide for an orderly removal of the residents from the facility, the agency may utilize such funds to maintain and care for the residents in the facility pending removal and alternative placement. The maintenance and care of the residents shall be under the direction and control of a receiver appointed pursuant to s. 393.0678(1) or s. 400.126(1). However, funds may be expended in an emergency upon a filing of a petition for a receiver, upon the declaration of a state of local emergency pursuant to ~~s. 252.38(3)(b)5.~~ ~~s. 252.38(3)(a)5.~~, or upon a duly authorized local order of evacuation of a facility by emergency personnel to protect the health and safety of the residents.

Section 24. Subsection (7) of section 403.7071, Florida Statutes, is amended, and subsection (8) is added to that section, to read:

403.7071 Management of storm-generated debris.—Solid waste generated as a result of a storm event that is the subject of an emergency order issued by the department may be managed as follows:

(7) Unless otherwise specified in a contract or franchise agreement between a local government and a private solid waste or debris management service provider, a private solid waste or debris management service provider is not required to collect storm-generated yard trash, debris, or waste. Local governments are authorized and encouraged to add an addendum to existing contracts or franchise agreements for collection of storm-generated debris.

(8)(a) Each county and municipality shall apply to the department for authorization of at least one debris management site as described in subsection (2) and shall annually seek preauthorization for any previously approved debris management sites, as allowed by the department.

(b) A municipality may jointly apply for authorization of a debris management site with a county or at least one adjacent municipality, if the parties develop and approve a memorandum of understanding. Such memorandum must clearly outline the capacity of the debris management site and location of the site relative to each party. The memorandum of understanding must be approved annually as part of the preauthorization process described in paragraph (a).

Section 25. Section 489.1132, Florida Statutes, is created to read:

489.1132 Regulation of hoisting equipment used in construction, demolition, or excavation work during a hurricane.—

(1) As used in this section, the term:

(a) “Controlling entity” means the general contractor, prime contractor, or construction manager with overall responsibility for a construction project.

(b) “Hoisting equipment” means power-operated cranes, derricks, and hoists used in construction, demolition, or excavation work that are regulated by the Occupational Safety and Health Administration.

(c) “Mobile crane” means a type of hoisting equipment incorporating a cable-suspended latticed boom or hydraulic telescoping boom designed to be moved between operating locations by transport over a roadway. The term does not include a mobile crane with a boom length of less than 25 feet or a maximum rated load capacity of less than 15,000 pounds.

(d) “Tower crane” means a type of hoisting equipment using a vertical mast or tower to support a working boom in an elevated position if the working boom can rotate to move loads laterally either by rotating at the top of the mast or tower or by the rotation of the mast or tower itself, whether the mast or tower base is fixed in one location or ballasted and moveable between locations.

(2)(a) When a tower crane or mobile crane is located on a worksite, a hurricane preparedness plan for the crane must be available for inspection at the worksite.

(b) In preparation for a hurricane, the controlling entity must ensure that hoisting equipment is secured in the following manner no later than 24 hours before the impacts of the hurricane are anticipated to begin:

1. All hoisting equipment must be secured in compliance with manufacturer recommendations relating to hurricane and high-wind events, including any recommendations relating to the placement, use, and removal of advertising banners and rigging.

2. Tower crane turntables must be lubricated before the event.

3. Fixed booms on mobile cranes must be laid down whenever feasible.
4. Booms on hydraulic cranes must be retracted and stored.
5. The counterweights of any hoists must be locked below the top tie-in.
6. Tower cranes must be set in the weathervane position.
7. All rigging must be removed from hoist blocks.
8. All power at the base of tower cranes must be disconnected.

(3) A person licensed under this part who intentionally violates this section is subject to discipline under ss. 455.227 and 489.129.

(4) The Florida Building Commission shall establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report its findings to the Legislature by December 31, 2026.

Section 26. Subsection (6) of section 553.902, Florida Statutes, is amended to read:

553.902 Definitions.—As used in this part, the term:

(6) “Renovated building” means a residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems, or exterior envelope conditions, if the estimated cost of renovation exceeds 30 percent of the assessed value of the structure. However, if the alteration is a result of a natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of renovation must exceed 75 percent of the fair market value of the building before the natural disaster.

