



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, April 20, 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 April 20, 2026 agenda.

2. Audience Comments -

If you wish to speak, please complete and submit a speaker's card to the City Clerk. When called, approach the podium and state your name and address for the record. 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. Any presentation intended as part of public comment must be provided to the City Clerk at least 24 hours before the meeting.

3. Approval of Minutes

a. February 26, 2026 Meeting

4. Action Items - Sitting as Local Planning Agency for items 4.b. through 4.d. -

a. Election of Officers 2026-27

Sec. 22-243. - Election of officers; conduct of meetings.

(a) The planning board shall annually, at the first meeting held following the appointment of members, organize by electing a chairman and vice-chairman and such other officers as may be necessary from among its members.

The Board may opt to maintain current appointments.

Current: David Hubbard Chair; Sam Angelides, Jr., Vice Chair

Requested Actions:

Motion to APPOINT _____ as the Committee Chair for 2026-27.
Motion to APPOINT _____ as the Committee Vice Chair for 2026-27

b. Ordinance 2026-06: Land Development Code Division 37 - Town Center Corey Circle and Coquina West Districts amendments

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING DIVISION 37 OF THE LAND DEVELOPMENT CODE TO PERMIT STANDALONE MULTI-FAMILY, LIMITED REDEVELOPMENT OF EXISTING TEMPORARY LODGING, AND REDUCE ACREAGE THRESHOLDS FOR MIXED-USE REDEVELOPMENT IN THE TOWN CENTER COREY CIRCLE AND COQUINA WEST ZONING DISTRICTS; AMENDING AND SPECIFYING DEVELOPMENT STANDARDS FOR DEVELOPMENT IN THE DISTRICTS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

c. Ordinance 2026-05: Comprehensive Plan Amendments to Element II - Future Land Use, Attachment 2 Special Planning Area (SPA-1), II. Downtown Redevelopment District and II.III Town Center Coquina West District (TC-2)

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING ST. PETE BEACH COMPREHENSIVE PLAN ELEMENT II – FUTURE LAND USE, ATTACHMENT 2 – SPECIAL PLANNING AREA 1 (SPA-1), II. DOWNTOWN REDEVELOPMENT DISTRICT AND II.III TOWN CENTER COQUINA WEST DISTRICT, TO PERMIT STANDALONE MULTIFAMILY AND EXISTING LODGING USE DEVELOPMENT, MODIFY THRESHOLDS FOR MIXED-USE DEVELOPMENT, AND MODIFY ASSOCIATED DEVELOPMENT STANDARDS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

d. Ordinance 2026-09: Synthetic turf

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AMENDING LAND DEVELOPMENT CODE DIVISION 22 – LANDSCAPING AND TREE PROTECTION, SECTION 22.4. – TYPE, QUALITY, AND SIZE OF PLANT MATERIAL, AND CREATING SECTION 22.15. – STANDARDS AND RESTRICTIONS PERTAINING TO SYNTHETIC TURF, TO ALIGN LOCAL STANDARDS WITH THE FLORIDA ADMINISTRATIVE CODE AND PRESERVE LIMITATIONS ON NON-PREEMPTED USES; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

5. Discussion Items

a. Interpretation of "height" in the Pass A Grille Overlay District

Discussing an interpretation write-up pertaining to the application of "height" within the Pass A Grille Overlay District

b. Updates to seawall standards

Sharing updates to the status of seawall standard modifications, if known.

6. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.**