

City Commission Meeting
June 24, 2025
6:00 p.m.

ELECTED OFFICIALS PRESENT:

Adrian Petrilu, 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:

Ralf Brookes, City Attorney	Jim Kilpatrick, Fire Chief
Frances Robustelli, City Manager	Camden Mills, Public Services Director
Renee Rose, City Clerk	Mandy Edmunds, Interim Recreation Director
Marc Portugal, Communications Manager	

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

1. PRESENTATIONS

a. District 4 Commission Appointment Interviews

Mayor Petrilu summarized the need for interviews following Commissioner Moholland's resignation. They will start with the first applicant and continue in order of when applications were received. Commissioners should ask each applicant the same questions, then deliberate. There is an option to have Commissioner Moholland resign on the spot, vacating the seat immediately, and the Commission could make the appointment at this meeting and not return tomorrow. Commissioner Moholland will make a brief statement after the interviews and will amend his resignation. Vice Mayor Marriott asked about noticing issues if they cancel a scheduled meeting. City Attorney Brookes said they can amend the agenda to add the appointment tonight and take public comment before taking action. Mayor Petrilu asked for consensus. Consensus was achieved to add the appointment.

2. APPROVAL OF THE AGENDA

Mayor Petrilu asked to add District 4 Commission Appointment to the agenda.

Vice Mayor Marriott asked to add a discussion item about a post-storm ordinance on code enforcement.

Motion: Mayor Petrilu moved, Commissioner Robinson seconded, and the motion carried 5-0 to approve the June 24, 2025 City Commission Agenda, as amended to appoint a District 4 Commissioner.

City Manager Robustelli asked to amend the agenda to allow staff presentations to be heard prior to the interviews.

Motion: Mayor Petrilu moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to approve the June 24, 2025 City Commission Agenda, as amended to move Commission appointment interviews and appoint a Commissioner after consent agenda.

a. Hurricane Recovery – Insurance Update

Camden Mills, Public Services Director, gave an update on hurricane recovery and insurance claims related to Hurricanes Helene and Milton. So far, damages are estimated at \$3.1 million and \$300,000 respectively, after deductibles. Insurance has paid \$3.3 million to date, but total approved repair costs are around \$5 million, leaving a gap of about \$1.7 million. However, \$1.2 million is expected to be reimbursed once invoices are submitted, reducing the gap to roughly \$500,000. Most discrepancies with insurance involve roof replacements, HVAC, and elevators. The insurance company agrees with the repair scope and is working with contractors to resolve pricing issues. Reimbursements for mechanical and electrical work will be made after invoices are submitted. Some repairs include mitigation upgrades, so costs may be higher than like-for-like replacements. Negotiations are ongoing to recover as much funding as possible.

Mayor Petrila asked when the rec center will be repaired. Mr. Mills said contracts are finalized, and the contractor has started ordering materials. Delivery is expected in 2–4 weeks, after which a formal construction schedule will be set and shared with the public.

Vice Mayor Marriott asked whether any of the repairs are addressing infrastructure that was already nearing the end of its useful life, offsetting future maintenance or replacement costs. Mr. Mills said some of the current repair work is helping offset future maintenance costs. A significant portion relates to the public services building, which was already in the capital plan, so these repairs will reduce future maintenance needs. Roof replacements are especially beneficial, as they will extend the building's useful life.

b. Post Storm Review Emergency Operations Plan

Jim Kilpatrick, Fire Chief, provided an overview of updates made to the Emergency Operations Plan (EOP) based on feedback, training, and lessons learned from recent storm events. Input was gathered from community partners, city staff, department heads, and external agencies like FDEM and neighboring municipalities. A major issue identified was staffing gaps, along with communication issues and the need for clearer roles and responsibilities during emergencies. In response, the city conducted multiple trainings, including ICS courses and tabletop exercises, and implemented specific position assignments using ICS 203 forms. Pre-storm contracts for food, debris management, and EOC locations were addressed. Improvements were made to incident action plans, with clearer daily objectives, and a new employee support position was added. Social media messaging was pre-planned with county partners to ensure clearer public communication. The EOP has been updated to include more support roles and expanded leadership depth, especially within the fire department. Emergency pay policies have been clarified, and adjustments made for secondary and tertiary EOC plans. The city also established structured shifts and developed SOPs and checklists to guide transitions from normal operations to emergency roles.

