

City Commission Meeting
May 27, 2025
6:00 p.m.

ELECTED OFFICIALS PRESENT:

Adrian Petrila, Mayor
Karen Marriott, Vice Mayor, Commissioner, District 1
Lisa Robinson, Commissioner, District 2
Betty Rzewnicki, Commissioner, District 3
Joe Moholland, Commissioner, District 4

STAFF PRESENT:

Frances Robustelli, City Manager	Adam Poirrier, Assistant City Manager/Deputy Fire Chief
Renee Rose, City Clerk	Brandon Berry, Senior Planner
Ralf Brookes, Interim City Attorney	Kristin Coman, Senior Planner
Devon Schmidt, Finance Director	Camden Mills, Public Services Director
Marc Portugal, Communications Director	Laura Canary, Community Development Director

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

1. PRESENTATIONS

a. Fire Department Personnel Proclamation – Lauren Garceau & Jason Wing

City Manager Frances Robustelli introduced the two employees, Lauren Garceau and Lt. Jason Wing, being recognized for their life-saving activity and their response to a very stressful situation that could have turned out differently had they not responded. Mayor Petrila read a brief background summarizing the events of April 3, 2025 and presented proclamations to each of them.

b. Hurricane Season 2024 After Action Presentation

Assistant City Manager Adam Poirrier provided a high level overview of the city's after-action hurricane review, focusing on post-storm recovery efforts and future preparedness. City departments and a community recovery task force conducted SWOT analyses to identify key issues. Common themes included strong community spirit and rapid aid, but also challenges with communication, outdated equipment, and stormwater vulnerabilities.

In response, the city is streamlining procurement, improving communication tools, enhancing staff training, and updating emergency management plans. They're also preparing for future staffing needs and prioritizing employee wellness. The goal is to improve readiness for future storms while reducing costs by leveraging state and federal resources.

Community Development Director Laura Canary shared that the city is developing a Substantial Damage Administrative Procedures plan (SDAP) to guide damage assessment after major storms, which wasn't in place previously. This standalone plan, currently in draft form, will cover every stage of the damage assessment process, from pre-disaster planning through post-disaster recovery. It will outline procedures, standard operating procedures (SOPs), and use new tools like the 4Runner damage estimator, which improves transparency and integrates GIS mapping for public access. The city is coordinating closely with Pinellas County to ensure consistency across agencies and avoid past data issues. The SDAP also includes guidance for managing permit applications, appeals, and connecting residents with recovery resources and funding. Staff are focused on documenting processes and creating permanent SOPs, so the city is better prepared for future events without having to create procedures on the fly.

Assistant City Manager Poirrier wrapped up by highlighting the city's ongoing investments in infrastructure to build back stronger and improve resilience against future storms. This includes upgrades to stormwater systems, facilities, backup power, communication systems, and flood protection. The goal is to reduce future storm impacts. He communicated an appreciation for city staff, recognizing their continued hard work during recovery while also preparing for the future. Despite challenges, departments are actively learning from past experiences and making necessary improvements.

Commissioner Moholland expressed disappointment about the low public turnout tonight, given the importance

of the issues being discussed. Current staff have valuable experience, but turnover is inevitable. He asked where the master SOP will reside and how it will ensure continuity in the city's response to future disasters. Pinellas County lacked a master SOP. He wants to ensure St. Pete Beach is fully prepared for future storms or worse events. Mr. Poirrier said the city's Comprehensive Emergency Management Plan (CEMP) serves as the overarching guide for storm response and recovery. However, it's not department-specific, so each department is also required to have a Continuity of Operations Plan detailing how they will function during and after a disaster. The fire department typically oversees and reviews all emergency plans to ensure the city can operate effectively in a crisis. Many existing plans, locally and regionally, were created without the benefit of firsthand storm experience and now require significant updates. These plans, including the Emergency Operations Center (EOC) organizational chart, are not meant for a bookshelf, but are meant to be reviewed annually and updated with lessons learned from recent events to ensure continuity even if leadership changes. Strengthening and updating these plans is a top priority.

