



**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

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**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](http://www.stpetebeach.org).**

## **DRAFT PLANNING BOARD MEETING MINUTES**

**February 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 to add a discussion item, 5b., for a CRA update.

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

2. Audience Comments – No one came forward to comment.

3. Approval of Minutes – Minutes January 26, 2026

**Motion: Vice Chair Angelides moved and Member Perry seconded, to approve the January 26, 2025 minutes as presented; the motion carried unanimously.**

4. Action Items – There were no action items.

5. Discussion Items -

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

Mr. Berry opened his presentation by explaining that there are three major use modifications that are being proposed under this cover, which were reviewed and given authority to proceed by the City Commission: TC-2 Coquina West use modifications (standalone multifamily residential, standalone lodging uses, and reduced land area for mixed-use multifamily and commercial), appropriate residential development standards (height, density, living square footage), and temporary lodging and mixed-use development standard modifications.

He explained the unique challenges post-storm in this district - preservation and redevelopment of existing horizontal use mix, the large numbers of property owners complicating full-block mixed-use redevelopment, and the varying character and densities, partially Avenue-to-Avenue. Staff was directed to generate solutions that do not increase density or intensity, allow for reasonable restoration that is not adverse to the district purpose and intent, and do not preclude more visionary, Community Redevelopment District-focused solutions later in time. The goals are for a narrow focus (allowing limited development and redevelopment of multifamily and lodging uses, preserving density, intensity, scale and mass of the area, and be efficient to implement.

Mr. Berry continued to explain the proposed use amendments for standalone residential use, standalone lodging, and the reduced threshold for mixed-use development. Development height requirements were reviewed including the varied flood zones and general grade range. The expected minimum living floor elevation required is 6.5 to 9.5 feet above grade. 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) which is likely two living stories or 35 feet (41-44 feet above grade), likely three living stories.

There is immense variation in density in the TC-2 district, from single-family homes on single lots to multifamily development on single or multiple lots. There is no way to make whole every residential and lodging property in this district without 1) increasing density, 2) drafting standards that allow existing residences to redevelop with existing density, or 3) allocating units from the residential density pool. Options 1) and 2) would have unintended Live Local Act impacts and are outside the scope of what staff has been directed to address. Staff proposed standalone residential redevelopment density at 18 units/acre. 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 was reviewed. TC-2 Coquina West Redevelopment has 37 residential units with 113 remaining and 16 temporary lodging units allocated with 245 remaining.

Mr. Berry continued to a summary of average existing living area per unit, with the smallest at 367 sq. ft and the largest at 2,100 sq. ft., with a mean of 622 sq. ft. per unit. The 2023 American Housing Survey data for Florida showed a median unit size of 1,380 sq. ft. for a townhouse, 1,100 sq. ft. for two-bedroom units, 750 sq. ft. for one-bedroom units, and 500 sq. ft. for studios. Per the Pinellas County Property Appraiser data for building between 2020 and 2026, barrier island apartments with under 50 occupants averaged 1,916 sq. ft. per unit, and condos at 2,208 sq. ft. For comparison, the recent Barracks by the Sea proposes six new units (two existing) at 714 sq. ft. of living area (excluding stairs and wall interior), a total site density of 28.6 units/acre and three stories in height: 28 feet above DFE.

The presentation continued to a TC-2 Coquina West buildability assessment which concluded that of the average platted lot of 5,375 sq. ft., approximately 2,630 sq. ft. is buildable after removing the permeability requirement and 25% articulation and parking requirement. 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. 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 and preserves a partial incentive to consolidate properties into mixed-use projects, by allowing for larger residences only on consolidated developments.

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.

In summary, Mr. Berry explained that staff were seeking input on the proposed residential density of 8 units per acre (with the ability to request from the density pool, the proposed allowable height of 30-35 feet (2-3 living stories), and the proposed 800 sq. ft. per unit floor area limitation. Staff would draft content based on Planning Board feedback for presentation in March or April and propose a workshop or hybrid public forum to allow for meeting focus to be on drafted content and public input.

The Board's primary feedback centered on process and vision. Members expressed concern that they were being asked to provide input on development standards without a clearly articulated long-term vision for the area or a clear explanation of the policy objective. Several members emphasized the need to better define the "why" behind the proposal—whether the goal is storm recovery, revitalization, increasing housing supply, or supporting commercial activity—before finalizing standards.

Substantively, the Board generally supported allowing standalone multifamily redevelopment as an additional option, particularly given redevelopment challenges under the current requirement for full-block consolidation. Members acknowledged that the proposal would not increase overall allowable district density and could actually reduce potential units compared to existing entitlements.

Key recommendations and consensus points included:

- Remove the 800-square-foot maximum unit size cap. Several members felt it could unnecessarily limit design flexibility and quality and preferred allowing the market to determine appropriate unit sizes within height and setback limits.
- Allow reasonable building height, with general agreement that up to 30 feet (consistent with or slightly above existing commercial height limits of 28 feet) would be appropriate.
- Maintain parking requirements and existing development controls such as setbacks and lot coverage to manage scale and impacts.
- Continue community engagement and more clearly articulate how the proposal aligns with the City's Comprehensive Plan and long-term redevelopment vision.

Overall, while members supported the concept and did not raise major objections to the direction, they urged clearer policy framing, stronger linkage to long-term planning goals, and refinement of standards to avoid unnecessary constraints.

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

The Chair had requested an update on HB 180/SB 840 to determine whether the City should begin preparing potential Comprehensive Plan or Land Development Code amendments in case a limited window opens to make changes that have been restricted for the past three years. The City should be ready to act quickly given the risk of future storms that could restart restrictions.