Discussion disclosed frustration about poor communication during the storms, particularly the lack of timely information and limited access to the EOC briefings. It was suggested that key officials be allowed to attend briefings as observers to better assist the public, but it was explained that the Incident Command System (ICS) structure does not include elected officials in the operational chain of command. Allowing one official access would require allowing all, creating additional bureaucratic challenges during emergencies. The City Manager serves as the primary conduit for information and is increasing the frequency of updates. Officials staying on the island during storms provide firsthand information to help response efforts. The need for a briefing format that separates internal updates from public messaging was discussed to ensure consistent communication. It was acknowledged that early in the last storm response, there were communication gaps and delays in formal briefings, which began only after a backup Incident Management Team arrived around day three. Training and preparedness have been improved, with formal briefings expected to start earlier in future events. Communication breakdowns were noted to occur not only within the city but also between the city and outside agencies. Unexpected arrivals of resources and sudden changes, like the bridge reopening, happened without city staff being notified, causing confusion when providing accurate information to the public. Information came in rapidly and had to be filtered through the PIO, City Manager, and staff. Additional personnel have been assigned to assist, and the city has developed a more robust and better-trained plan for managing and distributing information. A completed, name-specific IC 203 form outlining roles and responsibilities has been developed and mapped out by leadership. Critical positions have checklists, and training is ongoing to ensure readiness. Key section leaders are prepared, supported by the IMT team, to maintain smooth operations in the EOC during emergencies. The city is addressing policy changes, such as stricter vacation approvals for critical positions to ensure backup coverage. Critical staff have second-in-command backups to maintain readiness. Vacation cancellations may happen with about three days' notice when a disaster is likely.

3. PUBLIC COMMENT

LeeAnn Moore, 540 39th Ave, is the owner of Top Shape Fitness in Dolphin Village. She asked for an update on the sign ordinance, specifically relating to sandwich boards and banners. Businesses are still open at Dolphin Village and they need to get the word out.

Deb Schechner, 710 Boca Ciega Dr, commended the library for their programming. She noted that the clerk posts notice of a canceled meeting. She thanked Commissioner Moholland for his honesty and presence. It's important to support local shops and restaurants to during this slower tourist season.

4. CONSENT

- a. Approval of the June 10, 2025 City Commission Budget Workshop #2 Minutes and the June 10, 2025 City Commission Meeting Minutes
- b. Approval of the FY26 Co-Sponsored Special Event Applications
- c. Approval of an amendment of the Insight Global Contract in the amount of \$44,000, and authorize the City Manager to execute the agreement
- d. Approval of a Facility Use Agreement with Pasadena Community Church for use of their facility for EOC

Motion: Commissioner Moholland moved, Vice Mayor Marriott seconded, and the motion carried 5-0 to approve the June 24, 2025, City Commission Consent Agenda as presented.

a. District 4 Commission Appointment Interviews

Mayor Petrila requested to interview the applicants in the order they applied.

Jon Maldonado introduced himself. He was born and raised in Los Angeles and joined the U.S. Air Force after high school, serving 10 years active duty while completing his undergraduate and law enforcement degrees. He then served 24 years in federal law enforcement, including three combat deployments and earning numerous awards. He is proud to be a grandpa and hopes his family can enjoy St. Pete Beach's community, which he chose as his first lifelong home for its history, people, and strong sense of community.

Why do you want to join commission?