Commissioner Rzewnicki asked if the recovery task force is still meeting and noted both the task force and the staff SWOT placing "communication" as a weakness. She asked for more details on communication and suggested using multilingual communication apps and volunteer networks for distributing supplies. Mr. Poirrier confirmed the task force has concluded its meetings. He offered to share more detailed communication updates. Senate Bill 180 will require more standardized and accessible public communication. Staff are working to eliminate interagency confusion, enhance emergency messaging, and ensure the emergency management plan applies to all types of disasters, not just hurricanes.

Commissioner Robinson asked whether the city is reaching out to other communities impacted by major storms, like Hurricane Ian, to learn from their experiences. Mr. Poirrier confirmed, citing recent visits to Lee County and ongoing collaboration with contacts across the state. He emphasized that reviewing other cities' plans is a more effective strategy than starting from scratch. The goal is to learn what worked, and what didn't, to improve the city's disaster response, and potentially help others in the future as well.

Mayor Petrila said after roads were cleared by noon the day of the storm, residents were still blocked from returning for two more days due to a decision by the sheriff. The city had no advance notice and found out at the same time as the public. Mr. Poirrier said the issue has been raised in meetings. However, decisions remain solely under the sheriff's control. Mayor Petrila said the city was often not informed ahead of time about critical updates like utility shutoffs or bridge closures. These were often first seen on social media. Mr. Poirrier said the county is aware and working on improving internal communication, including revising how and when meetings are held to ensure timely and consistent information sharing. Improvements are expected before the next storm season.

2. APPROVAL OF THE AGENDA

Mayor Petrila pulled Consent Item 4d to become Action Item 5b. Commissioner Moholland requested to add Limestone Riprap as a Discussion Item.

Motion: Vice Mayor Marriott moved, Commissioner Moholland seconded, and the motion carried 5-0 to approve the May 27, 2025 City Commission Agenda, as amended.

3. PUBLIC COMMENT

No members of the public came forward.

4. CONSENT

- a. Approval of the Commission Budget Workshop #1 and May 13, 2025 City Commission Meeting Minutes
- b. Approval of Facility Use Agreement with St. Pete College for use of their facility for EOC
- c. Approval of Re-appointment to the Firefighters' Pension Board of Trustees
- d. ~~Authorize the City Manager to enter into an interlocal agreement with Pinellas County for continued collection of multimodal impact fees~~

Motion: Commissioner Moholland moved, Commissioner Robinson seconded, and the motion carried 5-0 to approve the May 27, 2025, City Commission Consent Agenda, as amended.

5. ACTION ITEMS

a. Preliminary Plat Case No. 25040 - 5390 Gulf Blvd (Sirata Beach Resort)

Brandon Berry, Senior Planner, summarized Preliminary Plat Case 25040 for 5390 Gulf Boulevard, currently the site of the Sirata Beach Resort. The applicant is requesting to replat the property into two separate tracts. The proposed plat includes a slight jog at the front property line, continuing straight to the mean high water line at the rear. This request was reviewed by the Technical Review Committee, which provided mostly technical comments to be addressed at final plat. A draft covenant in lieu of unity of title has been submitted and is under legal review. The applicant has been asked to address a land development code requirement stating that side lot lines should be at right angles to street lines where practical, which is relevant due to the jog in the proposed property division. Mr. Berry noted a pending state bill that, if signed by the governor, would allow administrative approval of plats meeting technical standards starting July 1, removing Commission review for final plats. Because the bill is not yet law, the preliminary plat is being presented to the Commission under current code requirements.

Discussion followed that clarified that the request is for approval of a preliminary plat, not variances. The financing of the project was also discussed, which during the previous CUP application was said to be self-financed. A condition was noted about the property needing to return for review if it were sold. The CUP was approved with the understanding that the property would remain one development. The current replat would create two separate parcels, but a covenant would require that the parcels function together as a single zoning lot. The development would maintain its unified status for future construction and planning purposes. The difference between a "unity of title," which combines parcels under one tax ID, and a covenant to unify the title, which keeps separate tax IDs but treats the parcels as one zoning lot, was explained. The City Attorney noted that while the replat creates two tax parcels, the covenant ensures they are considered one unified zoning lot, preserving the development controls established by the CUP unless changed by future Commission action. This arrangement allows the parcels to remain separate legally for tax purposes but bound together for zoning and development regulations. City Attorney Brookes said the declaration he added was a replication of Condition 7. One practical implication of having a unified lot is that internal side setbacks and some other dimensional requirements that normally apply to individual lots do not have to be met. He then read into record Conditions 7, 9, and 4.