Attorney Brookes reported that Florida SB 840 passed the full Senate unanimously (38–0) and has been sent to the House, but there is currently no House companion bill. If the House does not take it up, the bill will die. Other related bills were mentioned, but none would provide relief to the City. If adopted in its current form, the bill would maintain a one-year post-storm moratorium but would be less restrictive overall. The City could still amend its Comprehensive Plan and Land Development Code, including making regulations more restrictive. However, it could not extend permit issuance timeframes and generally could not prevent property owners from repairing storm-damaged structures, except in limited cases (e.g., sewer or stormwater moratoria). Attorney Brookes noted that procedural changes, such as requiring additional board review (e.g., Historic Preservation Board

review where it was not previously required) could still raise legal concerns about being more procedurally burdensome.

c. Artificial Turf Preemption

The Board discussed the status of local artificial turf regulations following state preemption under Florida SB 712, which prohibits cities from regulating synthetic turf on single-family residential properties under one acre. As a result, the City's previously drafted ordinance was put on hold.

A new rule from the Florida Department of Environmental Protection is expected to take effect soon. It still prohibits turf in certain areas (e.g., swales, within tree drip lines unless certified safe, dunes, and within 10 feet of the MHWL without a seawall) and maintains permeability requirements. However, most single-family properties in the city will be eligible to install turf, including historic properties. The rule leaves limited authority to local governments, including regulating subgrade permeability (up to 10 inches per hour) and allowable infill materials. Staff recommended keeping existing restrictions for multifamily and commercial properties (currently limiting turf to 20% of required permeable area) and asked for Board input on whether to regulate irrigation over turf or set permeability standards.

Board members expressed a preference to wait until the state rule is finalized - especially in case of revisions or legal challenges - before making local adjustments, though concerns were raised about heat, plastic runoff, and irrigation use. Mr. Berry added that the quality and permeability standards previously developed by the Planning Board could still be implemented and adopted, even after State Bill 180, but because the state preemption applies only to single-family residential properties, those standards would primarily be applicable to commercial and multifamily properties.

d. CRA (Added)

Mr. Berry provided this informational item, reporting that this week the City Commission accepted the Finding of Necessity (FON) that the city is potentially an eligible Community Redevelopment Area; the vote passed by a 5-0. He reviewed the required steps that follow in the CRA process: Issuance of an RFP and selection of a consultant, community engagement and outreach with stakeholders, coordination with the County, City Commission adoption of the Plan, County approval of TIF (Tax Increment Financing) contribution & terms, and a county resolution and ordinance. The process will continue now that the initial step has been completed.

6. Adjournment - Next meeting March 23, 2026.

There being no further business, Chair Hubbard adjourned the meeting at 5:09 PM.

*These will be considered for approval at the March 23, 2026 meeting of the Planning Board.*

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

**Agenda Report**

**Agenda Title Name:** Election of Officers 2026-27

**Action Request:**

**Strategic Objective:**

**Date:** April 20, 2026

**Prepared By:**

**Through:**

**Summary of Issue:**

**Funding:**

**Attachments:**

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

**Agenda Report**

**Agenda Title Name:** Ordinance 2026-06: Land Development Code Division 37 - Town Center Corey Circle and Coquina West Districts amendments

**Action Request:** Motion to recommend approval of Ordinance 2026-06 to the City Commission and find the ordinance consistent with the St. Pete Beach Comprehensive Plan.

**Strategic Objective:**

**Date:** April 20, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** This item follows discussions with the Planning Board in February 2026, direction discussions with the City Commission in late 2025 and early 2026, and engagement with the community in October 2025 to modify the Town Center Coquina West division standards to allow for limited, scale-appropriate, multi-family, lodging, and reduced-area mixed-use developments within the three-block western downtown area. Since adoption of the land development district in 2011, the District has not seen the property consolidation and large-scale development that the Corey Circle area in eastern downtown has experienced, which was approved in 2025 for a mixed-use luxury multifamily and commercial project. Due to significant damage from the 2024 storms, and property owner desire to redevelop, these amendments are intended to allow an additional option for property-level redevelopment that will be compliant with modern stormwater, fire, building, and floodplain requirements, and contribute to revitalization of the area through required landscaping and design details, while retaining the heritage horizontal mix of uses and scale of the district.

Staff finds the ordinance to be consistent with the Comprehensive Plan pursuant to the following:

## **Future Land Use Element**

**GOAL 1:** Ensure that the residential character of the City is maintained and protected while: a. Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike; b. Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation; and c. Maintaining the community's recreational resources, open spaces, and beaches.

**Objective 1.1** The integrity and quality of life throughout the City, including existing residential neighborhoods, as well as core commercial and resort areas, will be maintained and encouraged to be improved or redeveloped to enhance neighborhood character through the enforcement of the Land Development Code in accordance with the Future Land Use Element and the Countywide Plan.

**Objective 1.5** Existing land uses or structures which are either incompatible or inconsistent with the adopted Future Land Use Element shall be deemed non-conforming as of the effective date of this Comprehensive Plan and be encouraged to be eliminated through redevelopment of such uses or structures; however, existing residential and temporary lodging use densities and intensities shall be grandfathered except when abandoned voluntarily as defined by the Land Development Code.

**Policy 1.5.1** Those residential uses and structures existing as of the effective date of this Comprehensive Plan, as amended, which were built and were conforming prior to such adoption, and which are hereby rendered non-conforming, shall be considered to be grandfathered, as defined in the Land Development Code.

**Policy 1.5.2** Those temporary lodging uses and structures existing as of the effective date

of this Comprehensive Plan, as amended, which were built prior to such adoption, and which are hereby rendered non-conforming, shall be considered to be grandfathered, as defined in the LDC Land Development Code.

**Objective 1.6** The City shall promote the preservation and redevelopment of temporary lodging facilities.

### **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 1.3** 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 1.7** Downtown shall be a safe

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

**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 3.3** 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 2-67 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.

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

### **Housing Element**

**GOAL 1:** Promote decent, safe, and sanitary housing at affordable costs to meet the needs of the present and future residents of the City, free from arbitrary discrimination because of race, gender, abilities, ethnic background, age, marital status, or household composition.