Mr. Maldonado's decision to apply was driven by his experience volunteering at City Hall, where he helps residents with permit applications and hears community concerns from across St. Pete Beach. These interactions highlighted shared concerns about infrastructure, overdevelopment, and its impact on the local economy and businesses. Combined with his extensive background in government, including executive boards and governance roles, these factors drove him to apply.

Do you have the time to dedicate to this position?

Mr. Maldonado is fully retired, and acknowledged the time and effort required to serve, including preparation, studying, and understanding the city's history and direction. He commended the Mayor and Commission for their recent efforts in addressing key issues. He is committed to learning quickly by reviewing past Commission meetings. He expressed interest in current topics such as noise concerns, CUPs, and the Freebee program. He thanked the City for the opportunity to volunteer and help residents and said it been a great program.

What do you see as the City's current greatest need?

Mr. Maldonado said storm preparedness, particularly beach nourishment and fixing or replacing failed pumps immediate needs. There isn't a full picture from previous city officials on the state of the financials, which complicates planning for upcoming projects. After reviewing budgets and meeting records, he thinks the city may not be fully accounting for the financial gap between goals and available resources. The city needs to prioritize infrastructure funding, especially systems for managing sewage and tidal water, and he supports building in redundancies for long-term reliability, which will come at a cost.

Where do you see the city 20 years from now?

Through promoting St. Pete Beach as America's premier beach, Mr. Maldonado wants to attract more foreign investment. He noted the importance of continued growth in the TDT revenue, which helps preserve the beach's character and historic properties. Long-term, he wants to see areas like Dolphin Village elevate into top shopping destinations, introducing more high-end restaurants, and offering a mix of casual and upscale experiences.

When did you start volunteering with permitting?

Mr. Maldonado said he was one of the first volunteers.

Have you decided if you'll run for the election?

Mr. Maldonado said he's not going to declare now but saw this as a trial run. With the support of neighbors and business owners, he wants their input to help shape a decision.

What is your platform or ideology as a commissioner?

Protect, Preserve, and Promote. Mr. Maldonado wants to preserve the city's history, protect what the city is trying to restore, and promote the ideas of his neighbors and business owners.

Have you served on any boards or committees?

Mr. Maldonado said he has no experience at the state or local government level but noted relevant leadership roles. He has served on international boards, including the American Overseas School of Rome, and participated in law enforcement-related committees. He was president and vice president of a homeowner's association, where he worked with city officials and legal counsel to advocate for safety-related legislative changes. He understands the importance of collaboration, negotiation, and a neighborly approach in resolving community issues and fulfilling fiduciary responsibilities.

Should the form 6 disclosure be reinstated, are you willing to complete it?

Mr. Maldonado said yes; he's used to those financial disclosures, having been in federal government service.

Have you attended any commission meetings, community meetings, etc?

Mr. Maldonado said he attends them online. It's convenient and allows him to take notes.

Are you involved in any organizations that may influence any decision made as commissioner?

Mr. Maldonado said no.

Do you believe your personal views align with the views of District 4 when it comes to development or redevelopment, and what are those views?

Mr. Maldonado said he supports preserving the district's historic character, which is a common sentiment among neighbors, friends, and business owners. At the same time, he recognizes the importance of structured redevelopment that enhances the area's beauty and attracts businesses that's favorable to both residents and business owners.

What is a CUP and how does the process work?

Mr. Maldonado said a Conditional Use Permit allows residents or business owners to make changes not currently permitted by existing regulations. A petition is presented to the commission, which then reviews and decides whether to approve the request.

What are the residents' and small business needs in District 4, and are they the same as other districts?

Mr. Maldonado said businesses across St. Pete Beach, including District 4, want to recover lost revenue from the storms. District 4 business owners specifically want to preserve the area's small, historic shops. Unlike other parts of the beach with larger vendors, District 4 focuses on local, St. Pete Beach-specific items like souvenirs for areas like Pass-a-Grille.

Who is largest revenue provider to the city's tax base?

Mr. Maldonado thought it was the hotels; Commissioner Robinson said it's actually the residents.