Discussion continued, noting that the unity of title, which the CUP was based on, means the entire property is treated as a single development site. The original plan included rehabilitating the Sirata, building a Hampton Inn, and possibly a JW Marriott. Under this unity of title, selling part of the property, like the Hampton Inn, would still require the entire site to be treated as one development. Subdivision plats describe parcels for ownership and financing, but because of the unified development covenant, any sale would still hold all owners jointly responsible for completing the whole development. The Commission would have to approve any sale and could require a public hearing to verify the buyer's financial and technical ability to complete the project. The development wouldn't have to meet typical side setbacks between buildings because the lots are unified. Concerns were raised about whether this unity means the development will always remain intact or if it could be broken up and sold in pieces, potentially leaving empty lots undeveloped. The covenant is designed to prevent that without city approval. There were questions about the plat showing all necessary easements, especially with upcoming state laws potentially limiting Commission involvement in plat approvals. Easements must be shown on the plat before final approval, but administrative approval may replace public hearings in the future. The plat's lot lines do not meet typical right-angle standards due to existing building locations, which is justified as "not practical" under the code. It was confirmed the replat does not change the previous CUP approval as long as the unity of title covenant remains in place, ensuring the property stays unified for development purposes, preventing sales or splits that would violate city codes without further approval.

Kevin Reali, Stearns Weaver Miller, responded to the Commission's questions. The plat primarily changes how the property is described for tax and financing purposes but does not affect the amount of tax owed, which is based on how the lines are drawn. Columbia Sussex has demonstrated through financial documentation that it has the capability to finance and develop the project itself, with no agreement in place to avoid financing. Financing is possible and anticipated as part of the project. Columbia Sussex is required to be the developer unless the project returns to the Commission for approval for a new developer. After the development is complete and approved by the city, zoning conditions continue to apply, meaning no new development can occur without meeting those conditions. The unity declaration involved is not a legal unity of title, which relates to ownership, but rather a declaration to the city that the property is considered a single zoning lot in perpetuity. This ensures that the development functions as one cohesive entity, with shared parking, access, and deliveries, preventing any part from being altered without the cooperation of all parties involved. The city holds the right to enforce this unity and the conditions in the CUP, and these restrictions remain even if ownership changes unless the city approves any changes. Easements needed for development are recorded and must be in place to obtain building permits and approvals. The lot lines in the plat were drawn to fit the proposed development logically, accommodating both existing and future buildings as well as access and density requirements set out in the CUP. While the lines could be redrawn if the Commission prefers, that change would not affect the overall development or zoning compliance. Finally, development cannot move forward until ongoing litigation is resolved. The plat and related agreements create a structure that ensures the property is developed as a unified project under Columbia Sussex's control, with the city enforcing development and zoning conditions.

Scott Gilner, Kimley Horn, said Tract A1 (to the north) is 3.87 acres and Tract A2 (to the south) is 4.76 acres. The unit density remains at 74.99 units per acre, as determined by the CUP, not the replat. The replat divides the property into two tracts and does not change the total allowable units or development density because the CUP governs that. The reason for the split, especially how the line is drawn, relates to financing. Columbia Sussex wants to separate the JW Marriott portion because there are existing buildings on that parcel that will be demolished. Banks have issues financing property that currently has equity through existing buildings if those are going to be removed. Separating the parcel helps clarify what is being financed. The proposed line may cut through a building, it does not affect the development plan or CUP compliance. Using right angles to meet code wouldn't change the outcome but might complicate the layout, which is why the line is drawn the way it is.

There was further discussion about why the original line was presented when city regulations call for straight lines in alignment with streets. There were concerns that the development was previously described as a single integrated resort and is now being split into two parcels and whether early financial representations were misleading. Mr. Reali said financing was always noted as a potential factor, and that the split is part of making the project financially viable. Mr. Gilner said Gulf Blvd is not straight north-south, so no property lines will be square, but noted a more perpendicular line can be drawn.