Section 27. The Division of Emergency Management shall consult with local governments, the Department of Business and Professional Regulation, the Department of Environmental Protection, and any other appropriate agencies to develop recommendations for statutory changes necessary to streamline the permitting process for repairing and rebuilding structures damaged during natural emergencies. By July 1, 2026, the division shall provide a report containing such recommendations to the President of the Senate and the Speaker of the House of Representatives.

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site

plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

(2) Notwithstanding subsection (1), any comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by a county or municipality before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the county or municipality.

(b) The property that is the subject of the application is owned by the initiating private party.

(3)(a) A resident of or the owner of a business in a county or municipality may bring a civil action for declaratory and injunctive relief against the county or municipality for a violation of this section. Pending adjudication of the action and upon filing of a complaint showing a violation of this section, the resident or business owner is entitled to a preliminary injunction against the county or municipality preventing implementation of the moratorium or the comprehensive plan amendment, land development regulation, or procedure. If such civil action is successful, the resident or business owner is entitled to reasonable attorney fees and costs.

(b) Attorney fees and costs and damages may not be awarded pursuant to this subsection if:

1. The resident or business owner provides the governing body of the county or municipality written notice that a proposed or enacted moratorium, comprehensive plan amendment, land development regulation, or procedure is in violation of this section; and

2. The governing body of the county or municipality withdraws the proposed moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days; or, in the case of an adopted moratorium, comprehensive plan amendment, land development regulation, or procedure, the governing body of a county or municipality notices an intent to repeal within 14 days after receipt of the notice and repeals the moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days thereafter.

(4) This section expires June 30, 2028.

Section 29. The Division of Law Revision is directed to replace the phrase “the effective date of this act” wherever it occurs in this act with the date this act becomes a law.

Section 30. Except as otherwise provided in this act, this act shall take effect upon becoming a law.

Approved by the Governor June 26, 2025.

Filed in Office Secretary of State June 26, 2025.

By Senator DiCeglie

18-00753C-26

2026840__

1 A bill to be entitled
2 An act relating to land use regulations for local
3 governments affected by natural disasters; amending s.
4 252.422, F.S.; revising the definition of the term
5 "impacted local government"; prohibiting impacted
6 local governments from enforcing certain moratoriums,
7 requiring the repair or reconstruction of certain
8 improvements to meet certain requirements, or
9 enforcing changes to specified procedures; revising
10 circumstances under which impacted local governments
11 may enforce certain amendments, site plans,
12 development permits, or development orders; providing
13 applicability; authorizing impacted local governments
14 to require a property owner to provide specified
15 documentation; deleting provisions related to filing
16 suit against an impacted local government for
17 injunctive relief; providing construction; deleting
18 obsolete language; amending chapter 2025-190, Laws of
19 Florida; revising the timeframe within which certain
20 counties are prohibited from proposing or adopting
21 certain moratoriums, amendments, or procedures;
22 revising a future expiration date; providing an
23 effective date.

24
25 Be It Enacted by the Legislature of the State of Florida:

26
27 Section 1. Section 252.422, Florida Statutes, is amended to
28 read:

29 252.422 Restrictions on county or municipal regulations

18-00753C-26

2026840__

30 after a hurricane.—

31 (1) As used in this section, the term "impacted local
32 government" means a county listed in a federal disaster
33 declaration located entirely or partially within 50 ~~100~~ miles of
34 the track of a storm declared to be a hurricane by the National
35 Hurricane Center while the storm was categorized as a hurricane
36 and which was listed in a federal major disaster declaration
37 pursuant to the Robert T. Stafford Disaster Relief and Emergency
38 Assistance Act, 42 U.S.C. ss. 5121 et seq., or a municipality
39 located within such a county.

40 (2) For 1 year after a hurricane makes landfall in this
41 state, an impacted local government may not ~~propose or adopt~~:

42 (a) Enforce a moratorium that prevents or delays the repair
43 or on construction, reconstruction, or redevelopment of an
44 existing improvement damaged by such hurricane, unless the
45 moratorium is imposed for the purpose of addressing stormwater
46 or flood water management, potable water supply, or necessary
47 repairs to or replacement of sanitary sewer systems ~~any~~
48 ~~property.~~

49 (b) Require the repair or reconstruction of an existing
50 improvement damaged by such hurricane to comply with an ~~A more~~
51 ~~restrictive or burdensome~~ amendment to its comprehensive plan or
52 land development regulations which was first effective after
53 such hurricane made landfall in this state.

