



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, July 20, 2026
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the July 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.

3. Approval of Minutes

a. June 22, 2026 Meeting

Requested Action: Motion to approve as presented or as amended.

4. Action Items - Sitting as Local Planning Agency -

a. Ordinance 2026-15: Amending Land Development Code Sec. 39.9. to update green building requirements for new construction and major renovation in the Community Redevelopment District

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE DIVISION 39 – COMMUNITY REDEVELOPMENT DISTRICT STANDARDS, SECTION 39.9 – ENERGY AND ENVIRONMENTAL DESIGN-NEW CONSTRUCTION AND MAJOR RENOVATION, TO ADOPT ALTERNATIVE STANDARDS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN

EFFECTIVE DATE.

5. Discussion Items
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.**

DRAFT PLANNING BOARD MEETING MINUTES

June 22, 2026 - 4:00PM

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

STAFF PRESENT: Brandon Berry, Senior Planner
Ralf Brookes, City Attorney
Ginny Bodkin, Deputy City Clerk
Laura Canary, Community Development Director
Brandon Berry, Senior Planner

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

1. Approval of the Agenda –

Motion: Member Izzi moved, and Vice Chair Angelides seconded, to approve the June 22, 2026 agenda as presented; the motion carried unanimously.

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

3. Approval of Minutes – Minutes May 18, 2026

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

4. Action Items – None.

5. Discussion Items -

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

Senior Planner Brandon Berry opened his presentation by explaining that since 2008, the City's Comprehensive Plan and Land Development Code (LDC) have required all development and major renovation projects in the Special Planning Area (formerly CRD) to obtain two energy and environmental design certifications – one development focused (LEED and FGBC programs), and one operations focused (FDEP Florida Green Lodging Program - FGL). As of 2026, the FDEP has phased out the FGL Program. The Miramar Resort is currently under development, with expected completion in late 2026, and was approved to pursue FGL and FGBC certifications. He also explained that massive changes in minimum/points-awarding standards have occurred between 2008 and 2026. His presentation is part of the meeting record. Mr. Berry explained that the Comp Plan substantially supports energy efficiency, water conservation, and general sustainability and provided examples from its Future Land Use and Coastal and Conservation Elements. He described what the LEED and FGBC programs accomplish in terms of energy, sustainability, and resiliency.

Staff's immediate focus is on allowing the existing Miramar Resort project to open, without losing

the intent of the certification requirement, and in the medium-term, Staff wants to ensure that this two-certification requirement addresses the intent of the Comp Plan and the new certifications that may better address local goals, objectives and priorities. Requiring two certifications, without specifying achievement level, may undercut intent. Staff were seeking Board input including on flexibility for some of the least impactful projects - potentially exempting single-and two-family homes from the requirement (would require Comp Plan modification) or counting compliance with the Florida Energy Conservation Code as one standard. Mr. Berry reviewed some potential alternative programs such as Florida Water Star, Green Globes, and the FWC model lighting ordinance.

Staff's proposal was that standards for single-and two-family developments on single zoning lots need only comply with the Florida Energy Conservation Code and any one of the other standards. For all other developments they proposed the standard requirement of one LEED Certified or FGBC Bronze. Both LEED Certified and FGBC Bronze could be achieved and count together as the two required standards (current standard). One other standard could be selected or proposed; however, the points awarded under the second standard could overlap the minimum points needed to achieve minimum LEED or FGBC certification. Staff requested Board input on the proposed programs and certification reconsiderations. If accepted, Staff would prepare a draft ordinance for consideration at a future meeting.

Board discussion focused on proposed sustainability updates for commercial and residential development within the Special Planning Area. Members reviewed certification programs, including LEED and the Florida Green Building Coalition, and questioned whether higher certification levels provided benefits beyond marketing, reduced operating costs, and utility savings. Staff explained that the proposal does not include additional incentives for higher certification tiers and stated that minimum certification standards have generally been achievable without conflicting with hurricane resilience and flood protection objectives. Staff also noted that the Florida Green Building Coalition incorporates Florida-specific resilience measures, including native landscaping, dune restoration, and hurricane preparedness.