PUBLIC COMMENT

John Kurzman, 5810 Bahia Honda Way S, was initially concerned about the project but was reassured by existing conditions, including a required unification agreement. However, after seeing changes in the application, like different buildings and traffic flow, he raised concerns that these updates may not go back to the Commission for review. With Senate Bill 784, he's unsure if the city will still have oversight and wanted clarification on whether significant changes will still be reviewed.

Discussion continued around whether the Commission can legally proceed with approving a proposed replat and lot split for a development project while an appeal is still pending in court. If the replat is approved but the developer later abandons the project and sells the lots separately, would that action return to the Commission to release the unified development agreement? While the developer could sell the lots, as legal restraints on property sales aren't allowed, any new development or change from the original CUP would require city commission

approval, including demonstration of financial and technical capacity by any new owner. Mayor Pettila cited the city's Land Development Code, which states that if a decision is under appeal, all actions affected by that decision must be stayed until the appeal is resolved. The applicant's attorney has confirmed on multiple occasions that the replat request is in furtherance of the overall development plan, for purposes of financing and maintaining unit density, linking it directly to the CUP currently under appeal. City Attorney Brookes read Sec. 3.14(c) "When an appeal is filed, all proceedings in furtherance of the action affected by the decision being appealed from shall be stayed, unless city manager certifies, after the notice of appeal has been filed with the city, that by reason of facts stated in the certificate, a stay would cause imminent peril to life or property." Since the appeal has been filed, is fully briefed, and awaiting a court ruling, moving forward would violate the code. Further comments were made about the plat design itself, with Commissioners agreeing they want to see straight lines, as required by the Land Development Code. When Senate Bill 784 changes the process for approvals, staff must still follow code requirements.

Point of Order was called by Kevin Reali, applicant's attorney, who said the platting doesn't have anything to do with development. It is for the purposes of financing. Platting doesn't approve development. If it is approved administratively, the applicant will proceed under the state statute and understand the Commission's direction on the way the lines are drawn.

Motion: Commissioner Moholland moved, seconded by Commissioner Robinson, and the motion carried 5-0 to continue Preliminary Plat No. 25040 until such time that the appeal has been heard, the plat has been redrawn with right angles per the LDC, and all easements are shown on the plat pursuant to state statute.

Mayor Pettila called a recess at 8:13 p.m. and reconvened the meeting at 8:20 p.m.

b. Authorize the City Manager to enter into an interlocal agreement with Pinellas County for continued collection of multimodal impact fees

Mayor Pettila moved this item for clarification. Discussion included whether to approve an interlocal agreement with Pinellas County that would allow the county to continue reallocating multimodal impact fees collected in St. Pete Beach to other areas. Under current law, impact fees must be used where they're collected unless an interlocal agreement is in place. A new state law taking effect in October 2025 reinforces this, requiring agreements to maintain the current practice of spending the money elsewhere. This agreement would codify a system where local fees leave St. Pete Beach, without sufficient benefit to its residents. Commissioners questioned the advantage to the city and whether they could use the situation as leverage to negotiate a better deal, such as receiving more of the money collected locally. Currently, the city keeps 54% of the multimodal fees, and the county retains 46% plus interest. The city is grouped in a district with Treasure Island and Tierra Verde, so money could be spent in those areas without further approval. Without the agreement, the law would require money to be spent in the area impacted, based on a development's traffic study. St. Pete Beach could potentially retain more money, as much as \$1.5 million from upcoming major developments, based on current studies. Concerns were raised about how the county is using the money and whether developers benefit more from the new rules, like the 10% discount in fees without an agreement. There was consensus to delay approval of the agreement and direct the City Manager to speak with the County Administrator.

