



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

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, January 27, 2026
6:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the January 27, 2026 agenda.

2. Presentations -

a. Recognition of the Employees of the 1st Quarter

b. Legislative Update - Becker

c. Capital Improvement Plan Fiscal Year 2026 Quarter 1 Update

Staff will provide updates on Public Services' capital improvement plan projects through quarter 1 of fiscal year 2026 (Oct 2025 - Dec 2026)

d. Town Center: Coquina West (TC-2) Amendment Proposal

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 January 13, 2026 City Commission Work Session and Regular Meeting Minutes

5. Ordinances -

a. Final Reading of Ordinance 2026-01: Amending Land Development Code standards pertaining to accessory structures, ancillary equipment, nonconforming uses and structures, stair and balcony encroachments, and providing for consistency in floodplain management regulations and definitions

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE SECTIONS 2.1., 3.10., 6.13., 6.14., 6.22., 7.4., 28.1., AND 28.5., 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, PROVIDE A FRONT YARD SETBACK LINE ALTERNATIVE FOR RESIDENTIAL CUL-DE-SAC AND CURVED STREET LOTS, AND AMEND DEFINITIONS AND CONTENT OF THE LAND DEVELOPMENT CODE TO PROVIDE CLARITY AND CONSISTENCY WITH CHAPTER 98 OF THE CODE OF ORDINANCES AND THE FLORIDA BUILDING CODE; PROVIDING FOR SEVERABILITY, CODIFICATION AND CORRECTION OF SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

Action Request: Motion to [adopt/adopt with modification/deny/continue to [specify date certain]] Ordinance 2026-01.

6. Action Items -

a. Resolution 2026-02: Retirement Healthcare Funding Plan

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, ADOPTING THE RETIREMENT HEALTHCARE FUNDING PLAN THROUGH THE NATIONAL PUBLIC PENSION FUND ASSOCIATION (NPPFA); AUTHORIZING EXECUTION OF RELATED DOCUMENTS AND AGREEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Action Request: Motion to approve Resolution 2026-02.

b. Resolution 2026-01: Vacating a three-foot easement located at the rear of Lots 5 and 6 of Block C of Sunset Park Replat as recorded in Plat Book 18, Page 6, of the Public Records of Pinellas County, Florida (103 24th Avenue)

A RESOLUTION OF THE CITY OF ST. PETE BEACH VACATING A THREE-FOOT PLATTED EASEMENT AT THE REAR OF LOTS 5 AND 6 OF BLOCK C OF SUNSET PARK REPLAT, RECORDED IN PLAT BOOK 18, PAGE 6, OF PINELLAS COUNTY PUBLIC RECORDS, LOCATED WITHIN THE PROPERTY BOUNDARIES OF 103 24TH AVENUE; AND PROVIDING FOR CONSTRUCTION, CORRECTION OF SCRIVENER'S ERROR, AND AN EFFECTIVE DATE.

Action Request: Motion to approve Resolution 2026-01.

c. Resolution 2026-03: Vacating two five-foot drainage and utility easements along the common side lot lines of Lots 1 and 2 of Block 79 of the plat of North Unit No. 1., as recorded in Book 21, Page 27, of the Public Records of Pinellas County, Florida (645 78th Avenue)

A RESOLUTION OF THE CITY OF ST. PETE BEACH VACATING TWO FIVE-FOOT PLATTED DRAINAGE AND UTILITY EASEMENTS AT THE COMMON SIDE PROPERTY LINES OF LOTS 1 AND 2 OF BLOCK 79 OF THE PLAT OF NORTH UNIT NO. 1, RECORDED IN PLAT BOOK 21, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LOCATED WITHIN THE PROPERTY BOUNDARIES OF 645 78TH AVENUE; AND PROVIDING FOR CONSTRUCTION, CORRECTION OF SCRIVENER'S ERROR, AND AN EFFECTIVE DATE.

d. Consider Special Magistrate Recommendation relating to mediation held under the Florida Land Use and Environmental Disputes Resolution Act, Sec. 70.51, Florida Statutes ("FLUEDRA") mediation (Sungold vs. City of St. Pete Beach)

Requesting a motion to approve, deny, or approve with conditions or modifications, a Special Magistrate recommendation to conclude a mediation between the City of St. Pete Beach and Sungold LLC for a modified proposal of the "Windward Pass" project generally

located at the 3800 block of Gulf Boulevard, which was reviewed under Conditional Use Permit 23085, Ordinance 2024-08, and Variance 24058 in May 2025.

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.**