As a Commissioner, what are your responsibilities and to whom?

Mr. Maldonado said his responsibility is to the citizens of St. Pete Beach. His responsibility is to get their input and serve as their voice, rather than speak from his personal opinion.

Have you read the City's Comprehensive Plan, and what is its relationship with the LDC?

Mr. Maldonado has not read the plan in its entirety, but is reviewing it along with other plans. He was not able to answer the relationship between the Comp Plan and the LDC.

What is the greatest need for District 4?

Mr. Maldonado said beach renourishment and protecting wildlife.

Are you aware of Friends of St. Pete Beach and Protect St. Pete Beach, and who they represent?

Mr. Maldonado has heard of both groups. Their mission is maintaining the historic Pass-a-Grille feeling and maintaining quaint beach charm. They are opposed to overdevelopment.

Robert 'Bob' Schiros introduced himself, sharing that he is an active community volunteer in Pass-a-Grille (PAG). He is retiring soon, which will allow more time for civic involvement. He wants to contribute to St. Pete Beach's ongoing redevelopment while preserving its history, charm, and community spirit, especially in PAG and Vina Del Mar. As a local property owner and former small business owner, having opened the PAG General Store before it was lost to the storms, he has firsthand experience with community and business concerns. His engineering background leading a \$40million business unit and solving complex engineering problems gives him a different perspective. Since becoming a full-time resident in 2020, he has followed city commission remotely. He expressed respect for the amount of time and effort current commissioners put in and looks forward to joining the team.

Why do you want to join the Commission?

Mr. Schiros said he has been actively volunteering. As he is nearing retirement, he doesn't want to be bored.

Do you have the time to dedicate to this position?

Mr. Schiros has a vacation scheduled in September, but other than that he works from home. He plans to retire later this summer.

There are other openings on boards and committees; why not start there?

Mr. Schiros prefers to start at the top. Guiding the entire effort is more engaging than serving on a board or committee, which he feels could become repetitive. He is drawn to something more diverse and more challenging.

What do you see is the top priority for District 4?

Mr. Schiros said there is not just one. Top concerns include tidal check valve maintenance, post-hurricane rebuilding, and heavily used public amenities like barbecue grills. He also highlighted the need for beach nourishment, restoring swim buoys, and addressing short-term rental impacts, given the current drop in rental properties. He stressed the importance of preserving PAG's unique character, balancing day visitors with full-time residents, maintaining historical charm, and not redeveloping large, out-of-place homes.

Should the form 6 disclosure be reinstated, are you willing to complete it?

Mr. Schiros would complete it.

Are you considering running for the special election?

Mr. Schiros said yes.

What is your platform or ideology as a commissioner?

Mr. Schiros said it's important to balance the needs of residents and businesses. He was a small business owner. He leans toward prioritizing residents, but the businesses cannot be overlooked.

What do you see as the city's current greatest needs?

Mr. Schiros said there's a lack of maintenance. The city doesn't do enough routine and preventive maintenance.

Are you a member of any organization that would influence any decision?

Mr. Schirois is not a member of any organization that will influence his decisions.

Who is largest revenue provider to the city's tax base?

Mr. Schiros assumed it would be businesses; Commissioner Robinson said it's the residents.

What is a CUP and how does the process work?

Mr. Schiros said it's a Conditional Use Permit. It allows someone to request approval for a use not normally allowed under existing specifications. The process involves applying to the board, explaining the intended use, and agreeing to specific conditions. The permit is a way to work within the existing specifications while allowing flexibility, with certain conditions. It can go with the property or the owner, depending on how it's structured.

Have you read the City's Comprehensive Plan, and what is its relationship with the LDC?

Mr. Schiros has started reading the comp plan but doesn't know the relationship with the LDC.

What are the residents' and small businesses need in District 4 and are they the same as other districts?

He can't speak for other districts, but Mr. Schiros said local businesses in his district have specific concerns. Hotels are worried that short-term rentals are cutting into their revenue. An ice cream shop is frustrated by an ice cream truck competing nearby. Everyone wants more parking and improved enforcement of parking regulations.

