



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, June 22, 2026
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the June 22, 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.

3. Approval of Minutes

a. May 18, 2026 Meeting

4. Action Items -

5. Discussion Items

a. Energy and environmental design requirements for new developments in the Special Planning Area

Requesting Planning Board input on potential energy and environmental design alternatives for inclusion in new development projects.

b. Status of expanded sidewalks in the Special Planning Area

Discussing ten-foot sidewalk installation requirements, and proposed and forthcoming expanded sidewalk segments in St. Pete Beach.

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.**

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

Agenda Report

Agenda Title Name: May 18, 2026 Meeting

Action Request:

Strategic Objective:

Date: June 22, 2026

Prepared By:

Through:

Summary of Issue:

Funding:

Attachments: 1. PB 5-18-26

DRAFT PLANNING BOARD MEETING MINUTES

May 18, 2026 - 4:00PM

MEMBERS PRESENT: David Hubbard, Chair
Grant Izzi, Member
Cindy Perry, Member

ABSENT: Sam Angelides, Jr., Vice Chair
Mark Kanak, Member

STAFF PRESENT: Kristin Coman, Planning Manager
Ralf Brookes, City Attorney
Ginny Bodkin, Deputy City Clerk
Laura Canary, Community Development Director
Brandon Berry, Senior Planner
Luke Curtis, Building Official

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

1. Approval of the Agenda –

Motion: Member Perry moved, and Member Izzi seconded, to approve the May 18, 2026 agenda as presented; the motion carried unanimously.

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

3. Approval of Minutes – Minutes April 20, 2026

Motion: Member Perry moved and Member Izzi seconded, to approve the April 20, 2026 minutes as presented; the motion carried unanimously.

4. Action Items – None.

5. Discussion Items -

a. Division 26 - Sign Ordinance

Senior Planner Brandon Berry explained that this item was requested at the last meeting. His presentation clarified that the City's last major amendment to its sign ordinance was in summer 2025 to bring it into compliance with a variety of legal rulings on content neutrality and to consolidate what was previously over a dozen sign districts down to four. The new ordinance complies with Reed v. Town of Gilbert (2015) and other significant court cases. Content-based regulations (e.g. difference between real estate and construction signs) were removed. One of the intents in the ordinance is to preserve/strengthen "time, place, manner" regulations and provide uniformity between zoning districts along Gulf Blvd and Blind Pass Rd. Initially the intent was to pass stricter sign compliance requirements for nonconforming signs but that was disrupted by SB 180 and removed from scope but can be discussed after conclusion of SB 180 in October 2027. Staff presented a variety of examples of recent sign repairs and replacements to solicit Board feedback.

Discussion followed. Current regulations require signs to be brought into compliance when

substantial repair or restoration occurs. Triggers for compliance include significant maintenance or damage, property redevelopment or demolition or extended vacancy or abandonment. New pole signs are not permitted under current City code. Existing pole signs are considered legal nonconforming structures. Concerns were expressed regarding public safety, particularly during storm events, and aesthetic impacts along major corridors. The potential long-term removal or conversion to monument-style signage was discussed.

The Board discussed the absence of a universal compliance deadline for nonconforming signs (excluding electronic message board signs). The City Attorney and staff reviewed the concept of amortization periods which are commonly used to require compliance over time while allowing property owners to recover investment. Typical timeframes in other jurisdictions range between several years. Staff provided an overview of SB 180 and its impacts, which limits the City's ability to adopt or enforce certain land development regulations following declared emergencies. Provisions may be extended based on qualifying storm activity; these constraints have delayed implementation of certain sign code changes.

Board members discussed the need for a clearly defined vision for signage within the City. Questions were raised about the desired level of uniformity, preferred sign types and design standards, and the balance between aesthetics and business flexibility. It was noted that prior Commission direction emphasized limited uniformity but did not establish strict design standards. Staff added that there had been consultant review, community engagement, and Commission direction when the ordinance was last updated. A suggestion was made to utilize a stakeholder or volunteer-based working group to review best practices from other municipalities, assist in developing updated standards, and support community consensus building. The members agreed that the City should revisit the sign code when allowed under state law. Before taking further regulatory action, the City should establish a clearer vision for signage. Consideration should be given to amortization schedules for nonconforming signs, particularly pole signs. Staff should prepare to act when legal constraints are lifted. Staff will re-engage the Board on existing sign code provisions and prior amendments and have further discussion to define long-term signage goals and policies. Exploration of potential working group or stakeholder engagement process was noted.

b. Updates to seawall standards

Building Official Luke Curtis explained that staff had been tasked with developing changes to clarify and streamline the process for approving administrative variances for seawalls. He reviewed the five current administrative variance criteria - when the property or existing/planned buildings have unique conditions and applying the rule would create a hardship; the hardship is not mainly financial; applying the rule would create a safety risk to the property or nearby properties; the hardship is not caused by the owner refusing to modify the site for required stormwater management, unless such modification would itself create a hardship that prevents reasonable use of the property; and the requested variance is the smallest change needed to address the hardship or safety issue.

Mr. Curtis reviewed potential changes being considered including adding language to the code to require caps on seawalls to be designed for future upgrades to the required height; granting a hardship variance if the cost to accommodate storm water exceeds 20% of the value of the primary structure; revising the criteria for administrative relief; setting a minimum elevation at 4' NAVD; and requiring new construction to make the seawall conforming.

Member Perry emphasized that the City's seawall regulations are outdated and fragmented, dating back approximately 65 years, with only limited updates since 1997. Different sections of the City's code appear to conflict or lack clarity. She pointed to inconsistencies such as requirements to retain stormwater on-site (e.g., 25-year, 24-hour storm standard) and provisions allowing water to be directed off-site via swales. She described the overall framework as confusing, difficult to interpret, and not user-friendly. She argued that the City may be addressing the wrong issue by focusing on creating more variance criteria instead of modernizing the underlying regulations. She opined that the City should shift from a case-by-case variance approach to a comprehensive, forward-looking resiliency strategy grounded in clear goals and consistent standards. She asked what the City is trying to achieve and opined that the goal should be building a sustainable, resilient community and suggested policy decisions should align with that long-term vision. She questioned the focus on developing new variance criteria (e.g., 20% thresholds), stating that the basis for some thresholds is unclear and variances are being used to "work around" a flawed system. She stressed the need for data, analysis, and planning and the need for post-storm evaluations and data-driven decision-making. She raised concerns about uneven seawall elevations between neighboring properties redirecting water onto lower adjacent properties. She advocated for a full review and modernization of the seawall and stormwater code, the use of best practices and standardized models, and the development of a long-term resiliency plan, rather than piecemeal fixes. Interim variance processes may still be needed but should not replace broader reform.