54 (c) Enforce a change to a ~~more restrictive or burdensome~~
55 procedure concerning review, approval, or issuance of a site
56 plan, development permit, or development order, to the extent
57 that those terms are defined in s. 163.3164, which increases the
58 timeframe for the impacted local government to take final action

18-00753C-26

2026840__

59 on such review, approval, or issuance and which is effective
60 after such hurricane makes landfall in this state.

61 (3) Notwithstanding subsection (2), a comprehensive plan
62 amendment, land development regulation amendment, site plan,
63 development permit, or development order approved or adopted by
64 an impacted local government ~~before or after June 26, 2025,~~ may
65 be enforced if:

66 (a) The associated application is initiated by a private
67 party other than the impacted local government and the property
68 that is the subject of the application is owned by the
69 initiating private party;

70 (b) ~~The proposed comprehensive plan amendment was submitted~~
71 ~~to reviewing agencies pursuant to s. 163.3184 before landfall;~~
72 ~~or~~

73 ~~(c)~~ The proposed comprehensive plan amendment or land
74 development regulation is approved by the state land planning
75 agency for an area of critical state concern designated pursuant
76 to chapter 380; pursuant to s. 380.05.

77 (c) The adoption of the comprehensive plan amendment or
78 land development regulation amendment is required to comply with
79 state or federal law; or

80 (d) The adoption of the comprehensive plan amendment or
81 land development regulation implements a floodplain management
82 standard consistent with 44 C.F.R. part 60, relating to the
83 National Flood Insurance Program.

84 (4) The prohibitions of paragraphs (2) (b) and (c) apply
85 only to property damaged to such an extent that a permit is
86 required for the repair or reconstruction of the existing
87 improvement. An impacted local government may require a property

18-00753C-26

2026840__

88 owner to provide documentation demonstrating that the property
89 was damaged by a hurricane, including, but not limited to,
90 documents produced by property appraisers, insurers, or local
91 building inspectors.

92 ~~(a) Any person may file suit against any impacted local~~
93 ~~government for declaratory and injunctive relief to enforce this~~
94 ~~section.~~

95 ~~(b) A county or municipality may request a determination by~~
96 ~~a court of competent jurisdiction as to whether such action~~
97 ~~violates this section. Upon such a request, the county or~~
98 ~~municipality may not enforce the action until the court has~~
99 ~~issued a preliminary or final judgment determining whether the~~
100 ~~action violates this section.~~

101 ~~(c) Before a plaintiff may file suit, the plaintiff shall~~
102 ~~notify the impacted local government by setting forth the facts~~
103 ~~upon which the complaint or petition is based and the reasons~~
104 ~~the impacted local government's action violates this section.~~
105 ~~Upon receipt of the notice, the impacted local government shall~~
106 ~~have 14 days to withdraw or revoke the action at issue or~~
107 ~~otherwise declare it void. If the impacted local government does~~
108 ~~not withdraw or revoke the action at issue within the time~~
109 ~~prescribed, the plaintiff may file suit. The plaintiff shall be~~
110 ~~entitled to entry of a preliminary injunction to prevent the~~
111 ~~impacted local government from implementing the challenged~~
112 ~~action during pendency of the litigation. In any action~~
113 ~~instituted pursuant to this paragraph, the prevailing plaintiff~~
114 ~~shall be entitled to reasonable attorney fees and costs.~~

115 ~~(d) In any case brought under this section, all parties are~~
116 ~~entitled to the summary procedure provided in s. 51.011, and the~~

18-00753C-26

2026840__

117 ~~court shall advance the cause on the calendar.~~

118 (5) This section may not be construed to restrict a local
119 government from adopting or enforcing changes to the Florida
120 Building Code or local technical amendments adopted pursuant to
121 s. 553.73(4) The Office of Program Policy Analysis and
122 Government Accountability (OPPAGA) shall conduct a study on
123 actions taken by local governments after hurricanes which are
124 related to comprehensive plans, land development regulations,
125 and procedures for review, approval, or issuance of site plans,
126 permits, or development orders. The study must focus on the
127 impact that local governmental actions, including moratoriums,
128 ordinances, and procedures, have had or may have on
129 construction, reconstruction, or redevelopment of any property
130 damaged by hurricanes. In its research, OPPAGA shall survey
131 stakeholders that play integral parts in the rebuilding and
132 recovery process. OPPAGA shall make recommendations for
133 legislative options to remove impediments to the construction,
134 reconstruction, or redevelopment of any property damaged by a
135 hurricane and prevent the implementation by local governments of
136 burdensome or restrictive procedures and processes. OPPAGA shall
137 submit the report to the President of the Senate and the Speaker
138 of the House of Representatives by December 1, 2025.

