



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

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, December 16, 2025
6:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the December 16, 2025 agenda.

2. Presentations -

- a. Proclamation Recognizing St. Pete Beach Fire Department Personnel for Exceptional Emergency Medical Response**
- b. Merry Pier Bait Shack**
- c. House Relocation to Pass-a-Grille Park**

3. 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. Any presentation intended as part of public comment must be provided to the City Clerk at least 24 hours before the meeting.

4. Consent -

- a. Approval of the Corey Avenue Business Association Temporary License Agreement Renewal for the Corey Avenue Sunday Market.**
- b. Approve the dedication of a memorial tree and bench, and authorize the renaming of the St. Pete Beach Library Community Room in honor of Bonnie Traiman.**
- c. Accept Expenditures for Emergency and Repairs FY2025 For Hurricane Helene and Hurricane Milton**

5. Ordinances -

a. Final Reading of Ordinance 2025-23: Amendment of Procurement Regulations and Procedures

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING AMENDMENT OF ARTICLE III, DIVISION 4, SECTIONS 2-281 THROUGH SECTIONS 2-295 OF THE ST. PETE BEACH CODE OF ORDINANCES; PROVIDING PURPOSE AND INTENT; UPDATING AND CLARIFYING THE DEFINITIONS; ESTABLISHING THE AUTHORITY AND DUTIES OF THE PROCUREMENT MANAGER; CLARIFYING THE AUTHORITY TO AWARD; UPDATING THE PROCUREMENT METHODOLOGY AND EMERGENCY PROCUREMENTS; CHANGING CONTRACT ADMINISTRATION; PRESCRIBING PROCUREMENT PROTESTS; ESTABLISHING A VENDOR SUSPENSION AND DEBARMENT PROCESS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Action Request: Motion to [approve/approve with modification/deny/continue to [specify date certain]] Ordinance 2025-23.

b. Final Reading of Ordinance 2025-21: Amending Land Development Code standards pertaining to accessory structures and ancillary equipment, and nonconforming uses and structures, as well as allowing encroachment of stairs and balconies under specified circumstances

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE SECTIONS 3.10., 6.13., 6.14., AND 6.22. TO INCREASE FRONT YARD STAIR ENCROACHMENTS FOR SPECIFIED RESIDENCES, ALLOW RETENTION OF NONCONFORMING BALCONY FOOTPRINTS AND SPECIFIED NONCONFORMING RESIDENTIAL ACCESSORY STRUCTURES FOLLOWING SUBSTANTIAL IMPROVEMENT TO THE PRIMARY RESIDENCE, CLARIFY RESTRICTIONS ON NONCONFORMING USES AND AMEND RESTRICTIONS ON ELEVATED AND SUBSTANTIALLY-IMPROVED NONCONFORMING STRUCTURES, MODIFY RESIDENTIAL STORAGE BUILDING STANDARDS, MODIFY RESIDENTIAL EQUIPMENT SETBACK STANDARDS, AND PROVIDE A FRONT YARD SETBACK LINE ALTERNATIVE FOR RESIDENTIAL CUL-DE-SAC AND CURVED STREET LOTS; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

Action Request: Motion to [adopt/adopt with modification/deny/continue to [specify date certain]] Ordinance 2025-21.

c. Final Reading of Ordinance 2025-22: Adopting Land Development Code Sec. 6.26. pertaining to reasonable accommodations for certified recovery residences

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, CREATING LAND DEVELOPMENT CODE SECTION 6.26. – CERTIFIED RECOVERY RESIDENCES; ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES AND A PROCESS FOR REQUESTING REASONABLE ACCOMMODATIONS FROM LOCAL LAND USE REGULATIONS AS MANDATED BY NEW FLORIDA STATUTE; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

Action Request: Motion to [adopt/adopt with modifications/deny/continue to [specify date certain]] Ordinance 2025-22.