Community Development Director Laura Canary clarified that this item was narrowly focused on the variance and appeal process, not on changing the 5-foot seawall standard. The intent was procedural to fix gaps in how variances are handled and appealed. Storms did not change the seawall standard, but they accelerated redevelopment timelines and increased the number of properties needing improvement sooner than expected which created more cases where seawall issues are surfacing now rather than gradually. There was not a widespread failure of seawalls, but storms have influenced public perception and there is growing interest in moving faster toward compliance. Some property owners want to improve their seawalls but cannot feasibly meet the 5-foot requirement due to site constraints which are situations that are driving requests for variances. The City did not have a clear process to appeal administrative variance decisions and that needs to be addressed.

The Board appreciated staff's work and efforts and felt that the best direction was to pursue a two-track approach by fixing procedural gaps (variance and appeals process) and long term to step back and rebuild the regulatory framework with a clear vision, consistent standards, and a strategic resiliency plan. The discussion made clear that process improvements alone are not enough, a broader policy and code overhaul is needed.

Member Izzi requested more information on the status of sidewalks and walkability and timelines either in the meeting or one on one with staff.

6. Adjournment - Next meeting June 22, 2026.

There being no further business, Chair Hubbard adjourned the meeting at 5:30 PM.

These will be considered for approval at the June 22, 2026 meeting of the Planning Board.

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

Agenda Report

Agenda Title Name: Energy and environmental design requirements for new developments in the Special Planning Area

Action Request: None - for discussion and direction.

Strategic Objective:

Date: June 22, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: In 2008, the City adopted Land Development Code Sec. 39.9. and corresponding language in its Comprehensive Plan requiring at least two green building certifications for any new construction or major renovation project. These certifications are largely project-specific options for Leadership in Energy and Environmental Design (LEED) and Florida Green Building Coalition (FGBC) programs, along with the Florida Green Lodging program administered by the Florida Department of Environmental Protection.

The Miramar Resort redevelopment project was approved to use and density by City Commission in early 2025 and for development in late 2025, with an expected completion date of construction in late 2026. Additionally, the Sirata Resort and Tradewinds Resort redevelopment projects were approved by City Commission in 2024, although both are currently under appeal. All three projects are subject to the certification requirement, and Miramar Resort was approved to move forward with FGBC and Florida Green Lodging certifications.

In early 2026, Staff learned that the FDEP has phased out the Florida Green Lodging program. No instructions for certification remain, nor are lodging facilities listed on a centralized webpage. As Miramar Resort was developed to comply with this certification along with FGBC, and compliance with two standards

is a Comprehensive Plan requirement, this may present a challenge to the developer, who may need to modify their building to comply with the sole remaining new construction option through LEED rather than the operations-focused Green Lodging program.

Additionally, for all new development, energy and environmental design standards have substantially changed since they were implemented in 2008. LEED, for example, is now on version 4.1. whereas it was on version 2.2 in 2008. The the newest version contains higher standards and transitions some categories from point-awarding categories to baseline prerequisites. For instance, reducing indoor fixture water consumption by 20% awarded a point under v2.2; in v4.1, a 20% reduction is a baseline prerequisite for credits. Similarly, v4.1 now provides baseline requirements for long-term irrigation elimination or water use reduction, has stricter requirements for air filtration and dehumidification, requires a construction and demolition waste management plan, and other higher standards. Additionally, the Florida Energy Conservation Code has grown substantially more robust during this timeframe. Air handlers are required to be substantially more efficient, blower door tests are required rather than simple visual inspections, and other energy-efficiency requirements have been implemented or increased.

Due to points overlap between broader construction and development certifications, where a higher certification tier in one program may result in an overall more sustainable site and/or building than achieving two entry-level certifications with overlap, changes over time to all programs, and the short-term need to be able to permit under-development projects to operate despite elimination of one of the program options, Staff is requesting Planning Board input on potential alternative programs, for drafting into ordinance amendments.

Funding: N/A

- Attachments:**
1. Presentation
 2. LDC standard
 3. Comprehensive Plan standard
 4. Florida Water Star - Residential
 5. Florida Water Star - Commercial
 6. Green Globes
 7. DOE Efficient New Homes

8. Indoor AirPlus

Energy & Environmental Design Requirements

June 22, 2026

Planning Board



Current Requirements

- Since 2008, the City's Comprehensive Plan and Land Development Code have required all development and major renovation projects in the Special Planning Area (formerly CRD) to obtain two energy and environmental design certifications, specifically:

Development-focused

- Leadership in Energy and Environmental Design (LEED)
- Florida Green Building Coalition (FGBC)

Operations-focused

- Florida Department of Environmental Protection (FDEP) Florida Green Lodging Program

Challenges

- As of 2026, it appears the FDEP has phased out the Florida Green Lodging (FGL) program.
 - Miramar Resort is currently under development, with expected completion in late 2026, and was approved to pursue FGL and FGBC certifications.
- Massive changes in minimum/points-awarding standards between 2008 and 2026.
 - Some LEED requirements have become prerequisites, and points-awarding activities are stricter.
 - Florida Energy Conservation Code is now on its 8th Edition.
 - Standards apply to all development as written, from single-family residences to multimillion-dollar hotels.



Comprehensive Plan support: What are we trying to accomplish?

The Comprehensive Plan substantially supports energy efficiency, water conservation, and general sustainability.

Examples

Future Land Use Element

GOAL 2: Support rebuilding and maintaining a sustainable carbon-neutral community by adopting and implementing land development and building regulations that: protect and conserve water resources; promote energy efficient buildings; encourage environmentally-sensitive site and building design; facilitate recycling of construction materials and debris; support innovative building and site design that recognizes the complexities and environmental sensitivities of our coastal environment and its vulnerability to storms; and protect and enhance the overall environmental quality of our City.

SPA-1 GOAL 3: Rebuild the core commercial and resort areas of the City utilizing Green practices, strategies, and technologies.

Objective 3.1 Implement building and site design construction and operation practices that support long-term environmental sustainability by: protecting and conserving water resources; constructing energy efficient buildings; using Florida-Friendly landscape plant materials and design; recycling construction materials and debris; reducing urban heat through innovative building and site design; reducing pollutant run-off; protecting further degradation of the beach dune system and coastal wildlife species habitat and restoring or enhancing existing conditions through dune restoration measures, lighting, and refuse controls and other measures.

Coastal and Conservation Element

GOAL 1: Conserve, protect, appropriately manage, and, where appropriate, restore, or enhance the City's natural resources (aquatic, wetland, air, and terrestrial) to ensure the highest environmental quality possible.

Objective 1.1 The City shall continue to conserve, appropriately use, and protect the quality and quantity of current waters that flow into estuarine waters or oceanic waters and protect from activities and land uses known to adversely affect the quality and quantity of identified water sources.