**Objective 1.1** Recognizing the built-out environment and the limited opportunity for implementation of affordable and workforce housing, the City shall continue to maintain policies to assist the private sector in providing a suitable mix of housing types, including housing sites for very low-, low- and moderate- income families, to meet the City's housing needs as feasible.

**Policy 1.1.1** Due to the built-out environment, the City shall continue to emphasize policies designed to preserve and/or rehabilitate existing housing, promote connectivity to neighboring communities, and continue its support of the public transportation system, recognizing the relationship between transportation costs and affordable and workforce housing.

**Policy 1.1.2** The City shall review ordinances, codes, regulations and permitting processes, as required, in order to increase the efficiency and economy of meeting the housing needs of the City, while continuing to ensure the health, welfare and safety of the residents.

**Policy 1.1.3** The City shall continue to allow a variety of residential densities and housing types in order to enhance the opportunity for the private sector to provide housing in a wide range of types and costs.

**Policy 1.1.4** The City shall encourage affordable and workforce housing to be located

near transit and bicycle facilities, and centers of employment.

**Objective 1.5** As an ongoing objective, the City shall eliminate any substandard housing that may exist.

**Policy 1.5.2** The City shall encourage housing improvement and replacement projects, as maintained in the Land Development Code.

**GOAL 2:** Encourage the establishment and maintenance of a sustainable housing stock that is resilient to a changing climate while maintaining a strong neighborhood and cultural identity.

**Objective 2.2** The City shall promote the preservation or rehabilitation of existing housing, including identification of historically- or culturally-significant housing and the re-use of those structures as housing while maintaining the neighborhood quality, as maintained in the Land Development Code.

**Policy 2.2.1** The City shall encourage the rehabilitation of residential structures to prevent the unintended loss of housing units due to deteriorated conditions.

**Policy 2.2.2** The City shall periodically review and amend, where necessary, the housing and health codes and other standards relating to care and maintenance of residential and neighborhood environments and facilities.

Amendments are incompatible with policies and objectives in the Downtown Redevelopment District standards of the Future Land Use Element that prohibit residential standalone development in the District. These policies and objectives are proposed for update under companion Ordinance 2026-05 to allow for standalone development, in support of other goals, objectives, and policies of the District.

**Funding:** N/A

**Attachments:**

1. Ordinance 2026-06

**Ordinance 2026-06**

**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.**

**WHEREAS**, the City of St. Pete Beach sustained substantial property and structure damage from the 2024 hurricanes, and extensive recovery and redevelopment efforts are still underway.

**WHEREAS**, the Town Center Corey Circle and Coquina West zoning standards were adopted in 2011 to promote property consolidation and block-level redevelopment of the areas, recognizing unified vertical mixed-use projects as the highest and best use of the districts.

**WHEREAS**, the vision for this district has been realized in the Corey Circle District, where the City Commission approved in 2025 at a vote of 5-0 a luxury mixed-use residential condominium and commercial project.

**WHEREAS**, the vision for this district has not been realized in the Coquina West District, where property consolidation for redevelopment has not taken place in the last 15 years.

**WHEREAS**, the Coquina West District contains an eclectic horizontal mix of uses that is unlike other areas of the City, with many of the structures sustaining substantial or extensive damage from the 2024 storms, particularly those residential uses and commercial uses that cannot be redeveloped with their existing property conditions.

**WHEREAS**, in October 2025, the City hosted a community forum to solicit feedback from property owners in the District and other attendees, who overwhelmingly supported allowing for existing uses to be redeveloped, while promoting District revitalization and maintenance of the mixed-use character.

**WHEREAS**, following that meeting, City Staff received direction from the City Commission to pursue amendments to the Land Development Code and Comprehensive Plan to allow for the horizontal mix of uses to be permitted during redevelopment, while maintaining unified horizontal mixed-use projects such as Corey Landings as the highest and best use of property in the Districts.

**WHEREAS**, the following amendments are written to realize that direction, and provide only for additional development options, maintaining large vertical mixed-use projects as both viable and the highest use of the district to comply with Florida Laws Chapter 2025-190.

**WHEREAS**, the City Commission finds that the provisions of this Ordinance are necessary and are in the best interest of the citizens of and visitors to the City, and are necessary to promote the public health, safety and welfare of the community at large.

**WHEREAS**, a business impact estimate pursuant to Florida Statute 166.041(4)(c)5 shall be prepared prior to final adoption of this Ordinance.

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

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

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

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

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

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

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

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

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

SECTION 9. Effective Date. This ordinance shall take effect immediately upon adoption of both this ordinance and corresponding Ordinance 2026-xx, which makes companion Comprehensive Plan amendments, and Ordinance 2026-xx, making applicable Special Area Plan amendments.

FIRST READING: \_\_\_\_\_  
SECOND READING: \_\_\_\_\_  
PUBLIC HEARING: \_\_\_\_\_

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

\_\_\_\_\_  
Scott Tate, Mayor

I, Renee Rose, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
City Attorney

## 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. Where appropriate to buffer and transition the district to surrounding residential areas, the commercial and mixed-use establishments of the central Town Center Core District, and support both a vertical and horizontal live, work, shop, dine and play downtown, scale-appropriate standalone multifamily residential uses may also be permitted. The intent of these districts is to facilitate property assemblage and comprehensive redevelopment under unified project plans.

### 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, as a component of mixed-use projects subject to the development thresholds established in this division, or as standalone uses only for those properties with a future land use designation of Town Center Coquina West only as a component of mixed-use. Residential uses are not permitted on the ground floor of a mixed use structure;
- (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.

**Sec. 37.3. Secondary uses.**

- (a) Marina—Wet slip only.

**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.

**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).

**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. Single- and two-family dwellings legally existing as of August 2024 may be maintained as nonconforming uses subject to Section 3.10. of this Code and all other applicable codes.
- (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).

