



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, August 17, 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 August 17, 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. July 20, 2026 Meeting Minutes

4. Action Items -

a. Ordinance 2026-18: Permitting the elevation of residential ancillary equipment in specified yard setbacks

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE SECTION 6.14. TO PERMIT ENCROACHMENT OF ELEVATED RESIDENTIAL ANCILLARY EQUIPMENT INTO REQUIRED SECONDARY FRONT, SIDE, AND REAR YARDS UNDER SPECIFIED CIRCUMSTANCES; PROVIDING FOR RECITALS, CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

5. Discussion Items

a. Stormwater concurrency

6. Adjournment - Next meeting September 21, 2026 -

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

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

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.

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

Agenda Report

Agenda Title Name: July 20, 2026 Meeting Minutes

Action Request:

Strategic Objective:

Date: August 17, 2026

Prepared By:

Through:

Summary of Issue:

Funding:

Attachments: 1. PB 7-20-26

DRAFT PLANNING BOARD MEETING MINUTES

July 20, 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

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

1. Approval of the Agenda –

Mr. Berry asked to add a discussion item on residential elevated ancillary equipment.

Motion: Member Perry moved, and Vice Chair Angelides seconded, to approve the July 20, 2026 agenda as amended; the motion carried unanimously.

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

3. Approval of Minutes – Minutes June 22, 2026

Motion: Member Izzi moved and Member Perry seconded, to approve the June 22, 2026 minutes as presented; the motion carried unanimously.

4. Action Items –

Chair Hubbard adjourned the Planning Board and reconvened as the Local Planning Agency at 4:02 PM. Member Kanak entered the meeting at 4:03 PM.

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

Senior Planner Brandon Berry introduced the item as a follow up to discussion at the last meeting. He explained that the proposed ordinance updates the Land Development Code's (LDC) energy and environmental standards by removing the discontinued Florida Green Lodging program, updating outdated LEED and Florida Green Building Coalition references, incorporating newer sustainability standards, and reducing the certification burden on single-family redevelopment projects. His presentation is part of the meeting record.

Mr. Berry explained that the proposed ordinance is consistent with the Comprehensive Plan's goals for sustainability, energy efficiency, and environmental protection. The amendments retain LEED and Florida Green Building Coalition certifications while updating certification options to reflect current standards, including Florida WaterStar, Green Globes, EPA Indoor AirPlus Gold, and the

State of Florida model sea turtle lighting ordinance compliance for eligible projects. Projects achieving higher-level certifications, such as LEED Gold, could satisfy multiple certification requirements.

For detached single-family redevelopment, staff proposed reducing compliance burdens by allowing Florida Energy Conservation Code compliance and ENERGY STAR Certified Homes as lower-cost options, while noting that fully exempting single-family homes would require future amendments to the Comp Plan and Special Area Plan. The changes apply only to administratively approved projects and do not limit the City Commission's ability to require higher sustainability standards for larger developments seeking conditional use approval. Staff requested board feedback.

Board members asked questions about implementation and enforcement of the proposed sustainability standards, including how the Comp Plan allows updates through the LDC, the certification review process, and final verification at project completion. Discussion focused on the proposed sea turtle lighting certification, with Mr. Berry explaining that it exceeds the City's current lighting requirements and would serve as a voluntary higher standard until the City's lighting ordinance can be updated. Staff also clarified that developments not requiring a conditional use permit could still comply with the City's existing, less stringent lighting standards.

Motion: Member Perry moved and Member Izzi seconded to find Ordinance 2026-15 consistent with the St. Pete Beach Comprehensive Plan and recommend approval to the City Commission; the motion carried 5-0.

At 4:16 PM Chair Hubbard adjourned as LPA and reconvened as Planning Board.

5. Discussion Items -

a. (Added) Residential Elevated Ancillary Equipment

Mr. Berry reviewed the City's current regulations for elevated residential equipment, explaining that while equipment elevated with an existing home may remain within setback encroachments, newly installed elevated equipment must meet standard yard setbacks, resulting in an increasing number of variance requests, particularly for generators. He noted that setback requirements are intended to address visual impacts and noise, but growing demand for generators following recent storms has highlighted their role in life safety, faster post-storm reoccupancy, and mold prevention. Since October 2024, generator permit applications have nearly doubled. Staff requested the board's feedback on whether to allow elevated equipment within side-yard setbacks, what types of equipment should qualify, whether the allowance should apply only to existing homes or all residential development, and what minimum setbacks or other restrictions should be included before returning with a proposed ordinance. The presentation is part of the meeting record.