139 Section 2. Section 28 of chapter 2025-190, Laws of Florida,
140 is amended to read:

141 Section 28. (1) Each county listed in the Federal Disaster
142 Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-
143 4828), or Hurricane Milton (DR-4834), and each municipality
144 within one of those counties, may not propose or adopt any
145 moratorium on construction, reconstruction, or redevelopment of

18-00753C-26

2026840__

146 any property damaged by such hurricanes; propose or adopt more
147 restrictive or burdensome amendments to its comprehensive plan
148 or land development regulations; or propose or adopt more
149 restrictive or burdensome procedures concerning review,
150 approval, or issuance of a site plan, development permit, or
151 development order, to the extent that those terms are defined by
152 s. 163.3164, Florida Statutes, before June 30, 2026 ~~October 1,~~
153 ~~2027~~, and any such moratorium or restrictive or burdensome
154 comprehensive plan amendment, land development regulation, or
155 procedure shall be null and void ab initio. This subsection
156 applies retroactively to August 1, 2024.

157 (2) Notwithstanding subsection (1), any comprehensive plan
158 amendment, land development regulation amendment, site plan,
159 development permit, or development order approved or adopted by
160 a county or municipality before or after the effective date of
161 this act may be enforced if:

162 (a) The associated application is initiated by a private
163 party other than the county or municipality.

164 (b) The property that is the subject of the application is
165 owned by the initiating private party.

166 (3) (a) A resident of or the owner of a business in a county
167 or municipality may bring a civil action for declaratory and
168 injunctive relief against the county or municipality for a
169 violation of this section. Pending adjudication of the action
170 and upon filing of a complaint showing a violation of this
171 section, the resident or business owner is entitled to a
172 preliminary injunction against the county or municipality
173 preventing implementation of the moratorium or the comprehensive
174 plan amendment, land development regulation, or procedure. If

18-00753C-26

2026840__

175 such civil action is successful, the resident or business owner
176 is entitled to reasonable attorney fees and costs.

177 (b) Attorney fees and costs and damages may not be awarded
178 pursuant to this subsection if:

179 1. The resident or business owner provides the governing
180 body of the county or municipality written notice that a
181 proposed or enacted moratorium, comprehensive plan amendment,
182 land development regulation, or procedure is in violation of
183 this section; and

184 2. The governing body of the county or municipality
185 withdraws the proposed moratorium, comprehensive plan amendment,
186 land development regulation, or procedure within 14 days; or, in
187 the case of an adopted moratorium, comprehensive plan amendment,
188 land development regulation, or procedure, the governing body of
189 a county or municipality notices an intent to repeal within 14
190 days after receipt of the notice and repeals the moratorium,
191 comprehensive plan amendment, land development regulation, or
192 procedure within 14 days thereafter.

193 (4) This section expires June 30, 2026 ~~2028~~.

194 Section 3. This act shall take effect July 1, 2026.

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

Agenda Report

Agenda Title Name: Artificial turf preemption

Action Request: N/A - for discussion purposes.

Strategic Objective:

Date: February 26, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Staff halted proposed amendments to its artificial turf regulations in 2025 upon learning that a Senate bill, adopted in summer 2025, would preempt regulations for turf on single-family lots of less than one acre upon adoption of a rule by the Florida Department of Environmental Protection (FDEP). This rule will affect virtually every single-family lot in St. Pete Beach, but is not applicable to multi-family or commercial development. The FDEP published its proposed rule in late January 2026 that may be effective by time of the Planning Board's regular meeting,.