As a commissioner, what are your responsibilities and to whom?

Mr. Schiros said his first responsibility is to the residents and businesses of District 4, listening to their needs, and bringing those needs to the Commission. These needs typically mean finding money to address them.

Do you believe your personal views align with the views of District 4 when it comes to development and redevelopment, and what are those views?

Mr. Schiros said his views are stricter than current standards, particularly regarding impervious surfaces, which he believes should be reduced to improve stormwater runoff and flood prevention. However, he knows the trade-off, smaller homes, and is aware of what neighbors want. His concern is preparing for future hurricanes and heavy storms. He previously lived on Coquina Key but chose to move to St. Pete Beach because of its sense of community. They were encouraged to go out, walk, socialize, and visit local restaurants.

Are you aware of Friends of St. Pete Beach and Protect St. Pete Beach, and who they represent?

Mr. Schiros said he's aware of them but doesn't know much about them.

Mike Greiger introduced himself. He is a 25-year resident of Vina Del Mar, has a long history of community involvement and a desire to serve. Prompted by the vacancy left by the departing commissioner, whom he knows personally, he decided to step forward after encouragement from neighbors and friends. His decision is also based on his prior experience working with city, county, and state government.

What is most important to PAG and how is it different than what's most important to Vina Del Mar?

Mr. Greiger said they are both part of District 4. PAG has problems with infrastructure; during the storm the beach became the road. When he was on the Beach Stewardship Committee, he was involved in beach renourishment efforts, working with the Army Corps of Engineers, county officials, and state representatives to

secure dune restoration, which is critical for protecting infrastructure and homes. Vina Del Mar, being higher in elevation, did not suffer the same flood damage, making its concerns different. Regarding roads, they did PAG Way a few years ago. Boca Ciega Dr and Gulf Way need to be redone, but they need to find way to do that without taking the city into debt. Long-term capital improvement needs are estimated at \$21 million over five years, and ignoring the deeper issues now could lead to greater costs later.

Do you have the time to dedicate to this? Are there any obligations or vacations?

Mr. Greiger is an airline pilot and commutes to work, making him subject to flight cancellations due to weather or maintenance. He has seniority at the airline, giving him significant control over their schedule. While unexpected issues could arise, he would schedule vacations and personal time around meetings.

What capacity have you served on the city's other boards and committees?

Mr. Greiger has served on the Beach Stewardship Committee and currently serves on the Finance and Budget Review Committee. He also shared other experiences where he served the city in other capacities.

Are you a member of any organization that may influence any of your decisions while on Commission?

Mr. Greiger said people don't influence him, but he does need to listen to his constituents.

Should the form 6 disclosure be reinstated, are you willing to complete it?

Mr. Greiger said if it becomes a law, he will comply.

Are you planning to run for the election in November?

Mr. Greiger is unsure at this time.

What is your platform or ideology as a commissioner?

Mr. Greiger said they have to function as a city and rely on each other for the government to function. He represents and listens to his constituents. He knows the value and challenges of local businesses. Conflicts between residents and businesses can often be avoided through better understanding and communication. As a leader, he needs to explain his decisions and seek input.

What do you see is the city's current greatest need?

Funding. Mr. Greiger said there's a budget shortfall for infrastructure and capital improvement projects. Prioritizing these necessary projects has been difficult, as many of them are true needs, not wants.

What do you feel is the number one need for District 4?

Mr. Greiger said hardening the dunes to protect infrastructure, homes, businesses and residents. He described the devastation from last year's storm. He sent videos to County Commissioner Scott of the decay of the dunes long before the storms. Protecting infrastructure, like stormwater, sewers, roads and beaches is a top priority.

Do you believe your personal views align with the views of District 4 when it comes to development and redevelopment, and what are those views?