6. ORDINANCES

a. First Reading of Ordinance 2025-10: Amendments to Land Development Code DIVISION 26 – SIGN ORDINANCE

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA FOR THE PURPOSE OF ADOPTING AMENDMENTS TO LAND DEVELOPMENT CODE DIVISION 26 SECTIONS 26-1 THROUGH 26-42 ENTITLED SIGN ORDINANCE TO ENSURE CONTENT-NEUTRAL SIGN DEFINITIONS, STANDARDS,

REGULATIONS AND REQUIREMENTS, AND ADOPTING AMENDMENTS TO THE REQUIREMENTS FOR PERMITTING, ENFORCEMENT, AND MAINTENANCE FOR NEW, EXISTING AND NONCONFORMING SIGNS IN ALL ZONING DISTRICTS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Brandon Berry, Senior Planner, summarized the proposed ordinance update. It brings the city's regulations into compliance with the Supreme Court's *Reed v. Town of Gilbert* ruling, which prohibits content-based sign restrictions. Under this ruling, cities can no longer treat signs differently based on their message, for example, differentiating between real estate and garage sale signs. To comply, the ordinance reclassifies signs based on property use and event predictability rather than content. The ordinance also modernizes and simplifies the existing code. It reduces the current 15 sign districts to four based on development intensity (low, medium, high) and one for residential areas with limited commercial uses. It also allows new types of signs citywide based on use, for instance, theaters can have marquee signs, and commercial properties can have sandwich boards. Key changes include allowing pole signs in landscaped settings, encouraging higher-quality signage by excluding decorative elements from size limits, and distinguishing temporary signs by whether events are predictable or not. Another proposed change that has been struck out due to SB 180 was the original proposal to lower the damage threshold from 50% to 25% for nonconforming signs to be brought into compliance. Staff removed that part of the ordinance. The ordinance would allow unlimited temporary signs in the month leading up to an election. Provisions were also added to support businesses after disasters, letting well-maintained nonconforming signs remain temporarily and permitting banners when reopening during local emergencies. Dimensional updates are modest: freestanding sign heights would increase slightly, up to 10 feet downtown and 15 feet in commercial zones, and multi-tenant properties would be limited to one freestanding sign per 200 feet of frontage to reduce clutter. Wall sign rules remain unchanged. Some issues are not addressed, including changes to electronic message boards and mural regulations. The current rule requiring the removal of nonconforming digital signs outside a designated area by 2027 remains. The ordinance also does not include a mandate for unified design standards among businesses in shared developments. The city's current illuminated sign limit of 50 square feet remains unchanged, meaning only that portion of a sign can be lit, even if the full sign is larger. Historic signs, like the Bon-Aire sign, can still be replaced in their original size and location even if damaged beyond 50%, as that exemption remains. The proposed ordinance was drafted as a comprehensive package to offer slightly more permissive rules for businesses that comply with the new code while also encouraging faster compliance by lowering the threshold for required replacement of deteriorating, non-conforming signs from 50% to 25%, but as noted earlier, it was removed because of SB180. While the content-neutral aspects of the ordinance can't easily be separated from the broader code revisions, specific standards like sign height or area can still be adjusted based on commission feedback. The freestanding sign height is being proposed higher than the current limit mainly because staff reviewed existing signs and their proportions within districts, aiming to provide an incentive for business owners to voluntarily comply with the updated code. The proposed heights—10 feet or 15 feet for pole signs—would depend on the district and sign type, with the height measured to the top of the sign itself, not the pole. Regarding wall signs and murals, purely artistic, non-commercial murals would not count toward sign size limits, but any commercial messaging in a mural would be regulated as a wall sign.

Discussion included concerns about the increased height limits, noting prior discussions favored lower monument signs and that taller signs are generally unpopular with residents. The higher limits are intended as part of a broader incentive package tied to redevelopment and compliance. The abandoned sign rule defines abandonment as no content for 90 days and is linked to building occupancy; a "For Rent" message could prevent abandonment status if the building is actively seeking a tenant. Enforcement timelines for poorly maintained signs could be extended from two days to a more reasonable period like seven or fourteen days. There was also discussion on Senate Bill 180, which restricts imposing stricter sign regulations during a state of emergency but allows incentives. Higher sign heights are seen as incentives, not new burdens. There were concerns about allowing

multiple tall signs every 200 feet along property frontage, as this could lead to visual clutter despite limits on total permitted signs.

Philip DiMaria, Kimley Horn, said the 15-foot maximum sign height was chosen to balance encouraging businesses to comply with the sign code along main commercial corridors, which are more automobile-oriented and benefit from consistent signage. It also considers fairness to businesses with varying amounts of frontage, ensuring they have equitable opportunities to advertise based on their commercial viability.

