

City Commission Meeting

June 10, 2025

6:00 p.m.

ELECTED OFFICIALS PRESENT:

Adrian Petrilă, 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

Renee Rose, City Clerk

Ralf Brookes, City Attorney

Devon Schmidt, Finance Director

Jim Kilpatrick, Fire Chief

Adam Poirrier, Assistant City Manager/Deputy Fire Chief

Brandon Berry, Senior Planner

Laura Canary, Community Development Director

Candace Galloway, Chief Technology & Innovation Officer

Peyt Dewar, Code Enforcement Manager

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

1. PRESENTATIONS

a. Helene & Milton Recovery and Hurricane Preparedness Efforts

Laura Canary, Community Development Director, summarized permitting, damage determinations, appeals, and next steps. As of June 1st, nearly 4,500 permit applications have been received, with a daily average intake of 269 and about 103 inspections completed per day. They are issuing about 54 per day, close to the goal of 60 a day. The main challenge remains documentation. So far, 3,385 permits have been issued, 300 are awaiting further information, 142 are under review, 420 have been closed, and 202 fall into miscellaneous categories. Pending a response from FDEM, staff will work with the City Attorney to determine the variance process for raising mechanical equipment and to create a procedure for appealing building official decisions. City Attorney Brookes said there will be additional guidance after a meeting with the technical advisory committee from FEMA. Appeals relating to permit valuation fall under Florida Building Code 109.3 and can be submitted to the Pinellas County Construction Licensing Board for a \$100 fee. For floodplain determinations, the city is exploring an alternative appeal process where a certified floodplain manager would review decisions instead of routing them to City Commission. FEMA allows local governments to create their own process, and the city should implement a technical review system where one certified floodplain manager reviews another's decisions. This approach is intended to avoid laypersons overruling technical decisions on complex floodplain issues. Ms. Canary continued, sharing that 3,520 substantial damage assessments have been completed. For many, it's the first time receiving such determinations. Of the determinations issued, 1,693 properties were found to be non-substantially damaged, while 826 were substantially damaged. As of June 1, there have been 948 appeals submitted; 187 are still in progress, and 761 have been approved. Providing supporting materials like photos, background information, and historical context is strongly encouraged to assist with the appeals process. Next steps include continuing to respond to feedback from the most recent batch of determination letters and categorizing those responses. Staff will also keep processing substantial damage (SD) appeals, including conducting additional field assessments as needed. A final cross-reference will be conducted between pre-firm properties, their SD determinations, and any permits on file or closed. It's important to clarify that all pre-firm properties should now have received SD determination, whether classified as substantially damaged or not. Updated recovery information, including the \$813 million allocation plan and related presentations, is now available at the Pinellas County recovery website: recover.pinellas.gov.

Ms. Canary moved to hurricane preparedness. Staff continue to participate in NIMS and ICS training. A recent session held within the Community Development department encouraged team discussion and reflection on past experiences. This training is not only mandatory but also valuable for improving coordination and preparedness. Pinellas County provided damage assessment training, where updates to their procedures were shared to improve

efficiency in future events. The city is updating its Comprehensive Emergency Management Plan, departmental emergency plans, and the Substantial Damage Administrative Plan, which outlines how substantial damage determinations are made. A tabletop exercise is scheduled for the 16th of this month to further reinforce preparedness. The city hosted a hurricane expo which drew about 140 attendees and featured productive conversations and shared lessons. She thanked the community and volunteers for their continued collaboration as hurricane season begins.

Commissioner Marriott raised questions about permit application volumes, noting a figure of 269 daily submissions and asking whether this reflects current activity or a cumulative average. She also asked about the types of permits now being submitted, suggesting they are shifting toward more typical, non-disaster-related applications and inquired whether staffing levels are adequate to handle current workloads. Ms. Canary clarified the 269 is a cumulative average since the beginning of the recovery effort, and current daily submissions are likely lower. She is comfortable with the current staffing situation, particularly regarding limited-term employees, and believe they are on track to adjust staffing as needed based on future demand. The team is gaining efficiency, especially in handling appeals, due to increased familiarity with the process.

Commissioner Robinson asked about the timeline for obtaining demolition permits, noting concerns from residents about delays. Ms. Canary did not have a specific timeline on hand but will follow up. She confirmed that final permit closeouts are still being processed within the target of 10 days.