The board discussed allowing elevated ancillary equipment, including generators, air-conditioning condensers, and pool equipment, while balancing hurricane resilience with neighborhood impacts. Members raised concerns about wind resistance, generator exhaust clearances, emergency access, noise, propane tank placement, and maintaining adequate setbacks from neighboring homes.

Board members supported greater flexibility for existing homes, recognizing that many properties have limited options for elevating equipment after storms. Several members recommended allowing reasonable encroachments into setbacks through code provisions rather than requiring every request

to seek a variance, while others preferred retaining the Board of Adjustment variance process for case-by-case review. There was broad agreement that new construction should be designed to accommodate elevated equipment without setback exemptions.

The board also discussed generator operation, equipment noise, cantilevered mounting, minimum clearance for emergency access, and potential standards for air-conditioning units. Members generally concluded that modern condensers present minimal noise concerns, supported applying similar standards to air-conditioning equipment, and favored maintaining at least a three-foot clear passage, with any greater encroachment requiring a variance. Staff agreed to coordinate with the Fire Marshal before returning with draft code language.

6. Adjournment - Next meeting August 17, 2026.

There being no further business, Chair Hubbard adjourned the meeting at 4:41 PM.

These will be considered for approval at the August 17, 2026 meeting of the Planning Board.

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

Agenda Report

Agenda Title Name: Ordinance 2026-18: Permitting the elevation of residential ancillary equipment in specified yard setbacks

Action Request: Motion to find Ordinance 2026-18 consistent with the St. Pete Beach Comprehensive Plan and recommend approval to the City Commission.

Strategic Objective:

Date: August 17, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: This ordinance draft attempts to incorporate the majority Planning Board's input received at the July meeting, as follows:

- Residential ancillary equipment elevated more than two feet above grade is proposed to be allowed the same encroachment as currently applies to equipment located two feet or less above grade, with an encroachment of four feet not to result in a setback of less than three feet from any property line. This permission applies only to residences constructed, or submitted for permitting, prior to enactment of the amendment. Newly-constructed homes developed after the passage of the ordinance will be required to have all elevated equipment accommodated within the primary structure's building envelope, as currently applies.
- When equipment is located within five feet of a neighbor-facing property line, the applicant is responsible for showing the equipment will meet all Florida Building Code requirements for setbacks from openings, both on the residence to which it is installed and from neighboring

building(s).

- When equipment is permitted to be elevated in place with the elevation of an existing residence becoming conforming to the floodplain regulations, and the equipment and/or its bracket will have a setback of less than three feet from the property line, the equipment with its bracket must maintain a clearance from adjacent grade of at least six feet and eight inches to ensure there is adequate overhead for fire access.

While there is little direct reference to ancillary equipment in the St. Pete Beach Comprehensive Plan, allowing for elevated equipment that supports rehabilitation following major events does support the following goals, objectives, and policies:

Element II - Future Land Use

Policy 1.1.5 The conservation, maintenance, and rehabilitation of existing residential areas shall be encouraged through provisions maintained in the Land Development Code and other applicable City codes.

Element IV - Housing

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.

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.

Funding:

Attachments:

1. Ord 2026-18 - Markup
2. Ord 2026-18 - Clean

Ordinance 2026-18

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA,
AMENDING THE LAND DEVELOPMENT CODE SECTION 6.14. TO PERMIT
ENCROACHMENT OF ELEVATED RESIDENTIAL ANCILLARY
EQUIPMENT INTO REQUIRED SECONDARY FRONT, SIDE, AND REAR
YARDS UNDER SPECIFIED CIRCUMSTANCES; PROVIDING FOR
RECITALS, CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION
OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN
EFFECTIVE DATE.**

WHEREAS, the City of St. Pete Beach ("City") is actively recovering from the effects of Hurricanes Helene and Milton.