**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.~~ shall be permitted as follows:
  - (1) Up to 18 units per acre for all multi-family projects regardless of zoning lot acreage, and for unified mixed-use projects on zoning lots of less than 0.9 acres in size. Additional residential units may be requested from the RU Residential Density Pool, subject to availability and the process established in section 39.18 of this Code.
  - (2) Up to 24 units per acre for mixed-use projects on zoning lots of at least 0.9 but less than 1.8 acres, provided the unified development project contains a non-residential floor area ratio of at least 0.3. Additional residential units may be requested from the RU Residential Density Pool, subject to availability and the process established in section 39.18 of this Code.
  - (3) Up to 24 units per acre for mixed-use projects on zoning lots of 1.8 acres in size or greater. Additional residential units may be requested from the RU Residential Density Pool, subject to availability and the process established in section 39.18 of this code.
- (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.~~ permitted as follows:
  - (1) Temporary lodging uses legally existing as of August 2024 may be redeveloped on their existing zoning lot with the existing unit count recognized by the City, subject to lodging unit availability in the combined TLU Density Pool for the Town Center Corey Circle and Coquina West, Activity Center, and Bayou Residential Districts and compliance with all other applicable codes in and cited within this Division. Redeveloped temporary lodging uses shall not exceed an average unit size of 750 square feet, or the existing unit size as of August 2024 plus twenty percent, whichever is greater.
  - (2) New temporary lodging uses may be developed on a minimum 1.8 acre buildable zoning lot with a density not to exceed 50 temporary lodging units per acre and 150 units per

comprehensive development project, subject to lodging unit availability in the combined TLU Density Pool for the Town Center Corey Circle and Coquina West, Activity Center, and Bayou Residential 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.

**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.~~Up to thirty (30) feet for buildings containing the following uses:
  - (1) Exclusively non-residential uses;
  - (2) Exclusively multi-family uses;
  - (3) Temporary lodging uses on zoning lots of less than 1.8 acres in size;
  - (4) Mixed-use projects containing residential uses that are developed on zoning lots of less than 0.9 acres in size.
- (b) ~~Up to seventy-six (76) feet~~ fifty (50) 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, for unified development projects on zoning lots of at least 0.9 acres in size.
- [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 and the unified development project is located on a zoning lot of at least 1.8 acres in size.

**Sec. 37.9. Setbacks.**

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

	Parts of the building that are stepped back above <u>2830</u> 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 <u>2830</u> feet in height; 30 feet for all building elements above <u>2830</u> feet. Parts of the building that are stepped back above <u>2830</u> feet on all streets may be used as patio or balcony space.
Rear yard	20 feet for the first <u>30</u> feet in height; 30 feet for all building elements above <u>2830</u> 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 <u>2830</u> feet on all streets may be used as patio or balcony space.

**Sec. 37.10. Maximum impervious surface ratio.**

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

**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.

**Sec. 37.12. Landscaping.**

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

**Sec. 37.13. Design requirements.**

Shall be in accordance with the requirements of Division 39.

**Sec. 37.14. Signs.**

Shall be in accordance with Division 26.

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

**Agenda Report**

**Agenda Title Name:** 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)

**Action Request:** Motion to recommend approval of Ordinance 2026-05 to the City Commission and find the amendments consistent with the St. Pete Beach Comprehensive Plan.

**Strategic Objective:**

**Date:** April 20, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** This item accompanies companion Ordinance 2025-06 and modifies the Comprehensive Plan to allow for standalone multifamily, temporary lodging, and lower-acreage mixed-use development in the TC-2 Coquina West land use district. It also modifies development standards for the District that are adopted in the district regulations. Consistency with the relevant remainder of the Comprehensive Plan is found in the agenda report for companion Ordinance 2026-06.

**Funding:** N/A

**Attachments:**

1. Ordinance 2026-05
2. Exhibit A - Ordinance 2026-05

**Ordinance 2026-05**

**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.**

**WHEREAS**, the Future Land Use Element of the St. Pete Beach Comprehensive Plan (“Comprehensive Plan”) promotes the grandfathering of existing residential densities and intensities.

**WHEREAS**, the Housing Element of the Comprehensive Plan promotes development of a variety of housing types, rehabilitation of existing housing, development of replacement housing as a means of eliminating of substandard housing, and redevelopment of resilient housing that maintains neighborhood and cultural identity.

**WHEREAS**, the TC-2 Coquina West District land use area is unique among other areas of the City in that it contains horizontal mixes of commercial, office, residential, and lodging uses which have coexisted for decades.

**WHEREAS**, the District, along with the Upham Beach Village District to the direct south and the Pass A Grille neighborhood at the southern end of the City, contains among the City’s only major concentration of modest-scale multifamily dwellings in the City, with an average unit living square footage size of just over 600 square feet where most new single—and multi-family development in the City substantially exceeds 2,000 square feet in living area.

**WHEREAS**, the majority of structures in the District are over fifty years in age, are not compliant with modern floodplain requirements, and many sustained significant damage from the 2024 hurricanes, resulting in restoration costs of over \$100,000.

**WHEREAS**, unlike the Town Center Corey Circle District, which is proposed for full redevelopment to support the luxury mixed-use residential Corey Landings project, this District has seen no full property redevelopment in decades nor the block-level consolidation promoted by the Comprehensive Plan.

**WHEREAS**, with average platted lot sizes of 5,375 square feet, redevelopment of multi-family on a single-lot basis could realistically support an average unit size of approximately 1,500 square feet, common for modern development of apartments and townhouses in the two- to three-bedroom apartment range per the 2023 American Housing Survey for Florida, of which the City has seen effectively no development outside of beach- and waterfront properties over the past several decades.

