



CITY COMMISSION MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, December 12, 2023
6:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Presentations -

a. Recognition of City staff Amber LaRowe, City Clerk, recognizes the following staff that helped to make the December 5th City Commission operate smoothly:

- Kelly Intzes
- Eileen Torres
- Candyce Galloway
- Ryan Smith
- Ginny Keeter-Bodkin
- Ariana Wilson
- Rita Bishop
- Leonard Rose

2. Approval of the Agenda -

Action Request: Motion to approve the December 12, 2023 City Commission Agenda.

3. Audience Comments -

Public participation is encouraged. If you wish to address the City Commission, please fill out a speaker's card and provide it to the City Clerk. Once you are called, please come to the podium and state your name and address for the record. Comments shall be limited to 3 minutes and shall be limited to non- public hearing items on the agenda. Public comment on agenda items will be allowed when that item is called. If you plan to make a presentation as

part of your public comment, the presentation must be provided to the City Clerk 24- hours in advance of the meeting.

4. Consent -

- a. **November 14, 2023, City Commission Meeting Minutes**
- b. **Purchase of a Public Works Vehicle**
- c. **Corey Ave Street Closures**
- d. **Purchase of a Parks Landscape Truck**
- e. **Wright National Flood Insurance Company Renewal**
- f. **Purchase of a Parks Tractor**
- g. **Gilliam Construction LLC - Concrete, Brick and Mortar Repair & Replacement Extension**

5. Action Items -

- a. **Freebee Contract Amendment & Extension**

Action Requested: Motion to approve the amended contract with BeeFee, LLC, (aka Freebee) for the expansion microtransit services and the extension of services through fiscal year 2026.

- b. **Selection of Search Firm for City Manager**
Selection of Executive Employment Search Firm

Action Request: Motion to approve the contract for the Executive Search Firm with S. Renee Narloch and Associates for City Manager recruitment.

- c. **Lot Split #23079: 102 15th Ave**

Applicant requests City Commission approval to split the existing parcel at 102 15th Ave into two 50x100' lots as originally platted, pursuant to Land Development Code Sec. 20.14.(c).

This is a quasi-judicial hearing. The case has been continued from the November 6, 2023 meeting.

Action Options: Motion to [approve/deny] lot split request 23079.

- d. **Building Services with Joe Payne, Inc. dba JPI for Fiscal Year 2024**
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Action Request: Motion to authorize the City Manager to increase the spending threshold to \$250,000 for Building Department Services provided by Joe Payne, Inc. dba JPI for FY 24.

- e. **Renewal of iWorq Software Agreement**
Renewal of iWorq Software Agreement

Action Request: Motion to approve the City Manager to sign the new 3-year agreement for the continuation of services with iWorq Community Development Software in the amount of \$13,725.00 per year.

6. Ordinances -

- a. **First Reading of Ordinance 2023-14: Floodplain Management Regulations**

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CITY'S CODE OF ORDINANCES CHAPTER 98 – BUILDINGS AND BUILDING REGULATIONS; ARTICLE II – TECHNICAL CODES, SECTION 98-30 – MODIFICATIONS TO THE ADMINISTRATIVE AND ENFORCEMENT PROVISIONS OF THE BUILDING CODE; SECTION 98-33 FLORIDA BUILDING CODE, RESIDENTIAL;

AMENDMENTS; SECTION 98-35 FLORIDA BUILDING CODE, BUILDING; TECHNICAL AMENDMENT; SECTION 98-36 FLORIDA BUILDING CODE, EXISTING BUILDING; TECHNICAL AMENDMENT; ARTICLE V – FLOOD HAZARD MITIGATION REGULATIONS, DIVISION 2 – APPLICABILITY, SECTION 98-121.3 – BASIS FOR ESTABLISHING FLOOD HAZARD AREAS; DIVISION 3 – ADMINISTRATION, SECTION 98-122.1 – DESIGNATION; SECTION 98-122.4 – SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE DETERMINATIONS; DIVISION 9 – DEFINITIONS, SECTION 98-128.4 - DEFINITIONS; DIVISION 12 – SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS, SECTION 98-131.1.1 – USE OF STRUCTURAL AND NONSTRUCTURAL FILL IN FLOOD HAZARD AREAS (ZONES AE); PROVIDING FOR FISCAL IMPACT STATEMENT; CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Action Request: Motion to approve the first reading of Ordinance 2023-14.

7. Resolutions -

a. Resolution 2023-24 (Conditional Use Permit #23069) & Variance #23068: 5090 Gulf Boulevard

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 35.3.(b)(3) OF THE LAND DEVELOPMENT CODE, TO ALLOW THE PERMANENT ESTABLISHMENT OF A SEMI-PERVIOUS COMMERCIAL PARKING LOT AT PARCEL #06-32-16-08118-000-0470, WITH ADDRESS OF 5090 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

Timothy P. Driscoll, Esq. for HATTAK LLC requests a conditional use permit to permit the permanent establishment of a semi-pervious commercial parking lot (LDC Sec. 35.3.(b)(3)).

Applicant also requests variances from LDC Sec. 39.10 to allow for the lot to be utilized without requiring frontage sidewalk improvements and pedestrian amenities.

Actions Options:

1) Motion to [approve with conditions/approve/deny] Resolution 2023-24.

2) Motion to [deny/approve/approve with conditions] Variance #23068.

b. Resolution 2023-25: Surplus Public Property for Affordable Housing

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING AN INVENTORY LIST OF MUNICIPAL OR DEPENDENT SPECIAL DISTRICT PROPERTY UNDER FEE SIMPLE TITLE OWNERSHIP WHICH IS APPROPRIATE FOR USE AS AFFORDABLE HOUSING PER SECTION 166.0451 OF FLORIDA STATUTES; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

Action options: Motion to [approve/deny] Resolution 2023-25.

8. Items for Discussion -

a. Pass-A-Grille Trash Pickup Update

Review of alternatives and solutions for Pass-A-Grille trash pickup

b. Corey Area Business Association Sunday Market

Corey Area Business Association Sunday Market Review

9. City Clerk, City Manager, City Attorney and City Commission Reports -

10. Adjournment -

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.

PUBLIC COMMENT INSTRUCTIONS FOR THOSE NOT PHYSICALLY PRESENT:

The City has made accommodations for those who cannot be physically present, or do not feel comfortable appearing in person, due to COVID-19. If a member of the public would like to provide comments for the meetings, they may do so in the following ways:

- Email the City Clerk by 5:00 p.m. on the day of the meeting at cityclerk@stpetebeach.org
- Leave a voicemail message by calling **727.363.9225** by 1:00 p.m. the day of the meeting
- Upload or submit a video or audio file online by 1:00 p.m. the day of the meeting at <https://www.stpetebeach.org/PublicComment>

In your three (3) minute or less comment, please be sure to include your name and address for the record.

The public is cordially invited to attend this meeting.

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