WHEREAS, the City has seen an increase in both permits and variance requests to install elevated air conditioning condensers and generators in the post-storm period, which can help support accelerated reoccupancy following storm events and mitigate deterioration from a lack of power and air conditioning supplied to residences.

WHEREAS, many residences in the City were constructed prior to widespread use of whole home generators, and/or were installed with condensers located near grade, and face significant restrictions in locating these features above the floodplain in a manner that complies with both the Land Development Code property setbacks and Florida Building Code requirements for setbacks from openings.

WHEREAS, the City Commission finds that allowing limited elevated equipment in the non-primary yard, where the equipment meets requirements of the Florida Building Code for setbacks from openings, can improve neighborhood resiliency and preserve neighborhood aesthetics.

WHEREAS, the City Commission finds this amendment to be consistent with the Comprehensive Plan.

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. Land Development Code amendment. The Land Development Code of the City of St. Pete Beach is hereby amended as set forth in **Exhibit "A"** attached hereto and incorporated herein by reference.

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 such conflict.

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 invalid or

unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

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 shall be liberally construed to accomplish its purposes.

SECTION 8. Publication. This Ordinance shall be published in accordance with applicable law.

SECTION 9. Effective Date. This Ordinance shall take effect immediately upon adoption as provided by law.

EMERGENCY READING AND ADOPTION: _____, 2026

PUBLISHED: _____, 2026

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 applicable law this _____ day of _____, 2026.

Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Ralf Brookes, City Attorney

Sec. 6.14. Encroachment of certain specified ancillary residential equipment into required yards.

- (a) For the purpose of these regulations, ancillary equipment shall include but not be limited to generators, air conditioning compressors, and swimming pool and spa filters and pumps.
- (b) ~~Any residential ancillary equipment installed more than two feet above grade in any location for the first time, and any equipment installed more than two feet above grade that is associated with new construction of the residence to which it is associated, shall meet all required yard setbacks for the district in which it is located.~~
- (c) ~~New or replacement equipment that is eligible under the Florida Building Code and the floodplain management regulations of Chapter 98 of the Code of Ordinances to be installed at or near within two feet of grade, including pool equipment where so authorized, may encroach into any required yard setback up to four feet provided that any equipment located in front of the residence is adequately shielded through a solid enclosure, fence or wall, and no remaining setback distance is less than three feet from any property line. When this permission is utilized, the equipment shall be elevated no more than two feet above grade.~~
- (dc) ~~When a residence is substantially improved and it is served by permitted existing ancillary equipment that encroaches into a required yard, and when permitted existing ancillary equipment encroaches into a required yard and is voluntarily or is required to be elevated, it may be elevated in place subject to the following:~~ New or replacement ancillary equipment elevated more than two feet above grade may encroach into the side, rear, or secondary front setbacks under the following conditions:
 - (1) ~~The bottom of the equipment shall be elevated no higher than one foot above the top of the structure's lowest floor used for a purpose other than parking, storage and access, or the required design flood elevation plus one foot, whichever is higher. The residence to which the equipment is associated was constructed, or had a building permit application for new residential construction submitted and deemed complete, prior to [insert ordinance adoption date].~~
 - (2) ~~The equipment shall encroach no farther into the required yard than the equipment it is replacing, except that minimum additional encroachment may be permitted to avoid conflict with existing projections located on the structure and/or roof eaves. The equipment encroaches no more than four feet into the required yard. When this encroachment results in the equipment being located within five feet of a side or rear property line, or a building, the applicant shall demonstrate to the satisfaction of the St. Pete Beach Building Division that the equipment meets all required setbacks from adjacent buildings and openings as applicable to the type of equipment being installed.~~
 - (3) ~~If placed on a column or pedestal, the equipment, with including its column, bracket or pedestal, shall be located no closer than three feet from the property line.~~
 - (4) ~~If on a bracket, the equipment with bracket shall be located no closer than three feet from the property line or, if elevated on a bracket such that any projection is no lower than 6'-8" from adjacent grade, shall not encroach beyond the property line.~~