Objective 1.3 The City shall conserve and improve wetlands, aquatic resources, and wildlife population and habitat to maintain their environmental and recreational value.



What do these programs accomplish?

- LEED Building Design and Construction, and FGBC, are largely focused on development, and require compliance maintenance.
- LEED is national, FGBC is state-focused (and built around the Florida Energy Conservation Code)
- FGBC does provide some state-focused credits such as hurricane evacuation plans, emphasis on planting Florida native species, dealing with subtropical climates, integration with UF's Florida-Friendly Landscaping Program, etc.
- The Florida Green Lodging Program (FGL) had more significant focus on daily operations (e.g. recycling, linens reuse, maintenance of Florida native landscaping, customer education, etc.).
- Staff has not identified a clear successor program to FGL.

The Comprehensive Plan provides clear support for:

- Energy conservation (achieved partially through Florida Energy Conservation Code, awarded points for more rigorous achievements in LEED and FGBC)
- Water use reduction, especially potable (awarded points through LEED and FGBC for reductions below Federal baseline)
- Florida native landscaping and irrigation reductions (awarded points through LEED and FGBC)
- Conservation of environmentally- and ecologically-sensitive lands.
- Access to transit, local infill in dense areas.
- Redevelopment that supports sustainable sites (floodplain-compliant buildings).



Intent of proposed modifications

- Staff's immediate focus is on allowing an existing project currently under development (Miramar Resort) to open, without losing the intent of the certification requirement.
- Medium-term, Staff wants to ensure that this two-certification requirement addresses the intent of the Comprehensive Plan and the array of new certifications that may better address local goals, objectives and priorities.
- Requiring two certifications, without specifying achievement level, may undercut intent.
 - E.g. Achieving LEED BD+C Platinum is substantially more challenging than LEED BD+C Certified, and may provide significantly more benefits than achieving two entry-level certifications.
- Staff would also like Board input on flexibility for some of the least impactful projects.
 - Potentially exempting single- and two-family homes from the requirement (would require Comprehensive Plan modification), or counting compliance with the Florida Energy Conservation Code as one standard.

Potential Alternatives

Staff have identified the following potential alternative programs:

- **Florida Water Star**
 - Requirements for low-flow fixtures, Energy Star appliances, irrigation reduction for plantings, etc.
 - Available to commercial and residential development.
- **ENERGY STAR Certified Homes**
 - Certifies homes to be at least 10% more efficient than those built to minimum code requirements.
- **Department of Energy Efficient New Homes Certification**
 - Renewables offset energy costs.
 - Higher standard than Energy Star Certified Home (which is a prerequisite).
- **EPA Indoor AirPlus**
 - Environmental health (improvement of indoor air quality)
 - Applicable to residential construction only
- **Green Globes**
 - Expansive, similar to LEED. National focus.
- **Florida Fish and Wildlife Conservation Commission model lighting ordinance compliance**
 - Higher standard than local code.
 - Requires full-cutoff lights, native vegetation screening, higher standards for pools, dune walkovers, etc.
 - Would require independent certification that development complies with all recommendations of the model lighting ordinance applicable to the development type.



Considerations

- Staff are not experts on the intricacies of each program.
- Need to avoid “doubling” of points across certifications.
 - Achieving significant points in one area of one certification (e.g. FGBC water conservation) should not solely be used to achieve another certification (e.g. Water Star).
- Consider crediting higher tiers of one certification as two certifications.
 - More is not necessarily better. Developers do not stumble into the highest tiers of certifications – they require meticulous planning and substantial investments in sustainability. Lower tiers may be easier to achieve via product modifications alone, without comprehensive site considerations.
 - Some certifications have significant overlap or even award points for achieving the other (e.g. FGBC awards points for achieving Florida Water Star).

Staff Proposal

Standards for single- and two-family developments on single zoning lots only:

- Compliance with Florida Energy Conservation Code counts as one standard.
- Applicant may achieve one of any of the other standards.

All other developments:

- One of LEED Certified or FGBC Bronze are required.
- Both LEED Certified and FGBC Bronze can be achieved and count together as the two required standards (current standard).
- One other standard may be selected or proposed; however, the points awarded under the second standard cannot overlap the minimum points needed to achieve minimum LEED or FGBC certification, as selected.
 - E.g. FGBC awards points for achieving Water Star certification – if the developer only meets the minimum points for FGBC through Water Star, they cannot also count the de-facto Water Star certification as their second certification.
- LEED Gold, Green Globes – Three Globes, or FGBC Gold count as two standards.



Next steps

- Staff requests Planning Board input on the proposed programs and certification reconsiderations.
- If accepted, Staff will prepare a draft ordinance for consideration at an upcoming Planning Board meeting.

Questions?



Sec. 39.9. Energy and environmental design—New construction and major renovation.

- (a) All development and redevelopment projects in the Community Redevelopment District shall be required to obtain certification for at least two of the eight standards listed below, as appropriate and applicable to the type of construction:
- (1) Certification by the Florida Green Building Coalition provided the site consists of more than one building and will meet the qualifications of a development. For more information go to www.floridagreenbuilding.org.
 - (2) Certification by the U.S. Green Building Council, LEED-NC (Leadership in Energy and Environmental Design — New Construction), Green Building Rating System for New Construction and Major Renovation. For more information go to www.leedbuilding.org.
 - (3) Certification by the Florida Green Building Coalition — High Rise Residential Standard for all new residential construction exceeding three stories in height.
 - (4) Certification by the Florida Green Building Coalition — Residential Standard Certification for all new residential construction three stories or less in height.
 - (5) Certification by the U.S. Green Building Council, LEED-hotels and Green Building Rating System for all new temporary lodging use construction.
 - (6) Certification by the U.S. Green Building Council, LEED-EB (Leadership in Energy and Environmental Design — Existing Buildings), or Green Building Rating System for Existing Buildings for existing buildings that are located on a buildable site that is partially being redeveloped. For more information go to www.usgbc.org.
 - (7) Certification by the U.S. Green Building Council, LEED-CS (Leadership in Energy and Environmental Design — Commercial Interiors), Green Building Rating System for Commercial Interiors for commercial interior space. For more information go to www.usgbc.org.
 - (8) Designated by the Florida Department of Environmental Protection as a Florida Green Lodge for all temporary lodging construction that is existing, new or undergoes a major renovation. For more information, go to <http://www.dep.state.fl.us/greenlodging/>.