The Board agreed that previously approved commercial projects, including the Miramar, should not be penalized and supported grandfathering projects that complied with the original requirements. Members also questioned the value of requiring third-party sustainability certifications for single-family and two-family homes, noting that current building codes already mandate significant energy-efficiency measures. Consensus emerged that these residential projects should be exempt from the certification requirements and treated consistently with similar homes citywide.

For commercial development, members supported retaining sustainability requirements but encouraged staff to focus on meaningful sustainability outcomes rather than requiring certifications for their own sake. Suggestions included incorporating specific sustainability standards directly into the ordinance and recognizing higher-tier certifications, such as LEED Gold, as an alternative to multiple minimum-level certifications. The board agreed that higher-tier certifications represent a more significant sustainability achievement and directed staff to return with a Comprehensive Plan amendment exempting single-family and two-family residential projects, along with revised commercial standards that preserve the City's sustainability objectives while addressing the loss of discontinued certification programs.

b. Status of expanded sidewalks in the Special Planning Area

Mr. Berry provided an update on the City's long-standing requirement for 10-foot-wide sidewalks

within the Special Planning Area along Gulf Boulevard, Blind Pass Road, and the Town Center Core Area. He explained that sidewalk installation is triggered by redevelopment projects and highlighted several major developments that will be required to install sidewalks along their entire frontage as redevelopment proceeds. Implementation has generally occurred through new development projects rather than existing properties. He also discussed challenges associated with the requirement, particularly for smaller change-of-use projects. His presentation is part of the meeting record.

Members supported expanding pedestrian infrastructure but questioned whether a 10-foot paved sidewalk was always the best solution and suggested incorporating landscaped buffers between the roadway and sidewalk, similar to designs used in downtown St. Pete and Pass-a-Grille, to improve pedestrian safety, provide shade, reduce impervious surfaces, enhance aesthetics, and create a more comfortable walking environment. Other pedestrian safety concerns along Gulf Blvd. were discussed including narrow sidewalks, utility poles, curb-cut conflicts, jaywalking, and heavy tourist pedestrian traffic. Staff agreed to explore the concept of landscaped buffers and coordinate with FDOT regarding potential design alternatives for future sidewalk projects. The discussion concluded with general support for evaluating ways to improve both the safety and appearance of the City's pedestrian network as redevelopment continues.

6. Adjournment - Next meeting July 20, 2026.

There being no further business, Chair Hubbard adjourned the meeting at 5:12 PM.

These will be considered for approval at the July 20, 2026 meeting of the Planning Board.

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

Agenda Report

Agenda Title Name: Ordinance 2026-15: Amending Land Development Code Sec. 39.9. to update green building requirements for new construction and major renovation in the Community Redevelopment District

Action Request: Motion to find Ordinance 2026-15 consistent with the St. Pete Beach Comprehensive Plan and recommend approval to the City Commission.

Strategic Objective:

Date: July 20, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: St. Pete Beach first adopted green building requirements for new construction and major renovations in 2008. In the intervening eighteen years, the availability of programs that meet the City's goals of energy efficiency, water conservation, use of Florida native landscaping, and other benefits of achievement of these certifications has expanded. Additionally, the Florida Green Lodging Program administered by the Florida Department of Environmental Protection was phased out in 2025. As one of the few programs available to lodging developments based on current Land Development Code requirements, and one of the certifications selected for the Miramar Resort and Tradewinds of which the former is actively under construction, Staff is bringing forward this ordinance to modernize its code and provide additional options. Additionally, to promote higher achievement in energy and environmental offsets of new development and redevelopment, Staff is proposing language that would make achievement of LEED or Florida Green Building Coalition Gold or Platinum achievements equivalent to two entry-level Certified or Bronze certifications.

Finally, this amendment drastically reduces requirements for single-family homes built

independent of a cluster development, subdivision, or other larger development proposal. While Planning Board direction was to eliminate these requirements entirely, doing so would require amendment of the Comprehensive Plan and will be programmed as part of a larger endeavor in the near future. As the amendments proposed require only amendment of the Land Development Code, Staff has temporarily proposed easier-to-achieve standards like ENERGY STAR certified home status as alternatives for those types of projects.

Staff finds the amendments are consistent with the Comprehensive Plan Goals, Objectives and Policies as follows:

Element II - Future Land Use

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.