-
- (54) The top of the equipment shall not exceed the height of the ridge of the roof of the structure to which it is attached or associated, unless additional height is required by the Florida Building Code or Chapter 98 of the Code of Ordinances, which shall supersede this limitation.
- ~~(6) The equipment, if located within the required front yard setback of the property, encroaches no more than five feet beyond the front wall of the residence. When located within five feet of a side or rear property line, the applicant shall demonstrate to the satisfaction of the City that the equipment meets all applicable setbacks from adjacent setbacks and openings as apply to the type of equipment being installed.~~
- (d) Notwithstanding (c)(3) preceding, when the ancillary equipment is existing or replacement equipment associated with a residence being raised or having its ground floor converted solely to parking, storage, and/or access, the equipment may be elevated in place on a bracket providing that no projection of the equipment or bracket is located within six feet, eight inches of adjacent grade, both the equipment and bracket remain within the property boundaries, and all other applicable requirements of (c) are met.
- (e) Any ancillary equipment elevated more than two feet above grade that is associated with a residence constructed or submitted for permitting after [insert adoption date], which cannot meet the applicable requirements of (c) or (d) preceding, or which is located within the front yard of the property, shall meet all required yard setbacks for the zoning district in which it is located.

Ordinance 2026-18

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE SECTION 6.14. TO PERMIT ENCROACHMENT OF ELEVATED RESIDENTIAL ANCILLARY EQUIPMENT INTO REQUIRED SECONDARY FRONT, SIDE, AND REAR YARDS UNDER SPECIFIED CIRCUMSTANCES; PROVIDING FOR RECITALS, CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach ("City") is actively recovering from the effects of Hurricanes Helene and Milton.

WHEREAS, the City has seen an increase in both permits and variance requests to install elevated air conditioning condensers and generators in the post-storm period, which can help support accelerated reoccupancy following storm events and mitigate deterioration from a lack of power and air conditioning supplied to residences.

WHEREAS, many residences in the City were constructed prior to widespread use of whole home generators, and/or were installed with condensers located near grade, and face significant restrictions in locating these features above the floodplain in a manner that complies with both the Land Development Code property setbacks and Florida Building Code requirements for setbacks from openings.

WHEREAS, the City Commission finds that allowing limited elevated equipment in the non-primary yard, where the equipment meets requirements of the Florida Building Code for setbacks from openings, can improve neighborhood resiliency and preserve neighborhood aesthetics.

WHEREAS, the City Commission finds this amendment to be consistent with the Comprehensive Plan.

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- (b) New or replacement equipment that is eligible under the Florida Building Code and the floodplain management regulations of Chapter 98 of the Code of Ordinances to be installed within two feet of grade, including pool equipment where so authorized, may encroach into any required yard setback up to four feet provided that any equipment located in front of the residence is adequately shielded through a solid enclosure, fence or wall, and no remaining setback distance is less than three feet from any property line. When this permission is utilized, the equipment shall be elevated no more than two feet above grade.
- (c) New or replacement ancillary equipment elevated more than two feet above grade may encroach into the side, rear, or secondary front setbacks under the following conditions:
 - (1) The residence to which the equipment is associated was constructed, or had a building permit application for new residential construction submitted and deemed complete, prior to [insert ordinance adoption date].
 - (2) The equipment encroaches no more than four feet into the required yard. When this encroachment results in the equipment being located within five feet of a side or rear property line, or a building, the applicant shall demonstrate to the satisfaction of the St. Pete Beach Building Division that the equipment meets all required setbacks from adjacent buildings and openings as applicable to the type of equipment being installed.
 - (3) The equipment, including its column, bracket or pedestal, shall be located no closer than three feet from the property line.
 - (4) The top of the equipment shall not exceed the height of the ridge of the roof of the structure to which it is attached or associated, unless additional height is required by the Florida Building Code or Chapter 98 of the Code of Ordinances, which shall supersede this limitation.
- (d) Notwithstanding (c)(3) preceding, when the ancillary equipment is existing or replacement equipment associated with a residence being raised or having its ground floor converted solely to parking, storage, and/or access, the equipment may be elevated in place on a bracket providing that no projection of the equipment or bracket is located within six feet, eight inches of adjacent grade, both the equipment and bracket remain within the property boundaries, and all other applicable requirements of (c) are met.
- (e) Any ancillary equipment elevated more than two feet above grade that is associated with a residence constructed or submitted for permitting after [insert adoption date], which cannot meet the applicable requirements of (c) or (d) preceding, or which is located within the front yard of the property, shall meet all required yard setbacks for the zoning district in which it is located.