(Ord. No. 2008-12, § 1, 6-3-08; Ord. No. 2015-22, § 15, 12-15-15)



- (x) Additional tree canopy adjacent to sidewalks to provide shade and comfort to the pedestrian that will increase pedestrian mobility.
 - (xi) Pedestrian-scale decorative street lighting and street furniture along pedestrian pathways to create a safe and comfortable experience to encourage pedestrian mobility.
 - (xii) Monetary contributions towards a City-owned and operated Looper Trolley fleet operated solely within the City limits and fueled by alternative fuels or electrically-charged batteries.
 - (xiii) Construction of crosswalks and related crosswalk features that facilitate safe movement across roadways.
 - (xiv) Dedication of easements for pedestrian and non-motorized pathways.
 - (xv) Right-of-way donation for turn lanes and/or wider bike/segway lanes.
 - (xvi) Construction or monetary contributions towards a pedestrian bridge over Gulf Boulevard linking major activity areas.
- d. *Governing laws.* Mitigation or elimination of impacts shall comply with applicable State, County and City concurrency and proportionate share requirements, and shall also implement the goals, objectives and policies of the redevelopment and character district where the development is located.
- (g) *Transportation Concurrency Management Standard for Large-scale Temporary Lodging Development.* In accordance with the Countywide transportation concurrency management rules and regulations, each project developed or redeveloped within Special Planning Area 1 shall be consistent with Forward Pinellas's countywide approach to the application of a concurrency management system and implementation of a Transportation Management Plan requirement and shall:
- (1) Recognize standard data sources as established by Forward Pinellas;
 - (2) Identify LOS standards for state and county roads as established by Forward Pinellas;
 - (3) Utilize the proportionate fair share requirements consistent with Chapter 163, Florida Statutes, and the MPO model ordinance;
 - (4) Utilize Forward Pinellas's Traffic Impact Study Methodology; and
 - (5) Recognize Forward Pinellas's designation of "Constrained Facilities" as set forth in the most current Forward Pinellas Annual Level of Service Report.
- (h) *Environmental and Conservation Standards.* The City shall maintain within its Land Development Code minimum Green building and development standards. All development, redevelopment and major renovation projects shall be required to meet a minimum of two Green building and development standards that will be established by the City in the Land Development Code and shall be strongly encouraged to implement Green practices in building and site design that exceed the minimum standards. All development shall be encouraged to utilize fixtures, equipment and best practices in water, energy and waste efficiency standards during and after construction is completed to support the City goal of becoming a Coastal Green City in Pinellas County. In addition, the City shall amend its Land Development Code, Building Code, application procedures and processes, as applicable and appropriate, to implement a pilot Green practices incentive program in accordance with Goal 2 and Goal 3 above of this Future Land Use Element.
- (i) *Community Involvement .* A minimum of one (1) community meeting shall be held at least thirty (30) days prior to submitting an application for administrative approval of a development or redevelopment site plan proposed to be built within Special Planning Area 1. Single family homes, duplexes, and projects less than one-half (½) acre in size, may, but shall not be required, to host a community meeting. The purpose of the community meeting shall be to present the development project site plan to interested City residents and business owners, answer

Florida-Friendly Water StarSM Gold

A collaboration between Florida-Friendly LandscapingTM and the Florida Water StarSM Programs



Completion of this checklist is mandatory for determining the Florida Water StarSM Gold rating of new and existing single-family residential homes. Properties shall be validated by a Florida Water Star inspector using this checklist.

For Florida Water Star Gold certification, each criterion identified for landscape, irrigation and indoor must be complied with and supported by documentation. Additional points in the landscape, irrigation and indoor "points" sections must be achieved.

Refer to the Florida Water Star Technical Manual for additional information on the criteria and practices at flridawaterstar.com.

| General Information | | | |
|--|--|-----------------------|--|
| Property and Builder/Applicant Information | | Inspector Information | |
| Owner name | | Inspector name | |
| Owner or applicant email | | Inspection company | |
| Owner or applicant phone | | Address | |
| Property address | | City | |
| City | | Zip | |
| Zip | | Inspector phone | |
| | | Inspector email | |

| Required Supporting Documentation | Yes | No | NA |
|--|-----|----|----|
| Landscape drawing | | | |
| Irrigation drawing | | | |
| Schedule of indoor fixtures and appliances, including performance specifications | | | |

| Site Criteria (a minimum of 30 points shall be achieved) | | Points Possible | Points Earned |
|---|---|------------------------|----------------------|
| S 1 | 30% or more of the lot shall be undisturbed and in a natural vegetative state, or; | 15 | |
| | At least 20% of the lot shall be undisturbed and in a natural state, or | 10 | |
| | At least 10% of the lot shall be undisturbed and in a natural state. | 5 | |
| S 2 | Organic soil amendments, when used, shall be incorporated into the top 6 inches of existing soil per the manufacturer’s installation recommendations. | Up to 20 | |
| S 3 | Green stormwater infrastructure, if present, shall be installed and landscaped appropriately. | Up to 20 | |
| S 4 | Pervious surfaces shall be awarded points when installed in place of impervious materials or irrigated areas. | Up to 20 | |
| S 5 | Downspouts shall be directed to pervious areas onsite, two feet or more from foundation. | 15 | |
| S 6 | Innovative water runoff or conservation strategies are used. | Up to 10 | |
| S 7 | Construction waste remaining on the landscaped areas at time of inspection. | Subtract 5 | |
| Requirement for Property Bordering a Water Body (a minimum of 10 points shall be achieved) | | | |
| S 8 | Non-irrigated vegetated terraces, swales or berms are used to reduce stormwater from entering the water body. | Up to 20 | |
| S 9 | A minimum 10-foot-wide border of unirrigated, site-appropriate plants is created parallel to the shoreline/seawall. | Up to 10 | |
| | TOTAL | | |

| Landscape (Required criteria) | | Yes | No | NA |
|--------------------------------------|--|------------|-----------|-----------|
| LC 1 | No invasive exotic plant species shall be in the landscaped area. (UF/IFAS assessment) | | | |
| LC 2 | Root balls shall be at least 2.5 feet on center from the foundation of structure. | | | |
| LC 3 | A minimum of 10 different plant species shall be in the landscape. | | | |
| LC 4 | A minimum of 90% of plant selections shall be compatible with site-specific conditions such as sunlight, soil types, salinity (Right Plant, Right Place) | | | |
| LC 5 | A minimum of 90% of plants shall be grouped by similar moisture and maintenance requirements. (Right Plant, Right Place) | | | |
| LC 6 | A minimum of 30% of landscaping plants, not including turf, shall be site-appropriate native species (<u>can</u> include preserved undisturbed areas). | | | |
| LC 7 | Trees shall provide shade to 30% of the landscape at maturity. | | | |
| LC 8 | Organic mulch shall be used and applied in a layer of 2 to 4 inches. | | | |