Commissioner Moholland expressed the need of a formal Standard Operating Procedure (SOP) for managing disaster events at the city level, outside of the fire department. The SOP should include city management and elected officials, who often face more turnover. During the recent storm event, there was no clear guidance provided to leadership, particularly regarding FEMA and state emergency protocols, which led to confusion and inefficiencies.

Ms. Canary said she was tasked with updating their department's emergency plan, focusing on specific functions and how those fit into the city's broader Comprehensive Emergency Management Plan. She collaborated closely with department managers and staff, including those on the front lines like the permit counter, to ensure that lessons learned from recent events are incorporated into the new SOP. The aim is to create a plan that is role-based rather than person-specific, so that anyone stepping into a position can understand their responsibilities immediately. This approach acknowledges staff turnover and ensures continuity and clarity in emergency response.

Jim Kilpatrick, Fire Chief, said the hurricanes served as a learning experience, especially for city leadership. In response, the fire department has conducted a thorough analysis of the city's emergency plan, added depth to staffing structure, created position-specific checklists, and clarified roles within the EOC and beyond. These updates are being shaped through lessons learned and feedback gathered from FEMA, the Florida Department of Emergency Management, county and internal city partners, and a SWOT analysis. Emergency planning is an evolving, ongoing process, with improvements made after each event. Commissioner Moholland reiterated his concern about the preparedness of city management and the Commission rather than the fire department. He suggested an annual review of emergency plans and possibly budgeting for a dedicated staff position or external resources to review the plan.

2. APPROVAL OF THE AGENDA

Commissioner Moholland asked to add a discussion regarding private parking sales and resident parking permit sales.

Commissioner Rzewnicki asked to move Consent Item 5c to Action Item 6d. She also asked to add two discussion items: waiving permit fees, and CUP process.

Commissioner Robinson asked to add two discussion items: reporting illegal or fraudulent contractors, and a 10% cap for corporate ownership in residential neighborhoods.

Motion: Commissioner Moholland moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to approve the June 10, 2025 City Commission Agenda, as amended.

4. PUBLIC COMMENT

Mark Kanak, 3693 Belle Vista Dr, shared his experience appealing a damage assessment that rose from 30% to 79%, enabling him to seek FEMA funds to elevate his home. While neighbors have completed renovations and returned, his elevation project faces added complexity and delays. He questioned the need for a landscape plan before construction and requested the city streamline the permitting process. Mayor Petrila explained that elevation projects require more steps under the Florida Building Code, such as landscaping and driveway plans, which apply statewide and help maintain FEMA insurance ratings.

Paolo Ammanatti, 230 Lido Dr., addressed permit fees for replacing his storm-damaged air conditioner. The fee is unfair given the damage occurred during a disaster, and he's already faced high costs, displacement, and mold remediation. He requested the city waive permit fees for one year for recovering residents.

Mary McReynolds, 3103 S. De Bazan Ave, expressed the need to prioritize flooding concerns. It poses serious health hazards. Amenities are nice, but public health and safety should come first.

Vincent Tormenia, 3514 Casablanca Dr., requested the Commission to address flooding and seawall issues, noting many residents are willing to contribute around \$250 per household for improvements. He questioned storm sewer fees since 2010 despite none existing in some areas and supported eco-friendly seawall designs. He emphasized the need for flood solutions in the Don Cesar area and called for an investigation into possible financial misconduct by the former Commission.

Kathy Garchow, 3607 Casablanca Dr., appreciated the city's recent financial direction but stressed greater investment in flood resiliency, citing infrastructure issues and a missed hazard mitigation grant. Every \$1 in prevention can save \$6 in damage and estimated the city may need \$25 million annually to meet resiliency goals. She questioned the purpose of the unfunded resiliency fund and whether it should be restructured or ended.

Patricia Armstrong, 3521 Casablanca Ave, supported these concerns, asking if SISD letters could be updated after successful appeals and expressing support for keeping reclaimed water services for sustainability and erosion control.

Deb Schechner, 710 Boca Ciega Isle Dr, raised concerns about shifting sandbars, asking agencies like the Coast Guard or NOAA to investigate for boater safety. She opposed a recent development proposal, citing missing documents, flawed traffic data, and strain on St. Pete Beach's aging infrastructure. She criticized developers for avoiding fair contributions and noted the lack of basic amenities like public restrooms.