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

Agenda Report

Agenda Title Name: Stormwater concurrency

Action Request: None - for discussion purposes.

Strategic Objective:

Date: August 17, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Any viable development project in St. Pete Beach that increases density and intensity, other than construction of a single-family home on a single lot, is subject to concurrency review. Over the past two decades the majority of this review has occurred under change of use proposals, such as conversion of a retail unit to a restaurant where potable water, solid waste, or other demands may be higher than those that applied the original use. Other projects that increase density or intensity compared to the prior use, such as the under-construction Miramar Resort and the forthcoming Corey Landings development, need to have concurrency demonstrated for the State-required potable water, stormwater, sewer, and solid waste facilities, and the optional locally-maintained transportation, schools, and recreational facilities.

With the 2024 amendments to the St. Pete Beach Comprehensive Plan, level of service for stormwater was removed and referenced in the forthcoming Watershed Management Master Plan (WMMP). The Code of Ordinances currently contains a lesser ten-year, one-hour standard. Staff would like to discuss reestablishing the 25-year, 24-hour standard pending acceptance of the WMMP, which is currently expected in late 2027.

Funding: N/A

Attachments: 1. Stormwater Concurrency

Stormwater Concurrency

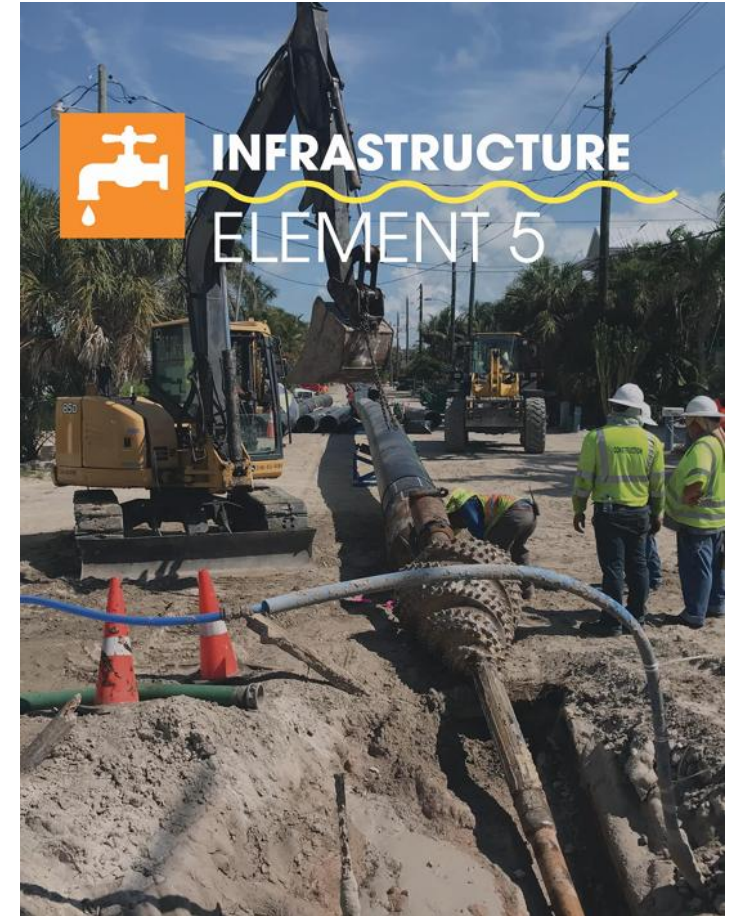
August 17, 2026

Planning Board



Background – Purpose

- St. Pete Beach's Comprehensive Plan was amended in early 2024, largely to address seven-year technical requirements such as the Peril of Flood Act and requirement for a private property rights element.
- While concurrency was not directly addressed, the Code changed to allow more flexibility in adoption of higher or different stormwater standards through the City's Watershed Management Master Plan (WMMP).
- Due to a gap between the adoption of the Comprehensive Plan and acceptance of the WMMP, the Code has inadvertently defaulted to a different, lower, standard.