| Landscape Points (30 points shall be achieved) | | Points Possible | Points Earned |
|---|--|------------------------|----------------------|
| LP 1 | Trees provide shade to 50% or more of the total landscaped area at maturity (cannot include preservation area trees), or | 20 | |
| | Trees provide shade to at least 40% of the total landscaped area at maturity. (Cannot include preservation area trees.) | 15 | |
| LP 2 | Unirrigated drought-tolerant turf grass or ground cover is used. | Up to 25 | |
| LP 3 | Landscape beds are designed to have no permanent irrigation system (all extensions/ lateral lines to these areas from an existing irrigation system are permanently disabled). | Up to 20 | |
| LP 4 | A minimum of 15 different plant species are used in the landscape. | 10 | |
| LP 5 | Innovative landscape water conservation strategies are used. | Up to 10 | |
| | TOTAL | | |

| Irrigation (Required criteria) | | Yes | No | NA |
|--------------------------------|--|-----|----|----|
| IRC 1 | Sprinklers* (rotors and sprays) shall not irrigate more than 50% of the total landscaped area. | | | |
| IRC 2 | If irrigation is used for landscaped beds, microirrigation shall be installed. | | | |
| IRC 3 | Irrigation for turf grass and landscaped beds shall be on separate zones. | | | |
| IRC 4 | Irrigated areas less than 4 feet wide shall be irrigated with micro-irrigation or zone appropriate spray heads (center or side strip sprays are in their own zone). | | | |
| IRC 5 | Sprinklers and emitters shall be located at least 2 feet from any structure. | | | |
| IRC 6 | Irrigation system shall be free from observable leaks | | | |
| IRC 7 | Sprinklers in low-lying areas shall have check valves. | | | |
| IRC 8 | Sprinklers shall rise above turf grass height: <ul style="list-style-type: none"> • A minimum of 6-inch pop-up for spray heads and 5-inch pop-up for rotor heads for St. Augustine, Zoysia and Bahia grasses • A minimum of 4-inch pop-up for spray and rotor heads for Centipede, Bermuda and Seashore Paspalum grasses | | | |
| IRC 9 | Irrigation application shall minimize overspray on impervious surfaces. | | | |
| IRC 10 | Sprinkler head precipitation rate shall be matched. | | | |
| IRC 11 | All sprinkler heads shall be pressure regulated at the head or the valve. | | | |
| IRC 12 | Head spacing shall not exceed 50% of the nozzle throw diameter (head-to-head spacing). | | | |
| IRC 13 | All automatic irrigation systems shall be controlled with a smart controller (weather-based or soil-moisture). WaterSense®-labelled controllers comply. | | | |

* **Sprinkler** — An emission device consisting of a sprinkler body with one or more orifices to convert irrigation water pressure to high velocity water discharge through the air, discharging a minimum of 0.5 gallon per minute (gpm) (1.9 liters per minute) at the largest area of coverage.

2020 ASABE <https://elibrary.asabe.org/standards.asp>

| Irrigation Points (40 points shall be achieved) | | Points Possible | Points Earned |
|--|--|------------------------|----------------------|
| IRP 1 | No inground irrigation. | 40 | |
| | Less than 25% of the landscape shall have inground irrigation. | 30 | |
| | Less than 50% of the landscape shall have inground irrigation. | 20 | |
| | Less than 75% of the landscape shall have inground irrigation. | 10 | |
| IRP 2 | 30% of irrigated area has sprinkler irrigation. | 15 | |
| | 31–40% of irrigated area has sprinkler irrigation. | 10 | |
| | 41–50% of irrigated area has sprinkler irrigation. | 5 | |
| IRP 3 | Leak detection/flow-sensing system is installed and operational. | 10 | |
| IRP 4 | Irrigation shall be supplied by rainfall harvesting system (designed, sized and used in accordance with the Tampa Bay Water BMP manual). | Up to 40 | |
| IRP 5 | A water budget demonstrating the irrigation system shall not exceed a required 35 inches annually is included in homeowner documents. | 15 | |
| | TOTAL | | |

| Indoor (Required criteria) | | Yes | No | NA |
|-----------------------------------|---|------------|-----------|-----------|
| INC 1 | All fixture and appliance water supply lines shall be reinforced. | | | |
| INC 2 | All toilets shall be high efficiency (1.28 gallons/flush with a UNAR MaP rating above 350 grams/flush). WaterSense®-labeled toilets comply. | | | |
| INC 3 | Single showerhead shall have flow rate of 2 gallons/minute or less, or WaterSense®-labeled. | | | |
| INC 4 | All lavatory sink faucets shall have flow rates of 1.5 gallons/minute or less, or WaterSense®-labeled. | | | |
| INC 5 | If the applicant chooses to install clothes washer, it shall meet current ENERGY STAR® performance criteria. | | | |
| INC 6 | If the applicant chooses to install dishwasher, it shall meet current ENERGY STAR® performance criteria. | | | |

| Indoor Points (15 points shall be achieved) | | Points Possible | Points Earned |
|--|--|------------------------|----------------------|
| INP 1 | High-efficiency toilet (maximum 1.0 gallon/flush with a UNAR MaP rating above 350 grams/flush) shall be installed. WaterSense®-labeled toilets comply. | 2 per toilet | |
| INP 2 | Lavatory sink faucets shall have flow rates of 1 gallon/minute or less. | 2 per faucet | |
| INP 3 | All kitchen faucets shall have flow rates of 1.5 gallons per minute or less or are WaterSense®- labeled faucets. | 4 per faucet | |
| INP 4 | Centrally located hot water tank/manifold plumbing system shall be used. | 6 | |
| | A point-of-use or on-demand water heater supplies the kitchen fixtures and appliances. | 6 | |
| INP 5 | Rainwater or gray water is used to flush all toilets. | 6 | |
| INP 6 | Innovative indoor water conservation is used. | Up to 10 | |
| | TOTAL | | |

Post-Certification Outreach

There are multiple pathways for this post certification phase to occur. Ideally a local UF/IFAS Extension Agent will contact the new homeowner. An inspector can leave a folder of support materials in the home at the time of inspection. The FFL state office will contact the homeowner by mail within 2–3 months after the scheduled closing date.

Homeowner support material folder shall include:

1. The property's irrigation design drawing, including location and size of components and if applicable, the water budget for the irrigation system and the soil moisture probe location.
2. The property's irrigation controller handbook/operating instructions and irrigation restrictions magnet/cling.
3. Any landscape maintenance instructions for the property with recommended fertilizer and pesticide applications. <https://floridawaterstar.com/technicalmanual/landscape/fertilizerandpesticides.html>
4. A list of local UF/IFAS Extension contact information.
5. A completed and signed landscape installer affidavit stating that all plants are installed according to the Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries.
6. On-site stormwater system maintenance guidelines.



