



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

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, May 13, 2025
6:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Presentations -
 - a. **Recognition of the Employee of the 2nd Quarter**
 - b. **An update by Calvin Giordano and Associates on Comprehensive Plan Amendments - Height / Density in Large Resort Land Use Category.**
An update by Calvin, Giordano and Associates on their assessment of viable options in addressing the matters of height and density within the Large Resort Land Use Category.
2. Approval of the Agenda -
Action Request: Motion to approve the May 13, 2025 agenda.
3. Helene and Milton Recovery Efforts: Standing Monthly Agenda Item -
4. Audience Comments -
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.
5. Consent -
 - a. **Approval of Community Meeting and City Commission Meeting Minutes April 22, 2025**

- b. Fireworks contract agreement with Alpha Fireworks in the amount of \$35,000.**
- c. Beefree, LLC contract amendment for \$3.00 fare implementation to non-registered, non-residents of St Pete Beach and advertising revenue program to offset Freebee micro-transit service operating costs.**
- d. Amend Financial Services Agreement with Public Trust CPAs, LLC, to increase the not-to-exceed contract value to \$75,000**
- e. Design Agreement with Sweet Sparkman for Station 22 Phase 3 in the amount of \$865,451.00.**
- f. Task order with Stantec Consulting Services, Inc., for on-call transportation planning services in the amount of \$25,000.00.**
- g. Services agreement amendment with Cotton Global Disaster Solutions, in the amount of \$2,034,044.63 for various City building repairs damaged by Hurricanes Helene and Milton.**
- h. Service agreement with Raftelis Financial Consultants, Inc. for Operating and Enterprise Fee Studies in the amount of \$144,395.00.**

6. Action Items -

- a. Unnecessary and Undue Hardship Variance No. 24058: Allowing for the encroachment of feature and quiet pools into the required side setback in the development of Windward Pass Resort [Parcel #s 07-32-16-07398-001-0170, 07-32-16-07398-001-0230, 07-32-16-18143-001-0010, 07-32-16-18143-001-0020]**

This is a companion to Agenda Items 6.b. and 7.a.

John A Bodziak, Architect, AIA for Beth A Morean of SUNGOLD LLC requests to construct quiet and feature pools that encroach to 31'-6" from the southern side property line where a 65'-0" side setback is required (LDC Sec. 42.7.).

Action Options: Motion to [approve/approve with conditions/deny] Variance 24058.

- b. Consideration of Resolution 2024-12 (Conditional Use Permit #23085) to allow for the development of Windward Pass Resort [Parcel #s 07-32-16-18143-001-0010, 07-32-16-18143-001-0020, 07-32-16-07398-001-0170, & 07-32-16-07398-001-0230]**

This is a companion to Agenda Items 6.a. and 7.a.

Associated with Conditional Use Permit #23085, requested by John A Bodziak, Architect, AIA for Beth A Morean of SUNGOLD LLC.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, PURSUANT TO SECTIONS 39.6.(p), AND 42.4(b), (d), (g), & (h) OF THE LAND DEVELOPMENT CODE, TO ALLOW FOR THE DEVELOPMENT OF A 104 UNIT CONDO HOTEL, (38.8 UNITS PER ACRE), WITHIN A NEW SIX-STORY LODGING STRUCTURE THAT WILL EXTEND TO 50 FEET ABOVE BASE FLOOD ELEVATION WITH NON-HABITABLE OVERRUN NOT TO EXCEED 60 FEET ABOVE BASE FLOOD ELEVATION, AND INCLUDE AS SITE AMENITIES OUTDOOR MINI-GOLF, QUIET AND FEATURE POOLS, AND 12-SLIP CLASS A LODGING DOCK, INCLUDE AS HOTEL BUILDING AMENITIES GROUND-FLOOR AND OUTDOOR SIXTH-FLOOR BARS AND SEATING AREAS, INDOOR BALLROOM AND RESTAURANT, AND INCLUDE IN A SEPARATE BUILDING AN ARCADE AND THREE-LEVEL GARAGE WITH SECOND AND THIRD-FLOOR OUTDOOR SEATING AREAS, TO PROPERTY WITH PARCEL NUMBERS OF 07-32-16-18143-001-0010, 07-32-16-18143-001-0020, 07-32-16-07398-001-0170, & 07-32-16-07398-001-0230; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND

PROVIDING OF CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

Action Options: Motion to [approve/approve with modification/deny] Resolution 2024-12.