Discussion included concerns about raising the maximum height of freestanding signs from 8–12 feet to 15 feet. Staff said this would help bring tall, non-conforming signs into compliance and accommodate visibility along auto-heavy corridors. Commissioners opposed the increase, saying it conflicts with the city’s goal to reduce clutter and improve aesthetics. The consensus was to keep existing height limits or standardize them without exceeding current levels. There was also discussion about reintroducing pole signs, currently banned. Staff proposed allowing them if placed in landscaped areas. Commissioners were split, with some acknowledging they may be necessary for older, space-limited businesses, but they are unattractive and don’t align with the city’s vision. Alternatives like wall or fascia signs were favored. Regarding sign size, staff proposed a modest increase due to definitional changes, but the Commission requested to keep the current 50 and 100 square foot limits. The Commission also debated how many signs are allowed per property. Staff clarified that multi-tenant properties would be limited to one freestanding sign per 200 feet of frontage under the new rules, to avoid sign overload without reducing total sign allowances.

Temporary signage, especially for elections, raised legal concerns. The current rule allows one sign per issue, but this is likely unconstitutional because it relies on reading and interpreting the sign content. Staff recommended a content-neutral approach, like a set number of temporary signs per property regardless of message. There was concern about clutter but acknowledgment of legal constraints and the Commission asked staff to work with the City Attorney to revise the rule. There was consensus to keep pole signs prohibited unless a business can demonstrate, via a variance, that it has no other feasible sign options. This would allow flexibility for unique site constraints without broadly allowing more pole signs. Staff confirmed that variance requests would remain available and that pole signs would still be prohibited on rooftops. The commission acknowledged that pole signs are costly and typically only used when absolutely necessary.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Robinson moved, seconded by Commissioner Moholland, and the motion carried 5-0 to approve the first reading of Ordinance 2025-10, as amended, with changes in total signs permitted, freestanding sign height and area returned to current, pole signs not permitted unless through a variance, and return the damage threshold back to 50%.

Motion: Commissioner Robinson moved, seconded by Commissioner Moholland, and the motion carried 4-1 to extend the meeting to 11:00pm. Vice Mayor Marriott voted no.

b. First Reading of Ordinance 2025-08: Amendments to Land Development Code DIVISON 40 – COMMUNITY REDEVELOPMENT DISTRICT – EIGHTH AVENUE

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE DIVISION 40 – COMMUNITY REDEVELOPMENT DISTRICT – EIGHTH AVENUE (CRD-EA), SECTIONS 40.1. PURPOSE AND INTENT. AND 40.9. SETBACKS.; ADOPTING SECTIONS 40.13. ASSEMBLY OR LOT SPLIT OF A PARCEL(S), VACATION OF EASEMENTS OR RIGHT-OF-WAYS., 40.14. GENERAL BUILDING DESIGN, 40.15. DESIGN REVIEW AND REQUIRED

DRAWINGS, AND 40.16. PASS-A-GRILLE HISTORIC OVERLAY DESIGN GUIDEBOOK; TO AMEND AND ADOPT DEVELOPMENT STANDARDS TO PRESERVE THE HISTORIC CHARACTER OF PASS-A-GRILLE'S EIGHTH AVENUE AND VICINITY AND INCREASE COMPATIBILITY OF NEW DEVELOPMENT WITH THAT CHARACTER; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

Brandon Berry, Senior Planner, said this amendment updates Division 20-Overlay and Division 40-Zoning for most properties in Pass-a-Grille, but does not change Division 28, which covers historic preservation citywide, including historic structures in Pass-a-Grille. The changes come after a two-year process to better align district standards with their goals, strengthening design review, and preventing large-scale developments that don't fit the historic character of 8th Avenue and the overlay area. The process included multiple workshops and recommendations from the Historic Preservation and the Planning boards, all supporting the amendments as consistent with the comprehensive plan. Key changes include making building to the overlay mandatory when certain conditions are met, enhanced design review requirements including architectural review, and a guidebook in development to help property owners with compliance. Driveways must now be placed in rear alleys, with some exceptions for narrower alleys if approved by the historic board. While accessory structures are generally prohibited in front yards, pools are allowed if setback requirements are met. Design standards are introduced for 8th Avenue, where none existed before, with height measured from grade or flood elevation depending on the building type, rooftop mechanical screening required, and a building length limit of 80 feet. Due to SB 180, design review is now strongly recommended but not mandatory, though historic board review remains an informational step. The historic board must also review any lot consolidations. Next steps include finalizing the design guidebook with the historic board before bringing the ordinances back for final approval, likely in July. Separate motions are requested for the two ordinances.