Florida Water StarSM Checklist for New Commercial and Institutional Building Certification

Completion of this checklist is mandatory for determining the Florida Water StarSM new commercial and institutional building certification. Properties shall be validated by a Florida Water Star-accredited inspector using this checklist.

For New Commercial and Institutional Building Certification, each criterion identified for landscape, irrigation and indoor must be complied with and supported by documentation.

Refer to the Florida Water Star Technical Manual for additional information on the criteria and practices at FloridaWaterStar.com.

| General Information | |
|---------------------------|--|
| Project name | |
| Project address | |
| County | |
| Project type | |
| Water management district | |
| Number of stories | |

| | Required Submittals | | |
|--|---------------------|----|----|
| | Yes | No | NA |
| Indoor schedule of fixtures/appliances, including performance specifications | | | |
| Irrigation design | | | |
| Water budget calculations | | | |
| Landscape design | | | |
| Plant palette | | | |

2025-2-10

Indoor Requirements

This form is used to demonstrate compliance with Florida Water StarSM Commercial/Institutional indoor requirements.

| General | | Yes | No | NA |
|----------------|--|------------|-----------|-----------|
| IN 1 | All fixture and appliance water supply connections shall use reinforced hoses. | | | |

| Fixtures | | Yes | No | NA |
|-----------------|--|------------|-----------|-----------|
| IN 2 | All toilets shall be high-efficiency WaterSense®-labeled toilets comply. | | | |
| IN 3 | Urinals shall be high efficiency (0.5 gallons/flush). | | | |
| IN 4 | Lavatory non-metering sink faucets shall have flow rates of 0.5 gallons/minute or less. | | | |
| IN 5 | Metering lavatory sink faucets shall have flow rates of 0.25 gallons per metering cycle or less. | | | |
| IN 6 | Shower stalls have a single showerhead with a flow rate of 2 gallons/minute or less. WaterSense®-labeled showerheads comply. | | | |

| Appliances | | Yes | No | NA |
|-------------------|--|------------|-----------|-----------|
| IN 7 | Residential dishwashers shall be ENERGY STAR®-labeled. | | | |
| IN 8 | Commercial dishwashers shall be ENERGY STAR®-labeled. | | | |
| IN 9 | Residential clothes washers shall be ENERGY STAR®-labeled. | | | |
| IN 10 | Commercial clothes washers shall be ENERGY STAR®-labeled | | | |
| IN 11 | Ice machines shall be ENERGY STAR®-labeled. | | | |
| IN 12 | Commercial food steamers shall be ENERGY STAR®-labeled. | | | |
| IN 13 | Commercial woks shall be waterless. | | | |

Additional Requirements

Applicants must attach a schedule of fixtures and appliances that contains the quantity of each fixture/appliance, product model numbers, water use specifications, and indication of ENERGY STAR® or WaterSense® labeling.

Irrigation Requirements

This form is used to demonstrate compliance with Florida Water StarSM Commercial/Institutional irrigation requirements.

| General Design | | Yes | No | NA |
|-----------------------|--|------------|-----------|-----------|
| IR 1 | Irrigation zones for turfgrass and landscape beds shall be separate. | | | |
| IR 2 | Sprinklers and emitters shall be located at a minimum of 2 feet from structures. | | | |
| IR 3 | The irrigation system shall be free from observable leaks. | | | |
| IR 4 | Sprinklers in low-lying areas shall have check valves. | | | |
| IR 5 | Sprinklers rise above turf grass height: <ul style="list-style-type: none"> A minimum of 6-inch pop-up for spray heads and 4-inch pop-up for rotor heads for St. Augustine, Zoysia and Bahia grasses. A minimum of 4-inch pop-up for spray and rotor heads for Centipede, Bermuda and Seashore Paspalum grasses. | | | |
| IR 6 | Application shall occur in proper spray patterns, minimizing overspray on impervious surfaces. | | | |

| Uniformity | | Yes | No | NA |
|-------------------|---|------------|-----------|-----------|
| IR 7 | Irrigation design plan shall specify that pipes are sized to prevent velocities greater than 5 feet per second. | | | |
| IR 8 | Irrigation design plan shall specify that precipitation rates for all rotor sprinklers within a zone shall be matched. | | | |
| IR 9 | Head spacing shall not exceed 50% of the nozzle throw diameter (head-to-head spacing). | | | |
| IR 10 | All sprinkler heads shall be pressure regulated at the head or zone valve. | | | |
| IR 11 | Variable-arc nozzles (VANs) shall only be used to irrigate unevenly shaped turfgrass areas that cannot be effectively irrigated with fixed-spray nozzles. | | | |

| Operation and Scheduling | | Yes | No | NA |
|---------------------------------|---|------------|-----------|-----------|
| IR 12 | A device with rain shut-off capabilities shall be installed in an operable location and is functioning. | | | |
| IR 13 | The irrigation schedule for maintenance shall not exceed 25 inches (15.5 gallons) per square foot annually, and the controller run times on the water budget shall be set in compliance with local watering restrictions. | | | |

Water Budget Compliance

Applicants must attach a water budget compliance report. It is recommended that the Florida Water StarSM Water Budget Calculator be used. For more information, see the Florida Water StarSM technical manual web pages.

Landscape Description and Design Requirements

This form is used to demonstrate compliance with Florida Water StarSM Commercial/Institutional landscape requirements.

| Requirements | | Yes | No | NA |
|--------------|--|--------------------------|--------------------------|--------------------------|
| LS 1 | No invasive exotic plant species shall be in the landscaped area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LS 2 | The irrigation zones for turfgrass and landscape beds shall be separate. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LS 3 | Root balls shall be at least 2.5 feet on center from the foundation of structure. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LS 4 | Plants shall be spaced for growth to maturity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LS 5 | Plant selections shall be compatible with site-specific growing conditions such as sunlight, soil type and salinity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LS 6 | Plants shall be grouped by similar moisture and maintenance requirements. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

INSPECTOR AFFIDAVIT

I hereby attest that all the above items were completed and validated by the undersigned or under the supervision of the undersigned person and the Property meets Florida Water StarSM requirements.