**WHEREAS**, the Coquina West District is within one-fifth of a mile of Gulf Boulevard, considered a premium transit corridor by Forward Pinellas, and properties within the District

are within 0.4 miles walking distance of St. Pete Beach- and St. Petersburg-bound Sunrunner stops, which support the City’s workforce housing policies.

**WHEREAS**, the City Commission finds these amendments to support the maintenance of the heritage horizontal use mix of the District, continue to support redevelopment of low-intensity residential uses that are at odds with the medium-intensity character desired for the District, retain standards to maintain vertical mixed-use as the highest and best use of the district, and allow for lower-intensity horizontal use mixes that reasonably preserve the historic massing, scale, and housing unit types for the District.

**WHEREAS**, a business impact estimate pursuant to Florida Statute 166.041(4)(c)5 shall be prepared prior to final adoption of this Ordinance.

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

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

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

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

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

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

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

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

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

SECTION 9. Effective Date. This ordinance shall take effect immediately upon adoption of both this ordinance and corresponding Ordinance 2026-xx, which makes companion Comprehensive Plan amendments, and Ordinance 2026-xx, making applicable Special Area Plan amendments.

FIRST READING: \_\_\_\_\_  
SECOND READING: \_\_\_\_\_  
PUBLIC HEARING: \_\_\_\_\_

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

\_\_\_\_\_  
Scott Tate, Mayor

I, Renee Rose, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
City Attorney

## **Exhibit A**



# FUTURE LAND USE ELEMENT 2





# ATTACHMENT 2

## SPECIAL PLANNING AREA 1 (SPA-1)



## 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 single- and two-family 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. Exclusive multi-family residential use projects shall be prohibited in the Town Center Core District 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”, while supporting horizontal and compatible mixes of residential and commercial where appropriate to serve as transition between the district and lower-intensity residential areas to the north and south.

### 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; ~~Multifamily 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 0.9-acre buildable site and shall not to exceed 24 dwelling units per acre. Shall be permitted on mixed-use development sites less than 0.9 acres, and as standalone multifamily development only, not to exceed 18 dwelling units per acre. When the residential use is a component of a mixed-use project, 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~~
    - b. Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited. Unified project sites may exceed the density established herein only when units have been allocated from the General Residential Unit "RU" Density Pool Reserve, subject to procedures established in the Land Development Code.
  - (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 for newly-developed temporary lodging projects 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. Temporary lodging uses in existence as of August 2024 may be redeveloped up to their existing density regardless of buildable site acreage, subject to the same TLU Density Pool requirements, limitations and restrictions, and provided that the zoning lot area to support the development is not decreased.
  - (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 Thirty (2830) feet for an exclusively nonresidential uses, exclusively multifamily uses, mixed-use buildings containing residential when the zoning lot is under 0.9 acres in size, and buildings containing temporary lodging uses when the zoning lot is under 1.8 acres in size; or
- b. Seventy-six Fifty (7650) 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, for unified development projects on zoning lots of at least 0.9 acres in size; 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 the unified development project is located on a zoning lot of at least 1.8 acres in size; 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 or the existing density of the project site prior to redevelopment, whichever is greater; 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) New Temporary lodging uses, and redeveloped temporary lodging uses that exceed the unit count and/or density per acre compared with the count and density on the zoning lot as of August 2024, 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. Redeveloped temporary lodging uses that retain the same unit count and density per acre may be permitted an aggregate floor area of 750 square feet per temporary lodging unit or the existing unit size plus twenty (20) percent, whichever is greater, excluding indoor amenities and common areas not to exceed a combined 0.2 floor area ratio.



- (2) Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.

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

**Agenda Report**

**Agenda Title Name:** Ordinance 2026-09: Synthetic turf

**Action Request:** Motion to recommend approval of Ordinance 2026-09 to the City Commission and find the ordinance consistent with the comprehensive plan.

**Strategic Objective:**

**Date:** April 20, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** Rule 62-308.100, which is a significant preemption on local authority to regulate synthetic turf was published on January 20, 2026. In Florida, Rules typically go into effect 90 days following initial posting, or 4/20, the date of this month's Planning Board meeting.

This ordinance works within the framework of the new state preemption on local regulation of synthetic turf, confirming applicable regulations for those properties not in use as single-family residences, and providing standards for placement of synthetic turf on those preempted properties as permitted by state law. Where viable, these amendments include recommendations made by the Planning Board when a similar, more regulatory, ordinance was brought forward in early 2025.

**Consistency with the Comprehensive Plan**

This ordinance is largely proposed to update the City's code to avoid conflict with state law preemptions. To that end, it aligns with bullet b. of Objective 1.1. of Element XI - Private Property Rights, which affirms the right of single-family residential property owners to "use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances".

This Ordinance's preservation of standards intended to maintain regulation on non-preempted properties, being those properties not in use as a single-family residential property, support regulations as follows:

**Future Land Use Element**

**Policy 2.2.3** The City shall identify and promote the use of native and drought tolerant landscape with particular emphasis on Florida-friendly landscaping techniques including use of reclaimed water, and rain sensor irrigation systems to conserve water resources.

**Coastal and Conservation Element**

**Policy 1.1.4** The City shall require all new development and redevelopment comply with the requirements maintained within the Land Development Code to maintain or improve water quality within Boca Ciega Bay and the Gulf [...].

**Policy 1.2.5** The City shall minimize the amount of impervious surface to promote groundwater infiltration, minimize runoff and stabilize water quality.

**Funding:** N/A

**Attachments:** 1. Ord 2026-09

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**ORDINANCE NO. 2026-09**

**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.**

**WHEREAS**, Florida Law 2025-140 was signed by the Florida Governor following the 2025 legislative session, preempting municipalities from adopting stricter regulations pertaining to the use of synthetic turf on single-family properties of one acre or less in size following the adoption of associated rules by the Florida Department of Environmental Protection.

**WHEREAS**, those associated rules, as found in Florida Administrative Code Section 62-308.100., became effective on [date] and preempt local regulations pertaining to color, water and drainage feature setbacks, material specifications, and other standards.