Phyllis Parker, 3611 Casablanca Ave., said the city's resiliency project plan should be upgraded from priority two to priority one to address flooding issues.

5. CONSENT

- a. Approval of the May 27, 2025 City Commission Meeting Minutes
- b. Approval of Task Order Amendment #3 with Kimley Horn & Associates, Inc. for Pump Station #1 Rehabilitation Project general engineering services in the amount of \$53,970.00
- c. ~~Authorize the City Manager to execute the NeoGOV contract agreement with Governmentjobs.com, DBA NeoGOV., for a cost of \$266,817.05.~~

Motion: Vice Mayor Marriott moved, Commissioner Moholland seconded, and the motion carried 5-0 to approve the June 10, 2025, City Commission Consent Agenda, as amended.

6. ACTION ITEMS

- a. **Resolution 2025-13 (Conditional Use Permit 25057): Request for outdoor music in a dining and drinking area at The Wharf Restaurant (2001 Pass-A- Grille Way)**

A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A CONDITIONAL USE

PERMIT FOR THE PLAYING OF OUTDOOR MUSIC IN AN OUTDOOR DINING AND DRINKING AREA AT PARCEL NUMBER 18-32-16-68634-000-0017 WITH ADDRESS OF 2001 PASS-A-GRILLE WAY PURSUANT TO LAND DEVELOPMENT CODE SECTION 15.4.(n); INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

The City Clerk swore in all those who would be speaking or presenting to the Commission.

Ex-parte disclosures were that all of the Commissioners read the emails that were received. Commissioner Rzewnicki had a phone call with a resident. Mayor Petrila read the emails and had conversations with residents who live near the property.

Brandon Berry, Senior Planner, summarized a presentation published with the packet, which is part of the meeting record. The Wharf Restaurant at 2001 Pass-a-Grille Way is seeking approval for a conditional use permit to allow live outdoor music in an existing outdoor dining and drinking area. The proposed live music would occur weekly from Wednesday through Saturday between 6:00 p.m. and 9:30 p.m., not Sunday as was mistakenly stated in the staff report. The restaurant is located in a CG-1 commercial zoning district and sits over water with a land-based deck. Nearby areas include commercial, institutional, and office zoning, with residential properties within approximately 250 feet. The music area would be a small, existing 30-sq.ft. stage situated under a roof on the land side of the property. No new construction or expansion is planned. The applicant proposes to host one visiting musician at a time, who would bring their own sound equipment. There would be no permanent amplifiers or speakers installed. Sound limitations would follow existing city noise ordinances, and speaker orientation must be directed toward the patio area. Staff has recommended eight conditions, including limits on days, hours, speaker directionality, equipment restrictions, and provisions for review or revocation if two substantiated noise complaints are received within one year.

Commissioner Moholland expressed concern over the city's weak enforcement of noise ordinances and insisted that any businesses near residential areas seeking a permit for amplified music must be required, not just encouraged, to use sound governing equipment. He is not against music, but against loud music that affects residents' quality of life.

Danielle Vaughn, attorney for the applicant, acknowledged past noise complaints in the neighborhood but emphasized that The Wharf is not designed for loud or large-scale performances. The stage is very small, enough space for one person with a guitar and a single speaker. It's under a roofed area, partially enclosed, and directed inward toward a small seating area, not out toward the water or street. She showed pictures that were included as part of the meeting record. The music is intended only for guests waiting to be seated, with seating for about 20 people. The performer is the same solo musician each night, not a rotation of acts or bands, and there is no intention or capacity for larger performances. She noted that the property is buffered by its parking lot and street, with nearby commercial properties and a marina surrounding it. The setup is modest, controlled, and not intended to be a concert or entertainment venue. Commissioner Moholland stated the city has an ongoing struggle with noise complaints across districts and referenced inadequate enforcement from both the sheriff's office and the limited hours of the code enforcement team. His main issue is the lack of enforceable volume control and the need for mandatory sound governing equipment. Without this requirement, he would not support the permit.