PUBLIC COMMENT

No members of the public came forward.

Discussion included an appreciation for the Historic Preservation Board and staff's extensive work and careful review throughout this process, recognizing the effort involved in shaping these amendments.

Motion: Commissioner Moholland moved, seconded by Commissioner Robinson, and the motion carried 5-0 to approve the first reading of Ordinance 2025-08.

c. First Reading of Ordinance 2025-07: Amendments to Land Development Code DIVISION 20 – PAG PASS-A-GRILLE OVERLAY DISTRICT

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE DIVISION 20 – PASS-A-GRILLE OVERLAY DISTRICT, RENAMING TO DIVISION 20 – PASS-A-GRILLE HISTORIC OVERLAY DISTRICT; AMENDING SECTIONS 20.01. PURPOSE AND INTENT., 20.02. DEFINITIONS., 20.03. PERMITTED PRINCIPAL USES AND STRUCTURES., 20.05. ALLOWABLE CONDITIONAL USE., 20.06. PROHIBITED USES AND STRUCTURES., 20.07. DENSITY, INTENSITY AND ASSEMBLY OF PARCELS., 20.10. REDUCED SETBACKS FOR CONTRIBUTING STRUCTURES GRANTED A CERTIFICATE OF APPROPRIATENESS., 20.11. MINIMUM BUILDING TYPE REQUIREMENTS., 20.12. SUBDIVISION OF LOTS., AND 20.13 APPLICABILITY AND BUILDING TYPE ASSIGNMENT; REPEALING SECTION 20.13. RESIDENTIAL DEVELOPMENT OPTION FOR SINGLE-FAMILY HOMES. AND ADOPTING SECTION 20.13 APPLICABILITY AND BUILDING TYPE ASSIGNMENT.; RENAMING AND AMENDING SECTION 20.14 VACANT PARCELS. TO SECTION 20.14. LOT SPLIT, ASSEMBLY OF PARCELS, VACATION OF EASEMENTS AND/OR RIGHT-OF-WAYS; AMENDING SECTIONS 20.15. PERMITTED BUILDING TYPES, 20.16. PRIVATE FRONTAGE, 20.17. BUILDING HEIGHT, 20.18. MINIMUM OFF-STREET PARKING REQUIREMENTS, 20.19. ALLEYWAYS AND DRIVEWAYS, 20.20.

LANDSCAPING STANDARDS, 20.21. SCREENING OF ELEVATED BUILDINGS, 20.22 GENERAL BUILDING DESIGN (RESIDENTIAL); AMENDING AND RENAMING 20.23. GENERAL BUILDING DESIGN (NON-RESIDENTIAL) TO 20.23. GENERAL BUILDING DESIGN (NON-RESIDENTIAL AND MIXED-USE BUILDINGS); AMENDING SECTION 20.24. DESIGN REVIEW AND REQUIRED DRAWINGS; AND ADOPTING SECTION 20.25. PASS-A-GRILLE HISTORIC OVERLAY DESIGN GUIDEBOOK; TO ADOPT DEVELOPMENT STANDARDS TO PRESERVE THE HISTORIC CHARACTER OF PASS-A-GRILLE AND INCREASE COMPATIBILITY OF NEW DEVELOPMENT WITH THAT CHARACTER; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Moholland moved, seconded by Commissioner Robinson, and the motion carried 5-0 to approve the first reading of Ordinance 2025-07.

7. RESOLUTIONS

a. Consideration of Resolution 2025-15 establishing the date for the 2025 Special Municipal Election and the Qualification Period for the Commissioner for District 4

A RESOLUTION OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, ESTABLISHING THE DATE FOR THE 2025 SPECIAL MUNICIPAL ELECTION AND THE QUALIFICATION PERIOD FOR THE COMMISSIONER FOR DISTRICT 4.