Signature

Date

Inspection Company Name

Phone

Project address

Follow GBA

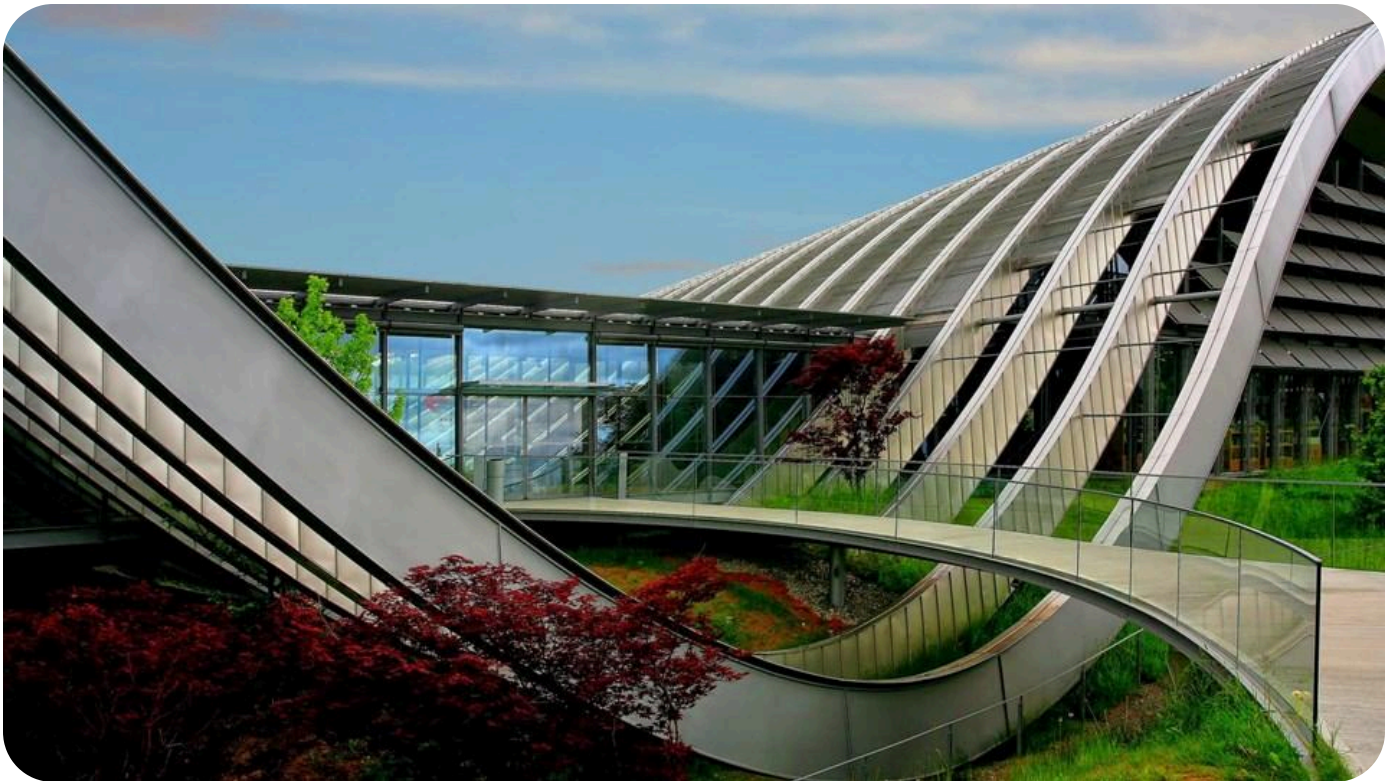
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Green Globes



The Green Globes system was based on the Building Research Establishment's Environmental Assessment Method (BREEAM) by the Canadian Standards Association. It is owned and operated by the [Green Building Initiative](#) and is used in the United States and Canada. An online, simple-to-use assessment and rating tool, Green Globes is continually expanded and refined by a wide range of international organizations and experts.



Green Globes seeks to assess a building's environmental and energy performance by creating improvement plans throughout various stages of project delivery, providing certifications and awards for green building design and management, and enhancing awareness towards environmental issues among building stakeholders. It also credentials professionals based on their knowledge of green building practices and technologies.

Green Building Areas

The system, which is meant to be user-friendly even for those with no design experience, contains seven major green building areas with different weightings:

- Project management
- Site
- Energy
- Water
- Resources
- Emissions, effluents, and other impacts
- Indoor environment

A project must achieve a 35% rating based on a 1,000-point rating system. New and existing commercial buildings can be acknowledged with a rating of one to four globes.

To learn more about this certification, visit the [Green Globes website](#), which includes:

- Green Globes building case studies
- Assessment tools
- A tour that helps project teams register a project, fill out a questionnaire, and generate a Green Globes report

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DOE Efficient New Homes Program

The One Big Beautiful Bill Act (P.L. 119-21), enacted on July 4, 2025, revised dates and provisions in the Internal Revenue Code that affect some or all of the tax credits described below. Though these pages should not be considered tax advice, they are subject to change as more information becomes available. For additional information, please see [Treasury.gov](https://www.treasury.gov) or [IRS.gov](https://www.irs.gov).

Welcome to the DOE Efficient New Homes Program

Every certified DOE Efficient New Home represents a whole new level of performance with rigorous requirements that ensure outstanding levels of energy savings, comfort, health, and durability. A DOE Efficient New Home is a high-performance home that is so energy efficient that a renewable energy system could offset most or all the home's annual energy use. Each home meets rigorous efficiency and performance criteria and is verified by a qualified third-party as part of the certification process. Most types of new

homes in the U.S. are eligible to participate, and certified homes are eligible to receive the federal 45L tax credit - up to \$5,000 per home, for homes acquired before July 1, 2026. DOE's Efficient New Homes program is a voluntary program and is not intended to be adopted as a minimum building energy code.

The DOE Zero Energy Ready Home program is now known as DOE Efficient New Homes. **DOE Efficient New Homes is the successor program to DOE Zero Energy Ready Home.** Materials across DOE's websites have been updated accordingly to account for the successor program. The DOE ZERH program and the DOE Efficient New Homes program remain substantively the same.

See Award-Winning Homes and Find Partners Near You! →

Features of a DOE Efficient New Home

Log In to the Partner Portal

45L and DOE Efficient New Homes

Education Hub

Technical Requirements

DOE Efficient New Homes Incentives



About Indoor AirPlus

Indoor AirPlus is a voluntary partnership and labeling program that helps new home builders improve the quality of indoor air by outlining construction practices and product specifications that help minimize exposure to airborne pollutants and contaminants. Clean air is good for everyone's health, but it can be especially important to those who have chronic respiratory conditions.

EPA created Indoor AirPlus to help builders meet the growing consumer preference for homes with improved indoor air quality. Indoor AirPlus certification is easily integrated with EPA's ENERGY STAR Residential programs and provides additional construction specifications to provide comprehensive indoor air quality protections in new homes and apartments.

Construction specifications include the careful selection and installation of:

- Moisture control systems.
- Heating, ventilating and air-conditioning systems.
- Combustion-venting systems.
- Radon resistant construction.
- Low-emitting building materials.

Ask about the Indoor AirPlus certification for your next home or apartment.

- Visit Your Indoor AirPlus Home <<https://epa.gov/indoorairplus/your-indoor-airplus-home>> for additional information.