d. Final Reading of Ordinance 2025-25: Amending Land Development Code Sec. 3.14 Appeals

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO LAND DEVELOPMENT CODE 3.14 APPEALS; PROVIDING FOR CODIFICATION, CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Action Request: Motion to [adopt/adopt with modification/deny/continue to [specify date certain]] Ordinance 2025-25.

e. Final Reading of Ordinance 2025-24: Revising Code of Ordinances Chapters 131 & 132 Pertaining to Communication and Small Wireless Facilities

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO THE CODE OF ORDINANCES CHAPTER 131 WIRELESS COMMUNICATION TOWERS AND ANTENNAS AND CHAPTER 132 COMMUNICATION FACILITIES IN THE PUBLIC RIGHTS-OF-WAY; RENAMING CHAPTER 132 TO COMMUNICATION FACILITIES IN THE CITY RIGHTS-OF-WAY; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

Action Request: Motion to [adopt/adopt with modification/deny/continue to [specify date certain]] Ordinance 2025-24.

6. Action Items -

a. Resolution 2025-27: Approving Conditional Use Permit No. 25133 for open deck dining on the second and third floors of a newly constructed restaurant on the property located at 804 Pass-a-Grille Way.

A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A CONDITIONAL USE PERMIT FOR OR OPEN DECK DINING ON THE SECOND AND THIRD FLOORS OF A NEWLY CONSTRUCTED RESTAURANT ON THE PROPERTY LOCATED AT 804 PASS-A-GRILLE WAY AT PARCEL NUMBER 19-32-16-58932-005-0030 WITH ADDRESS OF 804 PASS-A-GRILLE WAY PURSUANT TO LAND DEVELOPMENT CODE SECTION (LDC Sec. 40.4.(b); INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

Motion Options: Motion to [approve/approve with modifications/deny/continue to date certain of [specify date]] Resolution 2025-27.

b. Resolution 2025-28: Approving Conditional Use Permit No. 25112 for Phase I & II Pump Station 1 Improvements at 0 & 8665 Boca Ciega Dr

A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING CONDITIONAL USE PERMIT 25112 PURSUANT TO LAND DEVELOPMENT CODE SECTIONS 6.19. AND 19.2. FOR THE PHASE 1 AND 2 IMPROVEMENTS OF MASTER PUMP STATION 1 AT 0 AND 8665 BOCA CIEGA DR, WITH PARCEL NUMBERS OF 25-31-15-97686-000-0010 AND 25-31-15-95202-000-0050; PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

Motion Options: Motion to [approve/approve with conditions/deny/continue to [date certain]] Resolution 2025-28.

c. Resolution 2025-29: Live Local Act Property Tax Exemption

A RESOLUTION OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLA. STAT., ELECTING TO NOT EXEMPT PROPERTY FROM AD VALOREM PROPERTY TAX UNDER SECTION 196.1978(3)(d)1.a., FLA. STAT., COMMONLY KNOWN AS THE "LIVE LOCAL ACT PROPERTY TAX EXEMPTION"; PROVIDING FOR INCORPORATION OF RECITALS, REQUIRED FINDINGS, DIRECTION TO THE MAYOR, DIRECTION TO THE CITY MANAGER, APPLICABILITY, SEVERABILITY, AND A CONDITIONAL EFFECTIVE DATE.

Motion Options: Motion to [approve/approve with modifications/deny/continue to date certain of [specify date]] Resolution 2025-29.

d. Approval of Settlement Agreement and Amended Development Order – Red, White & Booze, LLC

Approval of a Settlement Agreement and Release with Red, White & Booze, LLC, Charles L. Collom, and Helen Collom, and approval of an amended Development Order associated

with Conditional Use Permit No. 23034.

Action Request: Motion to approve the Settlement Agreement and Release with Red, White & Booze, LLC, Charles L. Collom, and Helen Collom, and approve the associated Amended Development Order for Conditional Use Permit No. 23034

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