

**City Commission Meeting
October 12, 2021
6:00 p.m.**

ELECTED OFFICIALS PRESENT:

Alan Johnson, Mayor
Ward Friszolowski, Vice Mayor, Commissioner, District 3
Chris Graus, Commissioner, District 1
Mark Grill, Commissioner, District 2
Melinda Pletcher, Commissioner, District 4

STAFF PRESENT:

Alex Rey, City Manager
Andrew Dickman, City Attorney
Amber LaRowe, City Clerk
Jennifer McMahon, Chief Operating Officer
Wesley Wright, Planning Manager

Mayor Johnson called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance.

1. PRESENTATIONS

Mayor Johnson administered an oath of office to District Chief Lindsay Judah.

2. CHANGES TO THE AGENDA

No changes were made.

3. AUDIENCE COMMENTS

Deborah Edney, resident, expressed her opinions on the arrest of a Lieutenant Colonel of the United States Marines.

4. CONSENT

- a. September 27, 2021 City Commission Meeting Minutes: 4:30 p.m. Executive Session, 6:00 p.m. Budget Meeting, and 6:00 p.m. Commission Meeting
- b. Pass-A-Grille Community Association Beach Fire 2021
- c. Force Main 10 Replacement Design
- d. Four Seasons Mowing Bid Proposal
- e. Holiday Decorations 2021
- f. Authorization of Expenditures for Library Materials

Motion: **Commissioner Graus moved, Commissioner Grill seconded, and the motion carried 5-0 to approve the October 12, 2021 Consent Agenda as presented by the City Manager.**

5. ORDINANCES

- a. **First Reading Ordinance 2021-23: Election Dates**

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CITY OF ST. PETE BEACH CODE OF ORDINANCES CHAPTER 38 SECTION 38-7 - ELECTION DATE OF COMMISSIONERS; SECTION 38-8. - ELECTION DATE OF MAYOR-COMMISSIONER;

PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Amber LaRowe, City Clerk, explained that the current Code requires an ordinance to be adopted by the Commission if the date of the elections is not on the second Tuesday in March. The election in 2022 will be on March 15th, the third Tuesday of the month. When researching other cities in Pinellas County that also hold March elections, Mrs. LaRowe did not find another municipality that required the Commission to adopt an ordinance authorizing the date change; ultimately, the date is up to the Supervisor of Elections. Mrs. LaRowe opined removing and modifying the language to the Code is a better option for the City; legal concurred.

Motion: Vice Mayor Friszolowski moved, Commissioner Pletcher seconded, and the motion carried 5-0 to approve the first reading of Ordinance 2021-23.

b. **Final Reading Ordinance 2021-22: Revised Waterfront Setbacks within the Pass-A-Grille Overlay District**

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR WATERFRONT SETBACK REQUIREMENTS IN THE PASS-A-GRILLE OVERLAY DISTRICT; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Wesley Wright, Planning Manager, mentioned that the change to the definition of waterfront lot as discussed at the last meeting was made. It now states, "any body of water or the beach".

Motion: Commissioner Pletcher moved, Vice Mayor Friszolowski seconded, and the motion carried 5-0 to adopt Ordinance 2021-22.

6. RESOLUTIONS

a. **Resolution 2021-22: Conditional Use Permit for Offsite Parking: Tradewinds**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A RENEWAL OF THE CONDITIONAL USE RESOLUTION 2019-02 FOR AN OFF-PREMISE PARKING LOT FOR TRADEWINDS AT THE PROPERTY LOCATED AT 3855, 3859 AND 3861 GULF BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE.

All persons intending to address the City Commission on Resolution 2021-22 and Resolution 2021-11 were duly sworn.

Mr. Wright made a presentation to the City Commission on Resolution 2021-22. Highlights of the presentation included:

- Property location
- Parking location
- The off-site parking is for employees only, no overflow parking
- This Permit along with the companion variance will expire three years from the effective date

A copy of the presentation is made a part of the minutes.

Rick Culver, applicant, was present to answer any questions.

The Commission discussed the ten conditions of the Permit. Vice Mayor Friszolowski asked that a condition be

added to require a landscaping buffer along the east side of the lot to help mitigate car lights at night being projected into residential homes.

Attorney Dickman would like to add an indemnification clause as a condition; to hold the City harmless against anything that could arise from the Permit. Another condition he would like to add is for the property owner to notify the City if they intend to sell the parcel prior to the expiration of this Permit.

The applicant was in agreement to all three of these additional conditions.

Motion: Vice Mayor Friszolowski moved, Commissioner Pletcher seconded, and the motion carried 5-0 to adopt Resolution 2021-22 [with the additional three condition as stated].