Discussion continued with concerns about the completeness and clarity of The Wharf's application for live outdoor music, especially related to noise control and enforceability. There were inconsistencies in the documentation, conflicting days listed for music (Wednesday–Saturday vs. Wednesday–Sunday), and questions regarding Ms. Vaughn's authority and expertise, particularly regarding sound impacts. Ms. Vaughn confirmed the intended music days are Wednesday through Saturday. There was a request for a sound or acoustic engineer to develop a plan ensuring compliance with local noise ordinances and to reassure residents that the setup

wouldn't negatively affect nearby homes. The responsibility shouldn't fall on non-experts, including city staff, the applicant, or the Commission. Ms. Vaughn could not confirm whether the owner would agree to sound-governing equipment. There were concerns about conditional use permits (CUPs) transferring with the property, which could allow future owners to expand music use beyond current intentions.

PUBLIC COMMENT

Michael Kan, 104 21st Ave., lives 300 feet from the business and displayed a photo that is included in the meeting record. He spoke against the CUP if it doesn't have sound governing.

Kennth Hysell, 2032 Vina Del Mar, spoke in favor of the CUP as long as it's similar to the businesses to the north and includes sound governing.

Rich Lorenzen, 107 22nd Ave, spoke in favor of the CUP and said none of his neighbors have complained.

The discussion continued noting that although the applicant insisted the music setup is minimal, a single musician with one speaker, there was concern that once the CUP is granted, the city cannot regulate how many performers or what kind of amplification is used. It could escalate beyond what is currently being presented. There was debate over whether the CUP should be tied to the property or the specific applicant. City Attorney Brookes clarified that the Commission could condition the CUP so that any change in ownership or restaurant management would require a new application. This option received support as a way to prevent future operators from taking advantage of the permit without going through the same review process. There was general support for sound governing to ensure volume remains at an acceptable level, but there was uncertainty about how to define and enforce that requirement, since no one present, including the applicant, had sound engineering expertise. There was a recommendation to bring in a professional sound or acoustic engineer to assess the setup and submit a formal noise mitigation and compliance plan. There was a question of complaints. Peyt Dewar, Code Enforcement Manager, said a notice of violation was issued in March 2025, and the business complied within the required timeframe. Prior to that, a courtesy notice was sent in 2023, and no further complaints were received for a year. Inspections were conducted in December 2024 and again in March 2025. In December 2024, no music was observed during the inspection, but an investigation based on social media revealed that music had been played Wednesday through Saturday from 6 to 9 or 9:30 p.m., which led to the March 2025 notice of violation. The business stopped playing music after that. There were questions about the physical layout of the space and how music might travel across the water or through surrounding areas. There was consensus that more technical information was needed. The City Attorney confirmed the Commission could continue the hearing until an acoustic study is completed and submitted. Commissioners agreed this would help ensure that any CUP approved would be based on expert recommendations, be enforceable, and help to balance entertainment with quality of life for nearby residents. Other recent similar CUPs have required a sound governor, which can be a device (hardware or software) that limits maximum volume output. This governor can be analog or digital and is usually controlled by a designated manager. Questions were raised about the owner's delinquent tax receipts. Legally, business tax receipts cannot be tied to zoning approvals. Discussion included whether the CUP should include an annual review, however, such requirements are inconsistent with how the city treats other businesses and development agreements. The CUP could be conditioned to run with the current owner/operator rather than the property itself, allowing re-evaluation if ownership changes. James A. Miller, owns both the property and the business operating on it, and the Commission agreed that the CUP should be tied directly to him. There was a another detailed discussion about the use and function of a sound governor. This equipment can be either software or hardware-based and is to be accessible only to on-site management. The intent is to create a consistent enforcement mechanism that applies equally to this and similar businesses. The enforcement process was also reviewed. For a complaint to be substantiated, staff or the sheriff's office must be present during music hours to measure the sound level and confirm a violation. Two substantiated violations would automatically bring the CUP back before the Commission for reconsideration. Unsubstantiated complaints would not trigger this. Hotel Zamora was cited as a successful example where a sound governor resolved previous noise issues.

