



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

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, July 22, 2025
6:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the July 22, 2025 agenda.

2. Presentations -

a. Follow-up presentation by Calvin Giordano and Associates (CGA) regarding the impact of SB 180 on the Comprehensive Plan and Land Development Code regulations.

Calvin Giordano and Associates (CGA) will provide a follow-up presentation regarding the impact of SB 180 on the Comprehensive Plan and Land Development Code regulations.

b. Proposed Amendments to the Noise Ordinance

Seeking City Commission input on the proposed direction for amending the City's noise ordinance regulations

3. Audience Comments -

Public participation is encouraged. If you wish to address the City Commission, please fill out a speaker's card and provide it to the City Clerk. Once you are called, please come to the podium and state your name and address for the record. Comments shall be limited to 3 minutes and shall be limited to non- public hearing items on the agenda. Public comment on agenda items will be allowed when that item is called. If you plan to make a presentation as part of your public comment, the presentation must be provided to the City Clerk 24- hours in advance of the meeting.

4. Consent -

a. Approval of the July 8, 2025 City Commission Budget Workshop #3 Minutes and the July 8, 2025 City Commission Meeting Minutes

b. Consider Appointments to the Police Pension Board

c. Authorize a work order with Rowland, Inc., for temporary barrier wall and erosion control at Gulf Way from 1st Ave to 9th Ave in the amount of \$84,590.00.

d. Approve the purchase of workstations with The CI Group/Laura Burkhart, in the amount of \$28,547.14 for the Community Development office.

Purchase of workstations with The CI Group/Laura Burkhart, to add necessary seating in the Community Development office.

5. Action Items -

a. Authorize an Agreement with Stantec for a Community Redevelopment Area (CRA) Study and Finding of Necessity (FON) Report in the amount of \$21,720.00.

CRA Overview and Finding of Necessity (FON) contract with Stantec.

6. Ordinances -

a. Final 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.

b. First Reading of Ordinance 2025-15: Emergency Bridge Loan

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AUTHORIZING A LOAN FROM THE STATE OF FLORIDA, DEPARTMENT OF COMMERCE IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$16,000,000 IN ORDER TO FINANCE OR REIMBURSE OPERATING COSTS INCURRED OR TO BE INCURRED BY THE CITY IN CONNECTION WITH HURRICANES HELENE AND MILTON; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT IN CONNECTION WITH SUCH LOAN; AUTHORIZING THE ISSUANCE OF A PROMISSORY NOTE TO EVIDENCE SUCH LOAN; DELEGATING CERTAIN AUTHORITY TO THE MAYOR, THE CITY MANAGER AND OTHER OFFICIALS TO ACCOMPLISH THE FOREGOING; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

7. Items for Discussion -

a. Announcing intent to present a resolution to declare a green reuse (brownfield) area designation for 75 Corey Avenue and 85 Corey Circle

b. City Manager Annual Review

8. City Clerk, City Manager, City Attorney and City Commission Reports -

9. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

PUBLIC COMMENT INSTRUCTIONS FOR THOSE NOT PHYSICALLY PRESENT:

The City has made accommodations for those who cannot be physically present or do not feel comfortable

appearing in person. If a member of the public would like to provide comments for the meetings, they may do so in the following ways:

- Email the City Clerk by 12:00 p.m. on the day of the meeting at cityclerk@stpetebeach.org
- Leave a voicemail message by calling **727.363.9225** by 12:00 p.m. the day of the meeting

In your three (3) minute or less comment, please be sure to include your name and address for the record.

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.



Calvin, Giordano & Associates, Inc.
A **SAFEbuilt** COMPANY

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& Highway Design
Coastal Engineering
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Inspection (CEI)
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Grant Management &
Writing
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Systems (GIS)
Governmental Services
Indoor Air Quality (IAQ)
Landscape Architecture
Planning
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Redevelopment &
Urban Design
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www.cgasolutions.com

MEMORANDUM

TO: Laura Canary, Community Development Director
Gil Martinez, Senior Planner

FROM: Calvin, Giordano & Associates, Inc.
Luis N. Serna, AICP. Planning Director, Tampa Bay

SUBJECT: Update Regarding the Comprehensive Plan Project

DATE: July 2, 2025

On May 13th, 2025, the Commission requested that the Comprehensive Plan update be placed on hold until July, due to the uncertainty regarding SB 180 adopted by the Florida Legislature which restricts communities from adopting comprehensive plan and land development regulation revisions that are more burdensome and restrictive. The Commission voted to defer this item to the July meeting until a final determination was made.