7. Ordinances -

a. First reading of Ordinance 2024-08 to allocate 104 units of temporary lodging density from the Town Center Corey Circle and Coquina West, Activity Center, and Bayou Residential Districts Temporary Lodging Unit Density Pool to property with parcel numbers of 07-32-16-18143-001-0010, 07-32-16-18143-001-0020, 07-32-16-07398-001-0170, & 07-32-16-07398-001-0230 (Windward Pass Resort)

This is a companion to Agenda Items 6.a. and 8.a.

Associated with Conditional Use Permit #23085, requested by John A Bodziak, Architect, AIA for Beth A Morean of SUNGOLD LLC.

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR THE ALLOCATION OF 104 UNITS OF TEMPORARY LODGING DENSITY UNDER THE PROVISIONS OF THE TOWN CENTER COREY CIRCLE, COQUINA WEST, ACTIVITY CENTER, AND BAYOU RESIDENTIAL DISTRICTS TEMPORARY LODGING UNIT DENSITY POOL, AS ESTABLISHED IN THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN, TO PROPERTY WITH PARCEL NUMBERS OF 07-32-16-07398-001-0170, 07-32-16-07398-001-0230, 07-32-16-18143-001-0010, 07-32-16-18143-001-0020; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Action Options: Motion to [approve/approve with modification/deny] the first reading of Ordinance 2024-08.

b. First reading of Ordinance 2025-12: Amendments to Land Development Code Divisions 16 - CG-2 COMMERCIAL DISTRICT and 33 - CC2 COMMERCIAL CORRIDOR GULF BLVD DISTRICT

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA CORRECTING ERRORS IN PRIOR ORDINANCES BY AMENDING THE CITY'S LAND DEVELOPMENT CODE DIVISION 16 CG-2 COMMERCIAL DISTRICT, SECTION 16.2 PERMITTED PRINCIPAL USES AND STRUCTURES TO RECOGNIZE AND ALLOW FULL-SERVICE RESTAURANTS, AND DIVISION 33 CC2 COMMERCIAL CORRIDOR GULF BLVD DISTRICT, SECTION 33.7 DENSITY AND INTENSITY TO CLARIFY THAT SINGLE-FAMILY RESIDENCES ARE PROHIBITED; AND PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

Action Options: Motion to [approve/approve with modification/deny] Ordinance 2025-12.

c. First reading of Ordinance 2025-13 FY2025 Budget Amendment

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AN AMENDMENT TO THE BUDGET FOR FISCAL YEAR 2025 BY INCREASING APPROPRIATIONS FOR EXPENDITURE IN THE GENERAL FUND, WASTEWATER, RECLAIMED WATER FUND, STORMWATER FUND AND CONSTRUCTION PROJECT FUND; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Requested Motion: Motion to adopt Ordinance 2025-13.

d. Final Reading of Ordinance 2025-11 Nuisance Abatement Ordinance

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING CITY CODE CHAPTER 46 ENVIRONMENT ARTICLE II. NUISANCES DIVISION 2.

ABATEMENT PROCEDURE SECTIONS 46-61 THROUGH 46-66; AND CHAPTER 46 ENVIRONMENT ARTICLE V CHRONIC NUISANCE PROPERTY CODE, DIVISION 1 CHRONIC NUISANCE SERVICES SECTIONS 46- 141 THROUGH 46-152 TO PROVIDE FOR DUE PROCESS SPECIAL MAGISTRATE HEARINGS AND PROCEDURES FOR THE ABATEMENT OF NUISANCES; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Requested Motion: Motion to adopt Ordinance 2025-11.

e. First reading of Ordinance 2025-14 Sunset Library Advisory Committee

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CODE TO SUNSET AND END ALL DUTIES OF THE LIBRARY ADVISORY BOARD BY DELETING CHAPTER 22 BOARDS, COMMITTEES, COMMISSIONS ARTICLE V. LIBRARY ADVISORY COMMITTEE CODE SECTIONS 22-136 THROUGH 22-144; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Requested motion: Motion to approve first reading of Ordinance 2025-14

8. Items for Discussion -
9. City Clerk, City Manager, City Attorney and City Commission Reports -
10. 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.

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. 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 12:00 p.m. on the day of the meeting at cityclerk@stpetebeach.org
- Leave a voicemail message by calling **727.363.9225** by 12:00 p.m. the day of the meeting

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.