Motion: Vice Mayor Marriott moved, seconded by Mayor Petrila and the motion carried 3-2 to approve Resolution 2025-13, as amended to include two conditions: the requirement of a sound governing device and that the conditional use permit is tied to the owner. Commissioners Robinson and Rzewnicki voted no.

b. Resolution 2025-14 (Conditional Use Permit 25058): Request for outdoor music in a dining and drinking area at La Dolce Vita Trattoria Restaurant (7141 Gulf Boulevard)

A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A CONDITIONAL USE PERMIT FOR THE PLAYING OF OUTDOOR MUSIC IN AN OUTDOOR DINING AND DRINKING AREA AT PARCEL NUMBER 36-31-15-77994-042-0040 WITH ADDRESS OF 7141 GULF BLVD PURSUANT TO LAND DEVELOPMENT CODE SECTION 33.4.(g); INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE. Brandon Berry, Senior Planner, summarized his presentation which was included in the meeting record. The conditional use permit (CUP) 25508 is for 7141 Gulf Blvd, the location of La Dolce Vita Trattoria Restaurant, owned by Greek Beach LLC. The request was originally for live and recorded music in an existing outdoor dining area but the applicant has decided to drop live music, seeking approval only for recorded music from 12:30 p.m. to 9:30 p.m. Sunday through Thursday, and until 10:30 p.m. on Fridays and Saturdays. The property is zoned commercial (CC2) and is near residential properties about 70 feet away. The speakers are oriented toward Gulf Blvd. and the restaurant to minimize noise impact on nearby residences. The applicant agreed to conditions including automatic volume limiters, sound governors accessible only by management, and sound tests to ensure music is not audible from neighboring homes. This noise standard is more strict, as the special planning area requires that music not be audible to residences, beyond the typical 65-decibel limit. Speakers will be permanently installed, low wattage, and equipped with sound governors. If there are two verified noise violations, the CUP must return to the Commission for review.

There was discussion on how noise audibility to neighbors will be measured. The standard used is that music cannot exceed three decibels above the ambient background noise at the nearest residence, ensuring it's effectively inaudible. The applicant's representative, Pietro Bardoli, confirmed that they could comply with this requirement. This threshold is stricter than typical city limits and has been used in prior permits, such as Hotel Zamora, which set decibel limits based on ambient noise. Ambient noise levels typically range from 55 to 65 decibels in the city, depending on traffic. The wall on the east side of the property is not a solid sound barrier. Mr. Bardoli confirmed they want only ambient music, agree to the noise restrictions, and will end music by 10 p.m., matching staff recommendations. Current business hours vary seasonally, generally opening from early afternoon to around 9:30 p.m.

PUBLIC COMMENT

No members of the public came forward.

Ex-parte disclosures were that all of the Commissioners read the materials and emails that were received. Commissioner Rzewnicki drove by the establishment.

Concerns were raised about the property's proximity to residences and potential noise impact, since some nearby businesses do not have outdoor music. The City Attorney noted the CRD code prohibits amplified music audible to neighbors and requires walls between residential and commercial uses to minimize noise but does not mandate constructing new barriers.

Motion: Vice Mayor Marriott moved to approve with conditions, motion died due to lack of second.

Discussion included that that CRD Standard 39.5 bans amplified music audible to the neighboring residents. If

staff confirms music can be heard off-site, it's a violation. This permit adds a measurable standard (3 decibel difference above ambient) for noise rather than a general "no audible music" rule. This helps enforce noise limits using decibel meters without changing existing protections. The ambient music is expected to be quieter than typical city street noise, and no complaints about ambient music have been received for similar venues in the area. The applicant stated their restaurant only plans to play low-volume ambient Italian music, quiet enough for servers to talk with guests. It was noted that residents will report even minor noise and that two verified complaints would bring the issue back to the Commission.

Motion: Commissioner Moholland moved, seconded by Vice Mayor Marriott, and the motion carried 5-0 to approve Resolution 2025-14, striking Condition 2 and adding a condition that the conditional use permit is tied to the owner.

c. Resolution 2025-16 A Resolution Opposing Offshore Drilling

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, OPPOSING OFFSHORE 011, DRILLING AND EXPLORATION ACTIVITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

Adam Poirrier, Assistant City Manager, said this was prompted by a May 14th notification from a firm called Oceana, alerting the city that the Bureau of Ocean Energy Management (BOEM) is seeking public input on its 11th National Outer Continental Shelf Oil and Gas Leasing Program. Although Florida is currently under a drilling moratorium, BOEM indicated that such areas could still be considered. The resolution's language is similar to ones previously passed in 2009, 2018, and 2023. If approved, the city will notify BOEM and inform state and federal lobbyists. Public input is open until June 16th.