Mr. Greiger supports redevelopment along the beach and referenced outdated and inefficient buildings. The comp plan talks about green building practices and LEED standards. Redevelopment would also help increase ad valorem tax revenue, addressing current imbalances. He supports protecting quality of life and is opposed to overcrowding and large-scale expansion.

What is a CUP and how does the process work?

Mr. Greiger said that a Conditional Use Permit is not a guaranteed right but a request subject to approval based on specific conditions outlined in the Land Development Code and the Comprehensive Plan. The process involves multiple phases, including technical review and planning, to ensure compliance with community standards such as character districts and environmental considerations. The CUP process requires applicants to make their case

to the commission for approval.

Who is the largest revenue provider to our tax base?

Mr. Greiger stated it's the residents.

Have you read the Comprehensive Plan and what is the relationship with the LDC?

Mr. Greiger has read the comp plan and said the LDC is a rule book that supports the comp plan.

What document has the standards for review on CUPs?

Mr. Greiger said the LDC has those standards.

What are the residents and small business needs in District 4 and are they the same as the other districts?

Mr. Greiger said they have a small downtown area. When they repave Gulf Way, there will be interruptions to the businesses. Those stakeholders need to be brought into the planning of that project to minimize impacts.

Are you aware of Friends of St. Pete Beach and Protect St. Pete Beach, and who they represent?

Mr. Greiger said one is a PAC and one is an advocacy group. Their emails provide information and diverse opinions, which lead to community discussion.

How long have you lived in St. Pete Beach and what made you pick St. Pete Beach?

Mr. Greiger has lived here 25 years. When he lost his parents in Michigan, his reason for staying there diminished. Being an airline pilot, he can live anywhere. He enjoyed his time here in the 1990s and decided to live here.

PUBLIC COMMENT

Nancy Sarubbe, 109 11th Ave, spoke in full support for Bob Schiros.

Rich Lorenzen, 107 22nd Ave, spoke in support of Bob Schiros or Jon Maldonado.

Deb Schechner, 710 Boca Ciega Dr, spoke in support of Mike Greiger.

Commissioner Moholland amended his resignation to be effective immediately. He will miss working for respectful residents of the city and takes honor in serving them. He thanked them for allowing him to represent them. He thanked staff for their assistance. He will miss commission members; they worked hard, even when they didn't agree on everything.

Motion: Vice Mayor Marriott motioned, seconded by Commissioner Robinson and the motion carried 4-0 to accept Commissioner Moholland's resignation effective immediately.

The Commissioners thanked Mr. Moholland for his service, acknowledged the difficulty of his decision to resign, and respected the differences they had.

Mayor Petrila called for a recess at 8:06pm; the meeting resumed at 8:15pm.

Mayor Petrila thanked the three applicants for their willingness to serve. The discussion resulted in a split, with Vice Mayor Marriott and Commissioner Rzewnicki supporting Mr. Schiros and Mayor Petrila and Commissioner Robinson supporting Mr. Greiger. Part of the deliberation focused on whether immediate experience and knowledge of city policies, such as the comprehensive plan and land development code, should outweigh community support and personal involvement. Support for Mr. Greiger cited his familiarity with city processes, long-term civic service on boards, and readiness to step into the role without a learning curve. The seat requires someone who can immediately understand and influence decisions on development, zoning, and infrastructure without delay. Support for Mr. Schiros pointed to his deep ties to the PAG neighborhood, support from residents, and investment in the local community, like his effort to restore a historic local business. Civic involvement comes in many forms and that community presence, accessibility, and willingness to serve were as valuable as technical

knowledge. Mr. Schiros' qualifications were challenged, with questions raised about what actions he had taken to address community issues beyond listening, along with concerns about his lack of formal experience, understanding of city matters, and motivation for applying. The commission was cautioned against repeating past mistakes, where underqualified appointees failed in the role. There was discussion that different types of volunteerism and leadership should be respected, and that willingness to learn, along with strong resident backing, should not be dismissed. Not all current commissioners served on boards before being elected, making board experience an unfair requirement.