Since the May Commission meeting, SB 180 was signed into law by the Governor and becomes effective July 1, 2025. With the passage of this legislation, we would like to provide an update on our progress to date and discuss potential options for moving forward with this project.

Progress to Date

The contract for this project was finalized in early January of this year and CGA immediately initiated an economic and market analysis of the City. We began coordinating with City staff on an ambitious schedule of one virtual and six in-person community engagement meetings. Much of our time during the initial stages of the project involved meeting coordination and public notifications including flyers, emails, and over 700 direct mailings.

The following are the major milestones on the project to date:

- Community Workshop 1 – March 18, 2025. This workshop was a community wide meeting for the purpose of providing an overview of the Comprehensive Plan update process and identifying the public engagement process.



- Commission Listening Session – March 25, 2025.
- Preliminary Market Data – First Draft Completed February 21, 2025, and Updated Draft Completed April 15, 2025.
- Community Workshop 2 – April 17, 2025. The purpose of this workshop was to focus on the Large Resort (LR) district.
- Community Survey. Completed and a hardcopy was distributed at the April 17, 2025 community meeting. Should the project continue, the survey can also be distributed and provided electronically.

A summary of the analysis completed to date is summarized below.

Engagement Takeaways



At community meetings, stakeholders and the general public engaged in live polls and conversed with team members at several stations, leading to the following takeaways:

- **Housing:** Attendees desired for-sale/ownership housing citywide, particularly
 - Any home type that matched incomes of middle-earning families and year-round residents was desired particularly in Town Center.
- **Businesses:** Small shops and cafes were the most desired business types, discussion regarded targeting Corey Avenue existing commercial and not focusing entirely on attracting new businesses.



- Grocery and other local-serving commerce were desirable in Town Center, or anywhere walkable to neighborhoods.
 - New development, if mixed with commercial, should have businesses that cater to neighbors.
- **Corey Avenue:** Consensus was evident on maintaining and boosting Corey Avenue's "Charm" i.e. keep its smaller scale, local businesses, lush trees and vegetation, and filled with curious shops, artists, and restaurants with outdoor tables.
 - One-story shopfronts should remain on Corey's frontage, while blocks behind may go higher.
 - Input revealed a perception that unless Corey Ave businesses "get something" in the form of assistance, they risk going under and with vacancies growing.
- **Character:**
 - Preference for maintaining small-town feel in Town Center where redevelopment should be at "historic" scale, meaning compact and built up to street frontages, zero side setbacks.
 - Very low preference for mid- or high-rise "boxy" contemporary building designs.
 - High preference for historic commercial architecture, i.e. colonnades, storefronts, picture windows, balconies.
 - High preference for lush and heavily landscaped storefronts/streetscapes.
 - High preference for "classic" look of Florida commercial buildings with Caribbean influence or old-world rooflines.
 - Beachfront resorts were preferred to appear historic in character.



VISION OF DEVELOPMENT: COMMERCIAL
ST PETE BEACH COMMUNITY PLANNING WORKSHOP #1

Place a:
● Green sticker on an image you like or think is good for the community.
● Red sticker on an image you dislike.
● Blue sticker for projects you think are well designed

St. Pete Beach

VISION OF DEVELOPMENT: RESORT
ST PETE BEACH COMMUNITY PLANNING WORKSHOP #1

Place a:
● Green sticker on an image you like or think is good for the community.
● Red sticker on an image you dislike.
● Blue sticker for projects you think are well designed