The rule, as posted, would permit artificial turf to be located on most areas of single-family lots. Turf must be permeable and cannot comprise an entire property unless, for single-family lots, at least 30% of the lot area's turf provides equivalent permeability and porous base to a natural turf. Governments can still prohibit turf in the right-of-way, and turf is automatically under the rule prohibited within ten feet of a water body, within a swale (typically on the sides of property), and within a tree drip line unless certified by an arborist. Tree drip lines include both those on the subject as well as neighboring property.

Planning Board members had previously expressed concerns about heat effects from synthetic turf and the loss of even limited ecological value from use of synthetic materials instead of natural turfgrass or groundcovers, which do not appear to have been

directly addressed in the rule. The rule also lacks most direct quality standards, although turf is required to be recyclable, and cannot have added "forever chemicals".

Funding:

Attachments:

1. 62-308.100

Notice of Proposed Rule

DEPARTMENT OF ENVIRONMENTAL PROTECTION

RULE NO.: RULE TITLE:

62-308.100 Synthetic Turf

PURPOSE AND EFFECT: Chapter 2025-140, Laws of Florida, established a new statute, section 125.572, F.S., relating to synthetic turf. Section 125.572(4), F.S., requires the Department to adopt rules to implement this section. This rule will adopt minimum standards for the installation of synthetic turf on single-family residential properties one acre or less in size. Upon adoption, a local government may not adopt or enforce any ordinance, resolution, order, rule, or policy that (1) prohibits, or is enforced to prohibit, a property owner from installing synthetic turf that complies with Department of Environmental Protection standards; or (2) regulates synthetic turf inconsistent with the Department of Environmental Protection standards.

SUMMARY: The Proposed Rule establish minimum standards for the installation of synthetic turf on single-family residential properties one acre or less in size. This rule does not establish nor require any new department-issued permit or authorization for the installation of synthetic turf, nor does it prohibit any local government ordinance, resolution, order, rule or policy that regulates synthetic turf provided it complies with s. 125.572, F.S., and this rule. A local government is prohibited from adopting or enforcing any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the standards adopted under this rule. The rule proposes standards for each criteria set forth in section 125.572(1), F.S., including material type, color, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting environmental conditions of adjacent properties.

SUMMARY OF STATEMENT OF ESTIMATED REGULATORY COSTS AND LEGISLATIVE RATIFICATION:

The Agency has determined that this will not have an adverse impact on small business or likely increase directly or indirectly regulatory costs in excess of \$200,000 in the aggregate within one year after the implementation of the rule. A SERC has not been prepared by the Agency.

The Agency has determined that the proposed rule is not expected to require legislative ratification based on the statement of estimated regulatory costs or if no SERC is required, the information expressly relied upon and described herein: Based on the Department's economic review, neither a SERC nor legislative ratification is required because the adoption of the proposed rule does not increase regulatory costs directly or indirectly to the public.

Any person who wishes to provide information regarding a statement of estimated regulatory costs, or provide a proposal for a lower cost regulatory alternative must do so in writing within 21 days of this notice.

RULEMAKING AUTHORITY: 125.572(4), F.S.

LAW IMPLEMENTED: 125.572, F.S.

IF REQUESTED WITHIN 21 DAYS OF THE DATE OF THIS NOTICE, A HEARING WILL BE HELD AT THE DATE, TIME AND PLACE SHOWN BELOW (IF NOT REQUESTED, THIS HEARING WILL NOT BE HELD):

DATE AND TIME: February 11, 2026, 2:00 p.m.

PLACE: 3900 Commonwealth Blvd., Room 137, Tallahassee, FL 32399

A hearing may be requested by emailing DWRA.Rulemaking@FloridaDEP.gov.

Public participation is solicited without regard to race, color, religion, sex, pregnancy, national origin, age, handicap, or marital status. Persons who require special accommodations under the American with Disabilities Act (ADA) or persons who require translation services (free of charge) are asked to contact DEP's Limited English Proficiency Coordinator at (850)245-2118 or LEP@FloridaDEP.gov at least ten (10) days before the hearing. If you have a hearing or speech impairment, please contact the agency using the Florida Relay Service, (800)955-8771 (TDD) or (800)955-8770 (voice).

THE PERSON TO BE CONTACTED REGARDING THE PROPOSED RULE IS: Amanda Peck, Florida Department of Environmental Protection, Division of Water Restoration Assistance, 3900 Commonwealth Boulevard, MS 3600, Tallahassee, FL 32399-3000, telephone: (850)245-2952, Email: DWRA.Rulemaking@FloridaDEP.gov.