Motion: Vice Mayor Friszolowski moved, Commissioner Grill seconded, and the motion carried 5-0 to approve the companion Variances.

b. Resolution 2021-11: Conditional Use Permit for Offsite Parking: The Hotel Zamora

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A RENEWAL OF THE CONDITIONAL USE RESOLUTION 2019-02 FOR AN OFF-PREMISE PARKING LOT FOR THE HOTEL ZAMORA AT THE PROPERTY LOCATED AT 3815 GULF BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wright gave a presentation to the Commission on this Resolution for The Hotel Zamora off-premise parking. The presentation included the location of the property as well as the site for the off-premise parking. This Permit along with the companion variance will expire three years from the effective date.

A copy of the presentation is made a part of the minutes.

Devanand Mangar, applicant, was present to answer any questions.

The Commission discussed the ten conditions as presented in the Resolution. The Mayor asked that condition one be modified to say "the property shall be well maintained".

Attorney Dickman preferred to add the same two conditions as done for Resolution 2021-22 to include a condition on indemnification as well as the property owner to notice the City.

The Applicant agreed to the modification to condition one and the two additional conditions as stated by the Attorney. Mr. Mangar also stated that the lot is used a majority of the time for employee parking only; however, from time to time, overflow valet only parking is utilized. It was noted that it is written in condition five that a sign saying "private/valet parking only" is required to be posted.

Moton: Vice Mayor Friszolowski moved, Commissioner Pletcher seconded, and the motion carried to adopt Resolution 2021-11 [with the additional conditions as stated by the Attorney and the modification to condition one].

Motion: Vice Mayor Friszolowski moved, Commissioner Graus seconded, and the motion carried 5-0 to approve the companion Variances.

c. **Resolution 2021-23: Interlocal Equipment Sharing Agreement**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE EQUIPMENT SHARING INTERLOCAL AGREEMENT WITH THE CITY OF TREASURE ISLAND; AND PROVIDING FOR AN EFFECTIVE DATE.

Jennifer McMahon, Chief Operating Officer, stated that this Resolution and Agreement will allow the City of St. Pete Beach and the City of Treasure Island to combine resources to purchase and share equipment; this will optimize community services to both municipalities. The equipment will include, but is not limited to, a thermostripping machine, beach clean-up equipment, barge, and vacuum truck.

The Commission were all pleased with this arrangement.

Motion: Commissioner Graus moved, Vice Mayor Friszolowski seconded, and the motion carried 5-0 to adopt Resolution 2021-23.

d. **Resolution 2021-24: FDOT Highway Landscape Reimbursement Memorandum of Agreement**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A CITY DESIGNEE TO ENTER INTO THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT SEVEN HIGHWAY LANDSCAPE REIMBURSEMENT AND MAINTENANCE MEMORANDUM OF AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mrs. McMahon explained that this Resolution will allow the City to accept funding from the Florida Department of Transportation in the amount of \$52,282.00. The funds will be used to update the landscape on the Bayway medians from the toll booth to Gulf Boulevard.

Motion: Commissioner Pletcher moved, Vice Mayor Friszolowski seconded, and the motion carried 5-0 to adopt Resolution 2021-24.

7. ITEMS FOR DISCUSSION

No items.

8. CITY CLERK, CITY MANAGER, CITY ATTORNEY AND CITY COMMISSION REPORTS

Alex Rey, City Manager—informed the Commission that the 2014 Department of Environmental Protection's Consent Order will close shortly after the completion of the current force main project. The City has complied and went over and above on meeting the requirements.

Commissioner Pletcher—discussed the recent 1921 hurricane tribute party in Pass-A-Grille, it had a great turnout.

Mrs. Pletcher touched on Risk Rating 2.0 and the FEMA flood maps.

Vice Mayor Friszolowski—mentioned the upcoming Belle Vista HOA meeting on Thursday; Mr. Rey will be in attendance.

He complimented Mrs. McMahon and City staff on the October concert in the park series that is currently going on.

Commissioner Grill—received positive feedback from some residents who viewed last week’s District 1 Town Hall meeting.

Mr. Grill mentioned some reclaimed water issues and encourages residents to contact the County and be patient.

Commissioner Graus—appreciated the recent Town Hall meeting and the turnout they had. He looks forward to this continuing to other districts.

Mr. Graus is excited for the new paddleboard rental stations that have been set up along the beach.

He complimented the little league field upgrades at Egan Park and the concert series this month.

Mayor Johnson—discussed the Mayor’s Council of Pinellas County meeting that was recently attended by the Pinellas County Sheriff Gualtieri. The Sheriff stated that the marine patrol fleet has doubled in size.

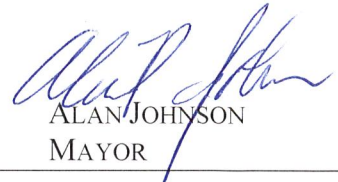
The Mayor discussed a week-long conference at the Sirata with a private company that conducts economic modeling for municipalities all across the Country identifying ways that government can help support local businesses. During the conference, the Mayor will be speaking with them on Thursday morning.

Mayor Johnson adjourned the meeting at 7:36 p.m.

MINUTES APPROVED: October 26, 2021



AMBER LAROWE
CITY CLERK



ALAN JOHNSON
MAYOR