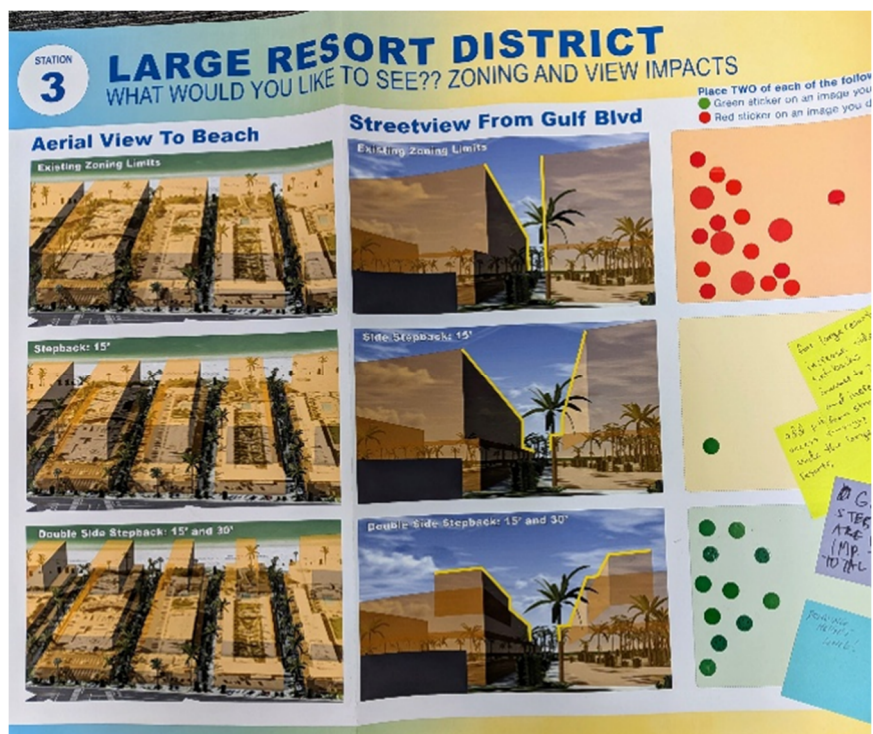
St. Pete Beach



- **Community Issues:**

- Water and sewer infrastructure and the city's ability to handle new development was the greatest perceived threat.
- Traffic and congestion continue to be a strong threat; when discussed, responders meant congestion across all mobility types including sidewalks, Gulf Blvd crossings, and conflicts between cyclists, or visitors.
- Maintaining water and beach views, sunsets were also perceived as a threat from incoming resort development.
- Rising costs of living and housing threatens loss of old "way of life" as people and families leave due to unaffordability.
- Locals should have benefits for resort development, including beach access where resorts should maintain their agreements to preserve access corridors from Gulf Blvd to the sand, and local deals for resort restaurants.
- Higher quality intent for redevelopment, e.g. shift from noisy bars to family restaurants.





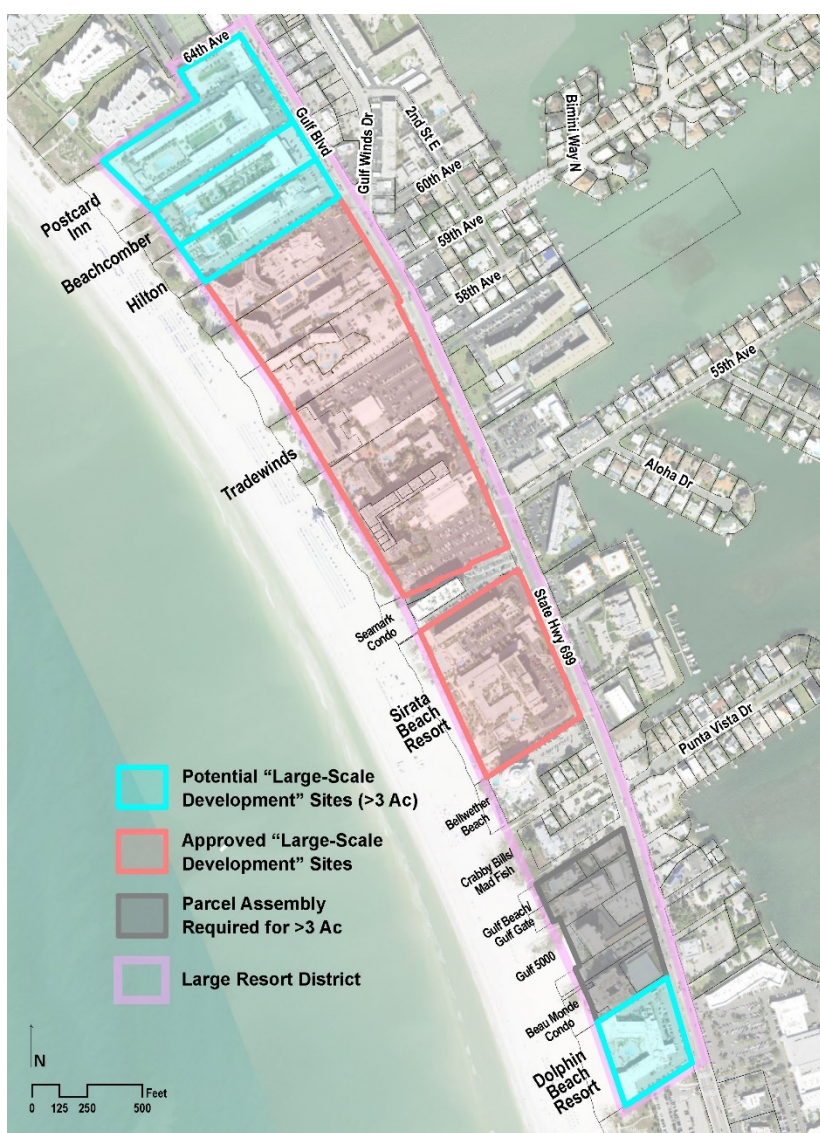
Economic Analysis: A market analysis and economic snapshot helped stage engagement questions and brought up issues and opportunities regarding development location, pace, scale and product types.