Mayor Petrila said this resolution is due to District 4 Commissioner Moholland resigning effective June 16, 2025. According to the city charter, if the next regular election is more than six months away, a special election must be called, and a replacement appointed until that election. The resolution sets November 4, 2025, as the special election date, with candidate qualifying from June 23 to July 7. November was chosen because it's the earliest available date offered by the election office and aligns with other local elections.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Robinson moved, seconded by Vice Mayor Marriott and the motion carried 5-0 to approve Resolution 2025-15.

8. ITEMS FOR DISCUSSION

a. Discussion and Direction on Communication Strategy to Call for District 4 Appointees

Mayor Petrila summarized what the commission did last time an appointment occurred. The City Clerk will solicit nominations from interested candidates, requesting each candidate to have at least 15 endorsements from registered voters within the district, interview the nominees, and then vote to appoint a replacement once the seat is officially vacant. The nomination period was proposed to close a week before the next commission meeting to give the City Clerk enough time to prepare the agenda. Interviews can be scheduled for the June 10 meeting, but the appointment vote cannot occur until Commissioner Moholland's resignation is official. The discussion included concerns about the timeline being tight, especially with the holiday season, but it is still longer than the process used before. If Commissioner Moholland agrees to extend his resignation date to June 24 or 25, this would allow a longer nomination period of about three weeks, giving candidates more time to gather endorsements. Commissioner Moholland would be allowed to participate in interviewing candidates but would not be able to vote on his successor. The City Clerk will verify whether the endorsements need to be certified by election officials. The discussion highlighted the importance of transparency, consistency, and avoiding the problems

experienced previously when the appointment process was changed midstream or perceived as unfair. Commissioner Moholland expressed a willingness to extend his resignation to 11:59 p.m. on June 24, with a special Commission meeting planned for June 25 at 6 p.m. to appoint his replacement. The nomination deadline would be June 17 to allow for proper agenda posting.

b. Limestone Riprap for Seawall Reinforcement

Commissioner Moholland noted the city newsletter he received. It highlighted a seawall improvement initiative, which he was pleased to see, especially after previously expressing concern about the city's efforts to encourage residents to enhance their seawalls. A longtime resident reached out with a suggestion involving the use of limestone riprap for seawall reinforcement and inquired about the permitting process. The resident also proposed that the city consider creating a staging area, possibly near the Don Cesar boat ramp, where contractors could purchase and load the limestone riprap. Moholland state this is a practical and environmentally beneficial idea that could support both residents and the city and urged the commission to explore the proposal further.

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

City Clerk – had no report

Frances Robustelli, City Manager – It's turtle season and she's instructed Code Enforcement staff to fully enforce the current beach ordinance. Staff will provide metrics to include in her weekly update.

City Attorney Brookes – had no report

Commissioner Moholland – had no report

Commissioner Rzewnicki – Gulf Beaches Elementary magnet school has their 5th grade graduation tomorrow at the Community Center. They will be moving back into the school before school begins in the fall.

Commissioner Robinson – Shout out to Bill Loughery who joined her for her library hour to discuss historic preservation. Her next library hour is June 20, 2025 at 5:00pm.

Vice Mayor Marriott – had no report

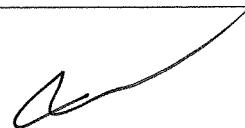
Mayor Petrila – This past week, he and the city manager participated in a resilience-focused event at the University of Florida, hosted by the Florida Institute for Building Environmental Resilience (FIBER) and sponsored by Duke Energy. The event brought together representatives from selected cities impacted by hurricanes to discuss post-storm challenges, resiliency projects, and explore funding opportunities, especially related to infrastructure like sewer systems, stormwater management, and flood prevention. He appreciated the invitation, noting that their city was one of only four chosen in the state, and is optimistic about continuing collaboration to secure additional resources and solutions.

Mayor Petrila adjourned the meeting at 10:37pm.

MINUTES APPROVED: 6/10/2025



RENEE ROSE
CITY CLERK



ADRIAN PETRILA
MAYOR