**WHEREAS**, the City of St. Pete Beach is adopting these regulations to align with the preemptions and limited permissions authorized by the Department’s rule as applicable to single family residential uses on properties of one acre or less.

**WHEREAS**, this Ordinance also maintains existing regulations applicable to properties that were not preempted under the rule, such as limiting the amount of synthetic turf that is permitted on properties not in single family use, and prohibiting synthetic turf in required buffers and frontage landscaping areas.

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

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

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

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

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

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be

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invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

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

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

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

FIRST READING: \_\_\_\_\_  
PUBLISHED: \_\_\_\_\_  
SECOND READING: \_\_\_\_\_  
PUBLIC HEARING: \_\_\_\_\_

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

\_\_\_\_\_  
Scott Tate, Mayor

I, Renee Rose, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Ralf Brookes, City Attorney

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## EXHIBIT A

### Sec. 22.4. Type, quality and size of plant material.

- (a) *Quality*. Plant materials used in conformance with the provisions of this article shall conform to the standard for Florida No. 1 or better, as given in Grades and Standards for Nursery Plants, part I, 1963, and part II, published by the Florida Department of Agriculture, or equal.
- (b) *Invasive exotic plant materials*. No plant listed by the Florida Exotic Pest Plants Council shall be counted towards the required landscaping.
- (c) *Trees*. Except as otherwise provided herein, all trees planted under the provisions of this Code shall be of a species having an average crown of greater than 15 feet at maturity and having a trunk which can be maintained in a clean condition, free of branches, from grade to five feet above grade. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the trees so as to create the equivalent of a 15-foot crown spread.

- (1) Canopy trees shall have a minimum height of 12 feet and a DBH dimension of three inches at the time of planting. A recommended list of canopy trees and palms to be used includes but is not limited to the following types:

*Quercus virginiana* (Live Oak)

*Conocarpus erectus* (Buttonwood)

*Conocarpus erectus serviceus* (Silver Buttonwood)\*

*Tabebuia Caraba* (Silver Trumpet/Yellow Flower)\*

*Pinus elliottii* (Slash Pine)

*Tabebuia argentia* (Gold Tree)

*Swietenia mahogani* (Mahogany)

*Celtis laevigata* (Sugarberry)

*Platanus occidentalis* (Sycamore)

*Juniperus silicicola* (Southern Red Cedar)

*Bucida buceras* (Black Olive)

- (2) One of the following palms is equivalent to one required canopy tree when planted at the required height of 12 feet of clear trunk:

*Phoenix dactylifera* (Medjool Date Palm)\*

*Phoenix canariensis* (Canary Island Date Palm)

*Roystonea elata* (Royal Palm)\*

*Cocos nucifera* (Coconut Palm)\*

Or any single or multi-stemmed palm known to be of equivalent mature size.

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- (3) Three of the following palms are equivalent to one required canopy tree when planted at the required height of eight feet of clear trunk:

*Syragus romanzoffiana* (Queen Palm)

*Acoelorrhaphe wrightii* (Paurotis Palm)

*Sabal palmetto* Cabbage Palm (Sabal Palm)\*

*Washingtonia robusta* (Washingtonian Palm)

Or any single palm known to be of equivalent mature size.

- (4) Required canopy trees may be replaced with under-story trees when the mature height of the canopy trees will conflict with overhead power lines, excluding service drops. Appropriate setbacks of trees from such power lines, as referenced by Florida Power and Light's "Plant the Right Tree in the Right Place" publication shall be required, a copy of which is on file at the office of the city clerk.
- (5) Accent/under-story trees shall be a minimum of eight feet in overall height and a tree DBH dimension of two inches at the time of planting.
- (6) The following is a recommended list of accent/under-story trees to be used:

*Jatropha Hastata Compacta* (Jatropha)\*

*Coccoloba Uvifera* (Sea Grape)

*Coccoloba diversifolia*. (Pigeon Plum)

*Tecoma stans* (Yellow Elder)

*Persea borbonia* (Redbay)

*Ilex vomitoria* (Yaupon Holly)\*

*Callistemon vaminalis* (Weeping bottlebrush)

*Eriobotrya japonica* (Loquat)

*Myrica cerifera* (Wax Myrtle)

*Lagerstroemia indica* (Crepe Myrtle)

- (d) *Credit for saving existing trees.* No credit shall be given to canopy trees identified by these regulations as nuisance trees. The following trees shall be considered nuisance trees: *Malalueca quinquenervia* (Punk Tree), *Schinus terebinthifolius* (Brazilian Pepper), *Casuarina* spp. (Australian Pine), *Cupaniopsis anacardioides* (Carrotwood), *Melia azedarack* (China Berry), and *Sapium sebiferum* (Chinese Tallow) or any tree listed by the Florida Pest Plant Council. Credit is given for existing canopy trees, in good health as provided below:

- (1) Credit is given at the following ratios for existing canopy trees in good health to be preserved:

4"—10" DBH = 1 tree

10"—20" DBH = 2 trees

Over 20" DBH = 3 trees

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- (2) Credit is given at the ratio of three palms to one tree for existing native palms.
- (3) A maximum ten percent required parking credit may be allowed for the purpose of preserving native trees.
- (e) *Shrubs and hedges.* Shrubs and hedges shall be a minimum of two feet in height when measured immediately after planting. Hedges, where required, shall be planted and maintained so as to form a continuous unbroken solid visual screen within one year after time of planting. A recommended list of shrubs and hedges to be used includes, but is not limited to, the following:

*Rapholepis Indica* (Dwarf Indian Hawthorne)\*

*Conocarpus erectus* (Buttonwood)

*Coccoloba Uvifera* (Sea Grape)

*Allamanda Cathartica* (Dwarf Allamanda)\*

*Plumbago Capensis* (Blue Plumbago)\*

*Serenoa Repens* (Saw Palmetto)\*

*Penta Lanceolata* (Pentas)\*

*Chrysobalanus icaco* (Cocoplum)

*Myrica pumila* (Dwarf Wax Myrtle)

*Ilex vomitoria* (Dwarf Yaupon Holly)

*Lantana involucrata* (Beach Lantana)

*Viburnum obovatum* (Walter Viburnum)\*

- (f) *Ground covers.*

(1) Vegetative ground covers in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage.