Removed during 2024 Comprehensive Plan amendments

2020 Comprehensive Plan

Element V. Infrastructure Plan Element

Policy 2.1.1 The St. Pete Beach's master drainage plan shall require new developments to meet the design requirements (level of service) of the 25-year frequency, 24-hour storm event. Post development runoff shall not exceed pre-development drainage peak discharge rates.

2024 Comprehensive Plan

Element V. Infrastructure Plan Element

Objective 2.2 The City shall establish a Level of Service for drainage in the WMMP and shall outline stormwater management regulations to be maintained within the LDC for new development and redevelopment.

Code of Ordinances

Sec. 106-59. – Approval criteria and procedures

(1) *Criteria for calculating stormwater runoff.*

a. The maximum rate of runoff released from a site and the required retention volume shall be calculated using the rational formula as follows:

$$Q = C i a$$

Where:

[...]

“i” is the intensity of rainfall in inches per hour, pursuant to the current state department of transportation rainfall intensity curves for zone VI, using a ten-year, one-hour design storm

Currently-effective

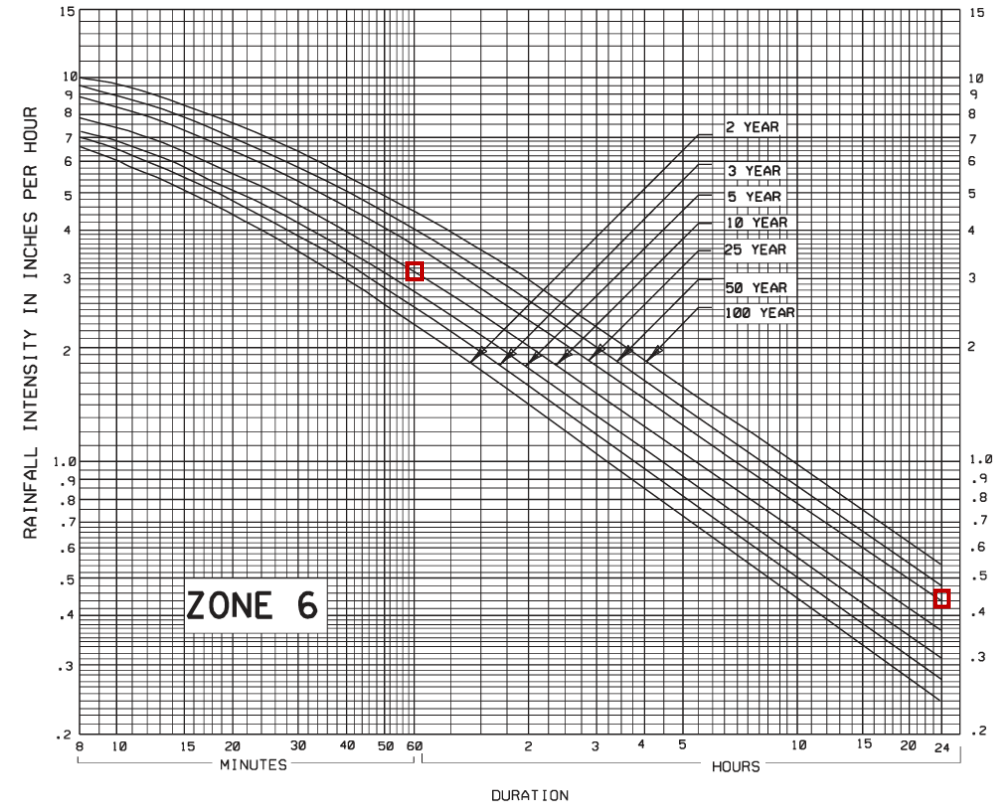
10-year, 1-hour vs. 25-year, 24-hour

There are three basic metrics for stormwater concurrency:

- **How frequently will the event occur?**
 - Higher years = higher protection, often at higher costs.
- **What volume is the City accounting for?**
 - The one-hour metric is going to have a higher peak intensity than the average hour in a 24-hour storm. However, the 24-hour storm includes that one-hour peak intensity.
- **What is the peak discharge that is possible, based on years and the event window?**
 - The overall rainfall in a 24-hour event is going to substantially exceed that of a one-hour event (often 3.0-4.0 times), but have a much lower average hourly rate than the peak hourly rate.
 - Result of rainstorms not maintaining peak intensity throughout longer windows of time, despite rarer events producing more rain overall.
 - Longer periods produce more intense events: The peak 30-minute window in a 100-year storm produces more rainfall per hour than the peak 10-minute window in a two-year storm.