Motion: Commissioner Rzewnicki motioned, seconded by Vice Mayor Marriott and the motion failed 2-2 to appoint Bob Schiros as commissioner of District 4. Mayor Petrila and Commissioner Robinson voted no.

Motion: Mayor Petrila motioned, and the motion failed due to lack of a second, to appoint Jon Maldonado as commissioner of District 4.

Motion: Commissioner Robinson motioned, seconded by Mayor Petrila and the motion failed 2-2 to appoint Mike Greiger as commissioner of District 4. Vice Mayor Marriott and Commissioner Rzewnick voted no.

The discussion continued, with points made about Mr. Greiger's availability due to time commitments and potential travel conflicts, his approach to handling city issues bypassing city officials, and his conduct on social media. Other points were made about his qualifications, highlighting his service on the Beach Stewardship and Finance and Budget Committees. They argued he has demonstrated leadership, an understanding of city operations, relationships with local, county, and federal officials, and his proactive approach and long-term residency made him the most capable candidate. Mr. Maldonado was noted for his familiarity with the city's budget and infrastructure needs, as well as his participation with the volunteer program. Mr. Schiros was recognized for his engineering background and understanding of district-specific concerns, such as infrastructure and neighborhood character. It was noted that appointing Mr. Greiger would leave an opening on the Finance and Budget Committee. There was further discussion about remaining a commission of 4 until the special election. City Attorney Brookes said if the commission remains at four members, it may limit the ability to set the millage rate above 110% of the rollback rate, as that would require a unanimous vote of five members and controversial issues could result in tied votes, causing motions to fail.

City Clerk Rose read an email into the record from Laila Baumanis, 412 Hermosita Dr. in support of Mike Greiger.

Motion: Commissioner Robinson motioned, seconded by Mayor Petrila and the motion failed 2-2 to appoint Mike Greiger as commissioner of District 4. Vice Mayor Marriott and Commissioner Rzewnick voted no.

Discussion focused on a summary of the recent appointment history. The discussion showed divisions and frustration over differing views of representation and what makes a candidate qualified.

Motion: Vice Mayor Marriott motioned, seconded by Commissioner Rzewnicki and the motion carried 3-1 to appoint Jon Maldonado as commissioner of District 4. Mayor Petrila voted no.

5. RESOLUTIONS

a. Resolution 2025-17: A Resolution Authorizing a Memorandum of Agreement with FDOT

A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A CITY DESIGNEE TO ENTER INTO THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 7 HIGHWAY LANDSCAPE REIMBURSEMENT AND MAINTENANCE MEMORANDUM OF AGREEMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

Camden Mills, Public Services Director, said this is an agreement between the City and the Florida Department of Transportation (FDOT) for landscaping improvements along Gulf Boulevard, specifically from 75th Street to the Bayway. The project will enhance the existing landscaped medians by replacing ground cover and adding aesthetic features. Currently, the City is responsible for maintaining these medians. In May 2024, the City received a notice of funding opportunity from FDOT and responded in June with an intent to apply for landscape improvements on both Gulf Boulevard and Blind Pass. On March 28, 2025, FDOT awarded funding for the Gulf Boulevard portion only, because of a planned resurfacing project on Blind Pass. FDOT recommended the City reapply for that portion in a future year. On April 4, 2025, the City submitted its intent to accept the Gulf Boulevard award and received the formal agreement package. The total funding will not exceed \$186,340. Under the agreement, the City will contract the work, ensure it meets the requirements, and submit for reimbursement at project completion and inspection.

The discussion clarified that the landscaping project does not include the Bayway up to the toll plaza. It only covers the first landscaped median immediately north of the Bayway intersection. The area beyond that, including the swales and medians through to the toll booth, is the City's responsibility. It was noted that this section has the most extensive landscaping, including many dead palm trees may need to be addressed in a future budget.