(2) ~~In no instance shall Nonvegetative pervious material such as (for the purposes of this section, stone, shell, gravel, and permeable pavers artificial turf only) shall be~~ utilized for no more than 20 percent of the minimum required pervious area, nor shall such ~~These materials shall be installed and maintained in a manner to not adversely affect abutting properties, waterways, or the right-of-way, and shall present a finished appearance and reasonably complete coverage.~~

(3) Except when used on single-family residential properties one acre or less in size, synthetic turf shall constitute no more than 20 percent of the minimum required pervious area of any development site or zoning lot. All synthetic turf installed and maintained in compliance with the applicable standards of Section 22.15. of this Code. Turf shall be installed and maintained to present a finished appearance and reasonably complete coverage.

(4) The 20 percent maximum nonvegetative portion of the required pervious area may be increased administratively if the property owner installs an innovative landscape

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design that incorporates features that retain stormwater onsite, reduces the need for ground water irrigation, or increases the tree canopy as determined by professional best practices which include, but are not limited to, Florida-friendly landscaping, xeriscaping, and low-impact development. New construction that exceeds 10% of the zoning lot area, or the granting of an undue and unnecessary hardship variance or practical difficulty variance, shall require full compliance with this section. A recommended list of vegetative ground covers to be used includes, but is not limited to, the following:

*Gallardia Pullchella* (Gallardia)\*

*Helianthus Debius* (Beach Sunflower)\*

*Lantana Camara* (Dwarf Yellow Lantana)\*

*Trachelospernum Jasmine Varigated* (Varegated Confederate Jasmine)\*

*Trachelospernum Jasmine Minima Varegated* (Varegated Dwarf Confederated Jasmine)\*

*Trachelospernum Jasminoides* (Confederate Jasmine)\*

*Licania michauxii* (Gopher Apple)

*Scaevola plumieri* (Inkberry)

*Stachytarpheta jamaicensis* (Prone Porterweed)\*

*Zamia pumila* (Coontie)\*

*Muhlenbergia capillaris* (Muhley Grass)\*

- (g) *Lawn grass.* Grass areas shall be planted in species normally grown in permanent lawns in the city area. Grass areas may be sodded, plugged or sprigged, except that solid sod shall be used in swales or other areas subject to erosion. A recommended list of ground covers to be used includes but is not limited to, the following:

*Stenotaphrum secundatum* (St. Augustine)

*Paspalum vaginatum* (Seashore Paspalum)

**Section 22.15 – Standards for use of synthetic turf.**

- (a) On all properties except those containing a single-family residential use of one acre in size or less, synthetic turf shall be considered a semi-permeable material and subject to the standards of this section as well as the coverage limitations of Section 22.4. There shall be no limitation on the amount of synthetic turf installed on single-family residential properties of one acre in size or less, provided that the turf is in compliance with this section and Florida Administrative Code Section 62-308.100 as may be amended or succeeded. The City may require submittal of product specifications, site layout plans, and/or other documents to verify compliance with these standards prior to installation.
- (b) Standards for all properties. All synthetic turf shall be installed and maintained subject to the following standards:
- (1) Synthetic turf visible from outside of the property shall be green in color.
  - (2) Synthetic turf shall be installed and maintained with a non-faded and non-matted condition.

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- (3) Synthetic turf, including backing material and infill, must not contain heavy metals or intentionally added per- and polyfluoroalkyl substances.
  - (4) Synthetic turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.
  - (5) 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 (a)(1)&(2) preceding. Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described. Installation shall be designed to prevent washing away of any infill material off the residential property.
  - (6) Subgrade shall be composed of natural materials, such as crushed rock, or crushed concrete that meets the permeability requirements of this section. Subgrade materials shall be washed prior to installation to prevent fines from binding.
  - (7) Synthetic turf must be permeable and affixed to permeable backing with a pervious subgrade.
  - (8) Synthetic turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material. Base layer installation of four inches or greater of open-graded and angular stone that is generally devoid of fines, such as ASTM No. 57 or 67, over a non-compacted subgrade shall be considered sufficient to constitute a permeable subgrade for single-family residential purposes. Deeper subgrades may be required for other, higher-intensity uses, as determined during site plan review.
  - (9) Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.
  - (10) 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.
  - (11) Synthetic turf shall be installed according to manufacturer specifications.
  - (12) Synthetic turf shall be anchored at all edges and seams that, at a minimum, will withstand the effects of wind and flooding.
  - (13) To the extent viable and when not in conflict with prevailing county, state or federal regulations, drainage patterns on waterfront properties where synthetic turf is used shall be established and maintained to direct runoff from the synthetic turf toward on-site permeable areas or the street rather than the waterfront.
- (c) Prohibitions. The installation or maintenance of synthetic turf is prohibited anywhere in the municipal limits if in conflict with the following.
- (1) Right-of-way. Synthetic turf is prohibited in the right-of-way unless authorized by the City through issuance of a right-of-way utilization permit. When so authorized, the City may require the execution of a continuing maintenance agreement with the installing property owner prior to installation.
  - (2) Coverage limitations. Except on single-family residential properties one acre or less in size, synthetic turf in combination with other semi-permeable materials such as those listed in Section 22.4.(f)(2) shall not be installed or maintained to comprise greater than 20 percent of the required permeable area of any property.