Objective 2.1 The City shall strive to become a Coastal Green City in Pinellas County by the Florida Green Local Government following the leadership and example of Pinellas County as Florida's first Green County.

Policy 2.1.2 The City shall establish a pilot Green Practices Program with requirements and incentives for new construction, major renovation, land development or redevelopment that is certified by the Florida Green Building Coalition Inc. (FGBC), Florida Department of Environmental Protection (FDEP) Florida Green Lodge, or Leadership in Energy and Environmental Design (LEED); and/ or achieve an Energy Star rating.

Policy 2.1.8 The City shall maintain a program to fast-track Green Building construction.

Objective 2.2 The City shall promote flexibility and mixed-use, by incorporating economic and environmentally sustainable standards and the principles of Smart Growth, in the Land Development Code.

Policy 2.2.1 The City shall maintain a threshold and criteria for requiring a LEED certification standard, or an equivalent standard, in private design to be implemented through the Land Development Code.

Policy 2.2.9 The City shall encourage low flow fixtures and high energy efficient rating construction materials, equipment, and appliances, and minimum standards shall be adopted in the Land Development Code.

Goals, Objectives, and Policies for Special Planning Area 1 (SPA-1)

SPA-1 GOAL 1: Support achieving a quality sustainable community through livable community design standards as well as Green building, site design and operation strategies.

Objective 1.1 Promote a sustainable community by requiring the use of Green standards and practices for all development and redevelopment by establishing minimum Green building and site design standards that benefit the quality and sustainability of the environment and:

- a. conserve water and other natural resources.
- b. reduce energy consumption.
- c. improve air quality by reducing Greenhouse gas emissions.
- d. reduce impacts on infrastructure by participating in ride sharing and shuttle service programs.
- e. reduce urban heat by reducing paved surfaces, reduce the need for parking by participating in shared parking plans, employer ride-share and shuttle service programs.

- f. reduce urban heat and encourage pedestrian mobility by planting additional shade trees.
 - g. reduce waste through efficient design and recycling programs.
- [...]

Policy 1.1.1 Require minimum Green standards and encourage the use of Green redevelopment practices that exceed minimum standards for public and private development.

Policy 1.1.3 The City shall adopt and implement Green standards and an incentive program Citywide.

Special Planning Area 1 General Redevelopment Guidelines, Standards, and Initiatives

(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.

Element IV - Housing

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 2.1 The City shall encourage and develop incentives, when appropriate, for design and construction techniques and building materials capable of significantly reducing the cost of maintenance and energy consumption of housing while providing for a more healthy and durable home environment.

Policy 2.1.3 The City shall encourage utilization of LEED standards or similar best practices for development and redevelopment, as maintained in the Land Development Code.

Policy 2.1.4 The City shall continue to promote energy conservation techniques that follow the most current version of the Florida Building Code (FBC), Energy Conservation Standards. Periodic reviews of development regulations and building codes shall be conducted to determine if there are modifications needed to incorporate energy conservation measures in addition to the requirements of the FBC.

Policy 2.1.5 The City shall encourage or incentivize all new development and redevelopment to meet Green Building and site design minimum standards, as maintained within the Land Development Code.

Element VI - Coastal and Conservation

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.

Policy 1.1.1 The City shall promote water conservation as an integral part of water management programs, rules, and plans and

promote the use of reclaimed water for irrigation. Reclaimed water for irrigation shall not be utilized in excess and shall be implemented to prevent runoff into stormwater systems and ultimately surrounding water bodies. Reclaimed water availability shall be coordinated with Pinellas County and conservation efforts shall be utilized as necessary.

Objective 1.4 The City shall conserve, appropriately use and protect native vegetation.

Policy 1.4.2 All new development and redevelopment shall incorporate Florida-Friendly Landscaping (FFL) principles.

Objective 1.5 The City shall protect, to the maximum extent possible, species with special status from adverse impacts due to loss of natural foraging, feeding, nesting, and brooding habitats.

Funding: N/A

Attachments: 1. Ord 2026-15

Ordinance 2026-15

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE DIVISION 39 – COMMUNITY REDEVELOPMENT DISTRICT STANDARDS, SECTION 39.9 – ENERGY AND ENVIRONMENTAL DESIGN-NEW CONSTRUCTION AND MAJOR RENOVATION, TO ADOPT ALTERNATIVE STANDARDS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach Comprehensive Plan and Land Development Code require all new construction and major renovation development projects, regardless of size or use type, that are constructed within the Community Redevelopment District to include two of the eight standards listed in the Land Development Code.