There was discussion citing past disasters like the BP Deepwater Horizon spill and the risks to tourism, local jobs, and the environment. Protecting Florida's beaches was a matter of both environmental and economic security. Further discussion questioned the resolution's practical impact, especially since drilling farther than 250 miles could still affect local shores. There was opposition citing energy independence and national security as reasons to support expanded drilling. There was debate over whether the resolution should be stronger, include more specific protections, or even be pursued at all given its symbolic nature. There was reference to Jon Kurzman's emailed comments, which were made a part of the meeting record.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Robinson moved, seconded by Vice Mayor Marriott and the motion carried 3-2 to approve Resolution 2025-16. Commissioners Rzewnicki and Moholland voted no.

d. Authorize the City Manager to execute the NeoGOV contract agreement with Governmentjobs.com, DBA NeoGOV., for a cost of \$266,817.05.

Commissioner Rzewnicki questioned a cost discrepancy. During the budget workshop, the budget showed \$50,000 allocated in 2025 and another \$50,000 in 2026, totaling \$100,000. However, the current item being discussed reflects a cost of \$246,000. Candyce Galloway, Chief Technology & Innovation Officer, said the \$246,000 figure reflects the full potential cost of a three-year contract, including optional additional modules that may be added later. For now, only the core \$50,000 annual services (HR, payroll, time clock, and benefits) are planned for 2025 and 2026, matching the budget. The higher total includes possible future expansions not yet decided, which explains the discrepancy between the budgeted amount and the full contract value.

The Commission discussed the cost and structure of the software contract. Ms. Galloway explained that only essential services are planned for now, and any additional features will be evaluated later. There was concern

about potential hidden costs, such as extra staffing during implementation. Ms. Galloway acknowledged that while some added costs are possible, most current needs will be handled in-house. The item presented is for the full contract value, but actual expenses may end up being lower. It was calculated that the cost is around \$450–\$500 per employee per year, which aligns with similar systems in other organizations. Ms. Galloway noted that the city will save money long-term compared to existing contracts, with core costs already decreasing from \$70,000 to under \$40,000 annually after implementation.

Motion: Vice Mayor Marriott moved, seconded by Commissioner Robinson, and the motion carried 5-0 to authorize the City Manager to execute the NEOGov contract agreement.

7. ORDINANCES

a. Final 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.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Rzewnicki moved, seconded by Vice Mayor Marriott and the motion carried 5-0 to approve the final reading of Ordinance 2025-12.

b. Final Reading of Ordinance 2025-13: for an amendment to the FY25 Budget

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.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Moholland moved, seconded by Commissioner Rzewnicki, and the motion carried 5-0 to approve the final reading of Ordinance 2025-13.

c. Final 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 COMMITTEE 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.

City Manager Robustelli clarified a previous statement made during the first reading, correcting that the current library board members had not been notified in advance about the commission's decision to remove the board from the municipal code. After discovering this oversight, the library director personally met with each member, and Ms. Robustelli sent letters of apology and explanation.

PUBLIC COMMENT

No members of the public came forward.

Motion: Vice Mayor Marriott moved, seconded by Commissioner Rzewnicki, and the motion carried 5-0 to approve the final reading of Ordinance 2025-14.

8. ITEMS FOR DISCUSSION

a. Discussion on Private Parking Sales

Commissioner Moholland expressed regret about missing the upcoming fee study and parking plan but shared concerns before leaving. He noted that some Pass-a-Grille residents are reportedly renting out their personal parking spots for \$40 a day and even selling city-issued parking passes, creating a private profit from public resources. He requested the Commission reconsider how parking passes are issued and said the city is not charging enough for parking overall. Mayor Petrila said operating a parking lot without proper approval is a code violation and encouraged reporting such activity. He agreed parking rates may be too low and said the upcoming fee study will help guide changes.

b. Discussion on Waiving Permit Fees for Storm Damage

Commissioner Rzewnicki said she's heard from residents expressing frustration about delays in submitting their permits for various reasons, such as financial hardship, waiting on grant approvals like Elevate Florida, or uncertainty about their situation, including historic designations or damage assessments. There was a suggestion to create an application process allowing residents to submit evidence explaining their delays to provide some relief or flexibility. Discussion included that while permitting fees can feel punitive, they represent a small portion of the overall cost and are meant to cover staff time, not generate profit. Concerns were raised about how to fairly determine who might receive fee waivers and how to fund those waivers, since permitting fees impact the city's budget. The permitting process can be slow, and improving efficiency could increase resident satisfaction. Examples from other cities were mentioned, where unsafe homes must be repaired or demolished. Any fee waiver proposal needs clear eligibility criteria and a funding plan. Staff will not act without Commissioners providing a detailed plan or directive.