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- (3) Irrigation. In-ground irrigation shall not be installed within or directed toward areas of the property containing synthetic turf. If synthetic turf is installed on a property with existing irrigation, the heads shall be altered or removed and capped as necessary to prevent irrigation of synthetic turf areas.
- (4) Drainage systems. Synthetic turf is prohibited in swales, stormwater ponds including their littoral zones, and ditches. Synthetic turf shall not alter permitted stormwater management systems as designed.
- (5) Required landscaping area. Except on single-family residential properties one acre or less in size, synthetic turf shall not be installed within any buffer, frontage or interior landscaping area, or along the perimeter of a vehicular use area required by Land Development Code Sections 22.7., 22.8., 35.13., or 39.10.
- (6) Dune and preservation limitations. Synthetic turf shall not be installed within or water-ward of any dune, nor shall it be used to replace dune vegetation. On all properties other than single-family residential properties one acre or less in size, newly-installed artificial turf shall be prohibited water-ward of the Florida Coastal Construction Control Line. Existing, permitted turf located within a structure or paved area water-ward of that Line may be maintained subject to authorization of the Florida Department of Environmental Protection and the limitations of Division 25 of this Code.
- (7) Tree drip lines and roots. No artificial turf shall be installed within a tree drip line except when determined by a certified arborist using best professional judgement and site-specific considerations that it will not cause harm to the tree. Artificial turf shall also be located to not compromise health of nearby trees, including their root systems. However, this prohibition shall not apply if the drip line or root system is solely associated with a noxious weed as defined in Chapter 581 of Florida Statutes.
- (8) Waterline setback. All synthetic turf shall be installed at least 10 feet from natural or man-made waterbodies, except when there is a physical barrier between the turf and waterbody, such as a seawall or bulkhead. If the City later establishes natural turf setbacks from waterbodies, the minimum setback shall be the greater of ten feet or the applicable natural turf setback. Synthetic turf setbacks from natural and man-made waterbodies may be increased for those non-preempted uses during plan review, upon a determination from the city manager or designee that the function or habitat of the waterbody would be compromised.

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

**Agenda Report**

**Agenda Title Name:** Interpretation of "height" in the Pass A Grille Overlay District

**Action Request:** None - for discussion or informational purposes.

**Strategic Objective:**

**Date:** April 20, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** Since 1999, properties in the Pass A Grille Overlay District have had a different height standard than the rest of the city. While permitted overruns have changed during this timeframe, most residential structures in the District have been limited to a range of 28-32 feet from the required flood elevation, with 28 feet being the maximum height of the roof midpoint for sloped roofs, and the maximum height of the parapet for flat and low-sloped roofs. The maximum overall height, inclusive of roof overruns, is 32 feet.

Due to concerns about the unintentional misapplication of which features are permitted within the 28-32 foot height range for flat and low-sloped roof structures, Staff has prepared an interpretation that was accepted by the Historic Preservation Board earlier in April 2026. Rather than permitting "habitable" features in this range, which can include additional square footage often counted into living space such as storage rooms and bathrooms, the interpretation only allows for features that are typically unoccupied, such as chimneys, cupolas, and water tanks. It also defines the minimum pitch for a sloped roof.

This item will move on to the City Commission at a regularly-scheduled meeting in the near future.

**Funding:** N/A

**Attachments:**

1. Height Interpretation

## **Interpretation – Application of height standards for select residential structures in the Pass A Grille Overlay District**

The Pass A Grille Overlay District, which generally extends south of 32<sup>nd</sup> Avenue to the municipal boundary excluding Vina Del Mar and the Eighth Avenue vicinity, has a different height definition than the one applicable to the rest of the City for new structures constructed on lots with an underlying RU-2, RLM-2, RM, or THD zoning category. St. Pete Beach originally created the Pass A Grille Overlay District in 1999 (Ord. 99-62), setting a limit of 28 feet from the measurement starting point to the top of the parapet of a flat or low-sloped roof, for structures built in the aforementioned underlying zoning districts. The overall roof height of these structures cannot exceed 32 feet.

While the basis for the starting point has changed, the standard for height above that point has remained consistent since 1999. Changes have also been made to the allowable overruns.

Based on the current height definition in Land Development Code (LDC) Division 20 that applies to most residential properties in the Pass A Grille Overlay District, the context provided in the last sentence of the height definition in LDC Division 2 which prohibits extension of non-habitable areas in the Pass A Grille Overlay District, and the specified rooftop non-occupiable features of LDC Section 7.2.(k)., the [City Commission], [Historic Preservation Board], and Staff, accept and agree to consistently apply the following interpretation when reviewing applications for new and substantially-improved development projects:

- A low-sloped roof is a roof with slope of 2:12 or less;
- The maximum height from the measurement starting point, to the top of the parapet of a flat- or low-sloped roof, is 28 feet;
- Elements permitted above the 28 feet measurement on any portion of a roof classified as flat or low-slope are limited to non-occupiable features permitted by Sec. 7.2.(k):
  - Spires
  - Cupolas
  - Belfries
  - Antennae
  - Water tanks
  - Ventilators
  - Chimneys
  - Elevator shaft enclosures that do not accommodate an occupiable elevator car above the 28-foot height limit.
  - Other, similar, non-occupiable rooftop appurtenances.

- When a home has a roof that is partially sloped, and partially flat or low-sloped, the 28-foot limitation applies to the portion of the roof that is flat or low-sloped.
- This interpretation does not apply to homes with sloped roofs of greater than 2:12 pitch, which maintain defined limits of 28 feet to the midpoint, and 32 feet overall, from the starting point utilized.

This interpretation is to be applied to any new development project in the Pass A Grille Overlay District with an underlying zoning district of RU-2, RLM-2, RM, or THD, which lacks a completed design review application or completed building permit application at the time of acceptance of this interpretation by the City Commission, provided that such projects that are vested under the preceding interpretation do not expire nor does “continuous construction” as defined in Division 2 of the Land Development Code cease on the project.