Additional Resources

- Indoor AirPlus Frequent Questions
<<https://epa.gov/indoor-airplus/indoor-airplus-frequently-asked-questions>>
- Indoor AirPlus Media
<<https://epa.gov/indoor-airplus/indoor-airplus-media>>
- Indoor AirPlus En Espanol
<<https://espanol.epa.gov/cai>>

Stay Informed!

Subscribe to Indoor AirPlus Email Updates
<<https://epa.gov/indoorairplus/forms/sign-email-updates-indoor-airplus>>

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

Agenda Report

Agenda Title Name: Status of expanded sidewalks in the Special Planning Area

Action Request: None. For Planning Board discussion.

Strategic Objective:

Date: June 22, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: St. Pete Beach requires sidewalks of ten feet width, or no less than six feet width with administrative waiver, installed in front of all development projects along Blind Pass and Gulf Boulevards within the Community Redevelopment District, as well as entirely within the Town Center areas. If fully reconstructed at some point in the future, this will result in expanded sidewalks between 37th and 75th Avenues along Gulf Boulevard, from 75th to 80th Avenues along Blind Pass Rd, and on Corey, 75th, and parts of 76th Avenues, including their cross streets.

Installation of these sidewalks has been slow, due to the lack of development triggering their installation. The following projects have committed, or installed, wider sidewalks:

Committed

- Tradewinds Resort, in a four-phase segment starting at 5600 Gulf Blvd and traveling north toward 6000 Gulf Blvd. Project approval is currently under appeal.
- Sirata Beach Resort, in a one-phase segment along the frontage of 5300 Gulf Blvd. Project approval is currently under appeal.
- Corey Landings, in a one-phase but potentially multiple-segment development along the frontage of Corey Circle. The project is approved,

has passed its appeal period, and staff expects development permit applications to be submitted in the second half of 2026.

- Miramar Beach Resort, in a one-phase segment along Gulf Boulevard. The project is currently being developed and Staff expects the redeveloped resort to open in late 2026.

Installed

- Caribou Coffee, from a major change of use renovation from a former taxi dispatch office. Development opened in early 2026.

Funding: N/A

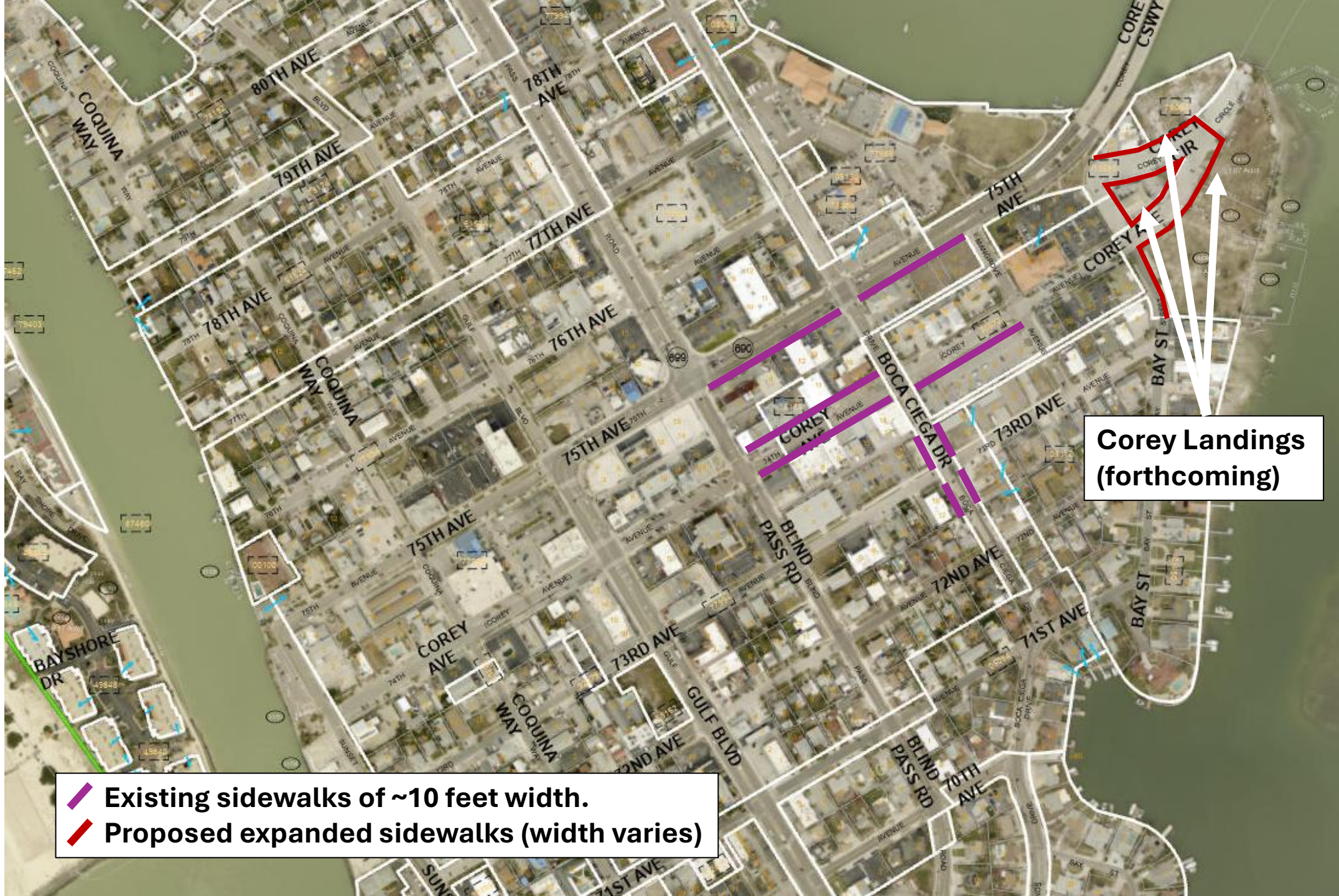
Attachments: 1. Sidewalk Presentation - Planning Board June 2026

Required Sidewalk Locations

LDC Sec. 39.10. - Streetscape design required elements.

(a) A ten-foot sidewalk shall be constructed that will allow for safe, unobstructed and efficient pedestrian flow and the potential for sidewalk cafes and outdoor eating areas, as appropriate, in front of all development projects within the Community Redevelopment District along Gulf Boulevard or Blind Pass Road and within the Town Center Core areas. This requirement may be reduced to six feet when warranted through TRC site plan review.





-  Existing sidewalks of ~10 feet width.
-  Proposed expanded sidewalks (width varies)

**Corey Landings
(forthcoming)**



**Tradewinds (proposed
- four phases S to N)**

Sirata (proposed)



Caribou Coffee

2.42 Ac(c)



**Miramar Resort
(forthcoming)**

55305

94481

23564

86485

24/01

Coastal Construction Control Line

Coastal Co