Mayor Petrila interjected with concerns of a quorum for next meeting. If the new Commissioner is not sworn in, they won't have a physical quorum. There was discussion that the new Commissioner can be sworn in anytime before the meeting, and it was agreed to bring him back in and swear him in tonight.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Robinson moved, seconded by Commissioner Rzewnicki and the motion carried 4-0 to approve Resolution 2025-17.

City Clerk Rose administered the Oath of Office to Jon Maldonado, District 4 Commissioner.

6. ITEMS FOR DISCUSSION

a. Discussion on post storm ordinance

Vice Mayor Marriott addressed challenges residents are facing with city code enforcement in the aftermath of the storms as they try to rebuild homes. She noted the case of a resident who is exceeding the allowed number of sheds to store belongings while rebuilding. Commissioners acknowledged that while codes exist for a reason and staff shouldn't be expected to make exceptions arbitrarily, there's a need to reconsider parts of the code that aren't practical post-disaster. It was suggested that some ordinances may not reflect the realities of post-storm recovery, such as delays in landscaping or temporary structures like RVs or sheds. There was consensus that creating a specific post-storm recovery ordinance could help staff respond more flexibly without needing to pass emergency rules each time. This would include predefined allowances triggered automatically by storm impact, like permitting RVs on driveways or extended compliance timelines. The discussion also noted concerns with outdated or unnecessarily burdensome procedures that may not serve a clear purpose, like the 20% contractor overage rule. There was agreement that reviewing and cleaning up these outdated practices could help both residents and staff. Manager Robustelli confirmed that a process efficiency study is underway, and she will work with staff on creating a codified post-storm ordinance.

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

City Clerk – City Clerk Rose stated that the qualifying period for the November 4 Special Election is open. Qualifying closes on July 7 at Noon.

Frances Robustelli, City Manager – had no report

City Attorney Brookes – provided updates on legislative changes affecting the city. House Bill 784, signed by the governor, now requires that plats and replats be approved administratively, removing that responsibility from city commissions. Senate Bill 1622 repeals a statute that required cities to sue beachfront property owners to establish customary use of beaches. With that statute now rescinded, the city can return to the previous common law doctrine of customary use. Staff will review the city's prior actions, including a rescinded customary use ordinance tied to a past settlement agreement, and consider whether to include updated language in the beach ordinance currently under review. A summary of other relevant bills and their potential impacts on the city will also be provided in future memos.

Commissioner Rzewnicki – There will be a social cheer event at Lazarillo Park on July 17th at 5:30pm. There will be a Don Cesar Property Owners Corporation general membership meeting on August 14th at 6:30, also at Lazarillo Park.

Commissioner Robinson – She is hosting library hours on July 1, from 5:00-5:45pm.

Vice Mayor Marriott – The Beach Theatre is holding a grand reopening July 18-21. Movie tickets are available now. More people are moving back into their homes every day. She asked neighbors to watch out for each other, as they had issues with unoccupied homes being broken into.

Mayor Petrila – He will attend BIG C tomorrow with City Manager Robustelli. Ms. Robustelli said she wants to see if the BIG C mayors are interested in collaborating on a joint request to the county commissioners and the bed tax oversight board. The request would invoke a provision in the current resolution allowing bed tax funds to be used for beach maintenance, not just capital improvements. The argument can be made that ongoing beach maintenance directly impacts tourism and should be supported by bed tax revenues. St. Pete Beach spends nearly \$1 million annually from ad valorem taxes for public beach maintenance. By uniting the beach cities, they can present a compelling case, since these communities are major contributors to the bed tax revenue, which the county uses to promote local beaches. The discussion also included specific maintenance areas, such as walkovers at Pass-a-Grille, and distinguishes between routine maintenance, which could be funded by bed tax, and capital projects, which are separately budgeted.

Mayor Petrila adjourned the meeting at 9:51p.m.

MINUTES APPROVED: JULY 8, 2025



RENEE ROSE
CITY CLERK



KAREN MARRIOTT
VICE MAYOR