c. Discussion on CUPs

Commissioner Rzewnicki produced a stack of letters related to Conditional Use Permits (CUPs) for the city, highlighting the challenge of managing them. The discussion expressed frustration about ongoing issues with certain CUPs, specifically one for the Tradewinds and Zamora parking lot on Gulf Boulevard. This CUP, originally approved in 2011 and extended several times, was supposed to allow overflow parking for a maximum of five years and only for the original applicant, not the current owner. However, violations continue, including unauthorized trailers parked on the lot, lack of required landscaping, and general disrepair. The situation has caused frustration, and the lot has been subject to special magistrate involvement due to these violations.

Motion: Commissioner Moholland moved, seconded by Commissioner Robinson, and the motion carried 3-2 to extend the meeting to 10:15pm. Vice Mayor Marriott and Mayor Petrila voted no.

Commissioner Rzewnicki is open to bringing the issue of managing CUPs back for an action item, stressing the need to review all existing CUPs thoroughly. She wants to help the city improve efficiency, especially since

managing these permits through excel spreadsheets is impractical. CUPs have varying expiration dates and different conditions, making enforcement complicated. She referenced the CUP related to the Tradewinds property, which is currently being misused and requires clearer enforcement and possibly a new approval if usage changes. City Manager Robustelli said the Commissioner is describing an operational issue. She asked for direction on a presentation comparing the current management system to possible improvements. The team responsible for CUP management is currently focused on improving the permitting process, so adding this task would create extra workload. She requested patience and understanding on timing while continuing to address specific CUP issues as they arise.

d. Discussion on Tracking Illegal or Fraudulent Contractors

Commissioner Robinson shared concern about unlicensed contractors in the city, or contractors working under someone else's license collecting money but not performing work and using the same subcontractors across multiple jobs. Residents might be taken advantage of and she asked if the permit department can implement a complaint or reporting system for fraudulent contractors. Enforcement isn't under the city's jurisdiction, but she suggested creating an easy-to-access resource or "dashboard" for residents with information on how to report unlicensed or fraudulent contractors to the appropriate state agencies, like the Florida Construction Licensing Board or Attorney General's office. Most people pull their own permits, which complicates verification, but recommended including licensing verification and reporting info in permit packages and promoting this through social media to raise awareness. Ms. Robustelli said staff can make a one-sheeter on verifying and reporting contractors. Information is shared online and in the office.

e. Discussion on a 10% Cap for Corporate Ownership in Residential Neighborhoods

Commissioner Robinson raised the idea of exploring a 10% cap on corporate ownership of residential properties, citing resident concerns about corporate entities are taking over neighborhoods. The City Attorney acknowledged the request and said he would need to research the issue further, especially in light of potential constitutional concerns and the implications of Senate Bill 180. This wouldn't be a comprehensive plan item but would require legal review.

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

City Clerk – City Clerk Rose provided an update on the commissioner appointment process. No applications received to date. The application period closes on June 17.

Frances Robustelli, City Manager – had no report

City Attorney Brookes – had no report

Commissioner Moholland – had no report

Commissioner Rzewnicki – reported on a general membership meeting and social for DCPOC on August 14. They will be discussing the 100th Year celebration for the Don Cesar neighborhood.

Commissioner Robinson – Hosting 'library hours' on June 20, at 5:00pm.

Vice Mayor Marriott – had no report

Mayor Petrila – had no report

Mayor Petrila adjourned the meeting at 10:11pm

MINUTES APPROVED: 10/24/2025



RENEE ROSE
CITY CLERK

Adrian Petrila
Adrian Petrila (Jun 25, 2025 14:16 EDT)

ADRIAN PETRILA
MAYOR

06102025 CC Minutes

Final Audit Report

2025-06-25

Created:	2025-06-25
By:	Ariana Wilson-Romo (awilson@stpetebeach.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAknPg_iiBIDa5RPqF_PU8m1zUI6iAhJwo

"06102025 CC Minutes" History

-  Document created by Ariana Wilson-Romo (awilson@stpetebeach.org)
2025-06-25 - 5:57:30 PM GMT
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