WHEREAS, these standards were originally adopted in June 2008 and have become outdated in reference to program type, and other programs now exist that support the same goals.

WHEREAS, the Florida Department of Environmental Protection sunset the Florida Green Lodging Program in late 2025 or early 2026, which was selected as one of the intended standards for inclusion in the Miramar Resort redevelopment project currently under construction, as well as the Tradewinds redevelopment project.

WHEREAS, the City Commission finds that promoting higher standards that exceed the minimum of implementing Green practices in building and site design, and authorizing complementary programs to the multifaceted Leadership in Energy and Environmental Design, Florida Green Building Coalition, and other programs, aligns with the Comprehensive Plan and can result in higher-quality projects that reduce energy and water use, create more resilient developments, and reduce waste from construction and operations, among other benefits.

WHEREAS, the City Commission recognizes that promoting higher Gold or Platinum achievement in Florida Green Building Coalition or Leadership in Energy and Environmental Development programs can result in greater achievement in water and energy use reductions, higher-quality native plantings, and other priorities that the arbitrary and minimal achievement of two standards would provide.

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 Land Development Code 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 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

EXHIBIT A

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 in~~ at least two of the ~~eight~~ standards listed below, as appropriate and applicable to the type of construction:

- (a) At least one of the following certifications must be obtained for all development and redevelopment projects in the Community Redevelopment District, excluding detached single-family homes meeting the qualifications of subsection (c).
 - (1) Leadership in Energy and Environmental Design (LEED) – Building Design and Construction or Residential, Certified, for new construction or major additions.
 - (2) Leadership in Energy and Environmental Design (LEED) – Interior Design and Construction or Building Operations and Maintenance, Certified, for major renovation.
 - (3) Florida Green Building Coalition (FGBC) – Commercial Development or Land Development Standard, Bronze, for applicable commercial, office, and mixed-use projects.
 - (4) Florida Green Building Coalition, Hi-Rise Residential or Green Home Certification Standard, Bronze, as applicable, for new residential construction.
- (b) All development and redevelopment projects in the Community Redevelopment District, other than those achieving two different certifications listed in subsection (a) preceding, that achieve at least a certification of LEED Gold or FGBC Gold for their construction type, or that meet the qualifications of subsection (c), shall also be required to obtain one of the following certifications.
 - (1) Green Building Initiative Green Globes New Construction and/or Core & Shell, One Globe, for new construction.
 - (2) Green Building Initiative Green Globes Existing Buildings and/or Sustainable Interiors, One Globe, for major renovation.
 - (3) Florida WaterStar - Commercial or Residential Gold, as appropriate to the type of development. When achieved in tandem with FGBC Bronze to meet the requirements of this section, the applicant shall demonstrate that the project would maintain Bronze certification without the additional points awarded by achieving the applicable Florida WaterStar certification.
 - (4) For beachfront properties undergoing new construction or major renovation, sitewide compliance with the Florida Fish and Wildlife Conservation Commission Model Lighting Ordinance for Sea Turtle Protection, Sections 3.1. through 3.8, as may be amended or modified. When this standard is selected, the applicant shall consent to assessment of plans by a third-party reviewer if determined necessary by the City to determine compliance requirements for existing and new site lighting.
 - (5) For qualifying residential and mixed-use projects with residential component, achievement of Environmental Protection Agency Indoor AirPlus Gold. When achieved in tandem with LEED Certified to meet the requirements of this section, the applicant shall demonstrate that the project would maintain Certified status without the additional points awarded by achieving the Indoor Airplus Gold certification.
- (c) For projects solely involving construction of one single-family home on one zoning lot in the Community Redevelopment District that is part of a subdivision platted prior to the effective date of this ordinance, compliance with a total of two certifications listed in subsections (a) or (b) of this section, or any of the following certifications, shall suffice to meet the requirements of this section.

- (1) Florida Building Code, Energy Conservation Code, current effective edition.
- (2) Department of Energy ENERGY STAR Certified Home certification
- (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/>.