Applicable St. Pete Beach standards

- St. Pete Beach requires that all new development, and redevelopment exceeding specified thresholds, discharge no more water than a pre-development (“natural”) site which is devoid of all development.
- To enforce this standard, the City must select a rainfall event that this standard is evaluated against.
 - **Current:** 10-year, one-hour storm (3.1 in)
 - **Previous:** 25-year, 24-hour storm (10.56 in)

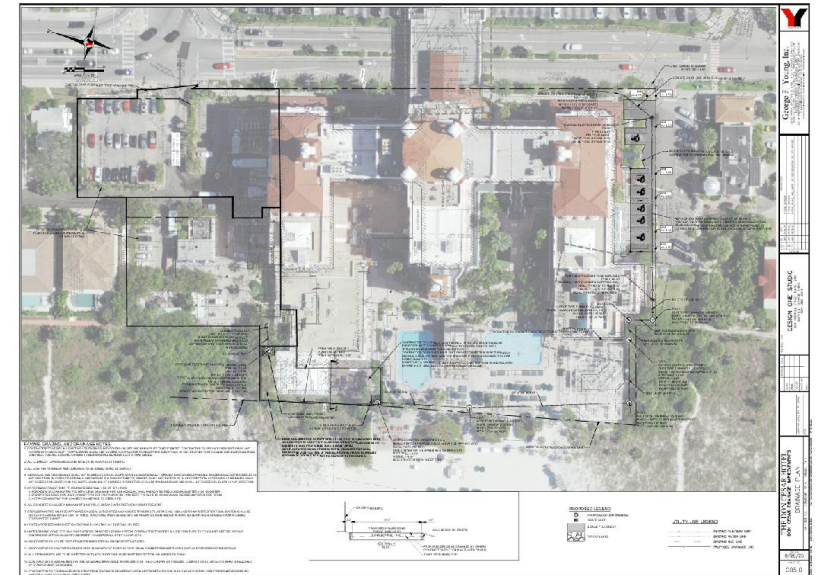


Why does it matter?

- Selecting a higher standard reduces the amount of stormwater discharged from a site.
- 25-year, 24-hour is a typical standard for sizing detention and retention facilities for new development sites. It provides higher protection for abutting properties, and greater infrastructure protection.
- 10-year, one-hour may be appropriate in less developed rural areas, or areas where less critical infrastructure exists.

St. Pete Beach-specific challenges

- The vast majority of large development in St. Pete Beach occurred prior to enforcement of local stormwater regulations.
- Many older commercial sites are close to 100% impermeability with no on-site retention or detention, requiring vaulting, or defying solutions that retain the development outright.
- Land values and infrastructure realities make retrofitting in subdivision-wide municipal stormwater conveyances nearly impossible, which defies collection of a reasonable “fee in lieu” for drainage improvements.
- St. Pete Beach has adopted much higher standards for what subjects a site to the “new development” standard than typical substantial improvement regulations:
 - Increase in parking area of $\geq 10\%$;
 - Increase in building area of $\geq 5\%$;
 - Greater than 25% of the structure’s value for the lifetime of the structure.



“Phase III” stormwater improvement drainage plan for the Don CeSar, an outcome of the ballroom addition

Staff considerations

- Retain the 10-year, one-hour storm standard for development that involves solely less-than-substantial renovation of an existing development.
- Reestablish 25-year, 24-hour as the standard for any development that involves providing a property a greater development right:
 - Significant parking lot or building expansions;
 - Redevelopment that involves new construction or a higher development right;
 - Includes redevelopment that may have previously met the 10-year, one-hour standard.
- Relocate level of service standard to the Land Development Code, pending the WMMP.

Board input requested

- Should the City reintroduce the 25-year, 24-hour design storm requirement, pending completion of the WMMP (expected late 2027)?
- Should leniency be given to developments solely undertaking non-substantial renovation?