THE FULL TEXT OF THE PROPOSED RULE IS:

62-308.100 Synthetic Turf.

(1) Scope.

(a) Pursuant to s. 125.572, F.S., this rule only establishes minimum standards for the installation of synthetic turf, as defined by section 125.572(1), F.S., on single-family residential properties of 1 acre or less in size. This rule does not establish nor require any new department-issued permit or authorization for the installation of synthetic turf, nor does it prohibit any local government ordinance, resolution, order, rule or policy that regulates synthetic turf provided it complies with s. 125.572, F.S., and this rule. A local government is prohibited from adopting or enforcing any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the standards adopted under this rule.

(b) Nothing in this rule prohibits a local government from restricting the installation of synthetic turf on rights-of-way owned or giving legal right or control to an entity other than the residential property owner.

(2) Material type.

(a) Synthetic turf, including backing material and infill, must not contain heavy metals or intentionally added per- and polyfluoroalkyl substances.

(b) Synthetic turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.

(c) Infill material, if used, shall only be clean silica sand, rock, shell, or other natural material, except that coated silica sand may be used provided that any coating used is non-toxic and meets the requirements described in paragraphs (2)(a) and (2)(b). Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in paragraphs (2)(a) and (2)(b). Installation shall be designed to prevent washing away of any infill material off the residential property.

(d) Subgrade shall be composed of natural materials, such as crushed rock, or crushed concrete that meets the permeability requirements of this rule. Subgrade materials shall be washed prior to installation to prevent fines from binding.

(3) Color. No local government may prohibit the use of green synthetic turf.

(4) Permeability.

(a) Synthetic turf must be permeable and affixed to permeable backing with a pervious subgrade. A local government may establish a quantifiable standard of a maximum of 10 inches per hour for all layers.

(b) Synthetic turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material.

(c) Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.

(5) Stormwater management.

(a) Installation of synthetic turf must be designed and installed to prevent pooling or an increase in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.

(b) Installation of synthetic turf must not alter the permitted stormwater management system as designed and shall not be installed within a swale, ditch, stormwater pond, or a stormwater pond's littoral zone.

(6) Potable water conservation.

(a) In-ground irrigation systems cannot be used to irrigate synthetic turf areas.

(b) If any in-ground system is already installed, a local government may require that irrigation heads be removed and pipe capped.

(7) Water quality.

(a) Synthetic turf shall not cause or contribute to violations of state water quality standards.

(b) Buffer zones around natural or man-made waterbodies may be established to protect against erosion and reduce pollution provided that such buffer for synthetic turf is no greater or restrictive than what is applicable to natural turf. Where no buffer zone has been established, synthetic turf shall be installed no closer than 10 feet from a natural or man-made waterbody as measured from the applicable ordinary or mean high water line except where

there is a physical barrier between the synthetic turf and the waterbody (such as, but not limited to, a seawall or bulkhead).

(8) Proximity to trees and other vegetation.

(a) Installation of synthetic turf cannot compromise the health of nearby trees, including damage to tree roots, other than those identified as a noxious weed as defined in Chapter 581, F.S., .

(b) Synthetic turf shall not be installed inside tree drip lines, whether on the property or adjacent properties, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

(9) Other factors impacting environmental conditions of adjacent properties.

(a) Synthetic turf shall be installed according to manufacturer's specifications.

(b) Synthetic turf shall be anchored at all edges and seams that, at a minimum, will withstand the effects of wind or flooding.

(c) If installed, synthetic turf must provide for access to the septic tank for routine pumpout.

(d) If installed, synthetic turf shall be installed landward of any dune system and shall not be used to replace any existing dune vegetation.

Rulemaking Authority 125.572 FS. Law Implemented 125.572 FS. History—New xx-xx-xxxx.

NAME OF PERSON ORIGINATING PROPOSED RULE: Angela Knecht

NAME OF AGENCY HEAD WHO APPROVED THE PROPOSED RULE: Alexis Lambert

DATE PROPOSED RULE APPROVED BY AGENCY HEAD: January 8, 2026

DATE NOTICE OF PROPOSED RULE DEVELOPMENT PUBLISHED IN FAR: July 22, 2025