- Employment remains strong, SPB will continue to be a job center with high needs for transit and workforce housing units.
- City's income and age fuel strong spending on housing, goods, and services.
- St Pete Beach's hotel inventory exceeds that of similarly sized neighboring cities, with a continued slow pace of large hotel development.
- Pent-up hotel demand will continue to intensify and encourage supply.
- St Pete Beach hotels are more affordable than neighboring cities.
- For-sale (condominium) is a natural fit given geographic advantage, and shows strong demand.
- No recent construction of housing units, particularly multifamily rental in city, although central St Petersburg saw significant growth.

Overall Takeaways from Information Gathering



1. Any redevelopment should accommodate residents i.e. improve beach access, add local amenities, maintain local “friendliness”.
2. Mixed use redevelopment in Town Center could be favorable if featured historic design elements, if proposals are not over-scaled, and if mixed use projects bring in local-serving amenities such as restaurants.
3. Few redevelopment sites remain in LR District that may accommodate significant Major Developments based on parcel size, ownership, and recent approvals:



4. Comprehensive Plan FLUM is steadily managing the pace of TLU unit growth in LR District.



5. Short-term hotel demand could be accommodated in just a few projects, although demand should intensify.
6. Parking and resident beach access in LR District remains an issue with growing need to implement Comp Plan policies into LDC.
7. Side setbacks are most important to maintaining viewsheds and access in LR District and may be possible with a maximum height increase.
8. Some locals fear a loss of character and ease of lifestyle to congestion and resort overdevelopment, however current policies and codes will mostly prevent this, unless changed.
9. A strong consensus on density was not evident in community input, rather appropriate scale relative to surroundings and historic or traditional design were preferred.
10. Most locals are not opposed to resort expansions or development elsewhere, as long as infrastructure and road congestion impacts are mitigated, and the proposed designs are high quality.

Options for Moving Forward

With the restrictions imposed on the City from SB 180 signed into law, we would like to discuss potential options for moving forward with the project. Each option below present advantages and disadvantages that we would like to discuss further with the Commission.

1. Continue the project with the existing scope of work.

- Large Resort (LR) and Town Center Districts (TC-1 and TC-2).
- Recommend regulations which:
 - Can be adopted immediately; and
 - Could be adopted after October 1, 2027.

2. Continue the project with focusing on Town Center.

- Analyze hotel versus residential and mixed-use developments.
- Provide incentives to promote development.
- Recommend regulations which can be adopted immediately or could be adopted October 1, 2027.
- Public Engagement.
 - One-on-one meetings with Mayor and Commissioners.
 - Targeted meetings on Town Center district only.



- Two meetings – one with business/property owners and one with whole community.

3. Discontinue the project with deliverables to date.

We are looking forward to discussing these options with the City. Please feel free to contact us if you have any questions or need anything further.

City Commission Presentation

City of St. Pete Beach

Project Update

July 22, 2025



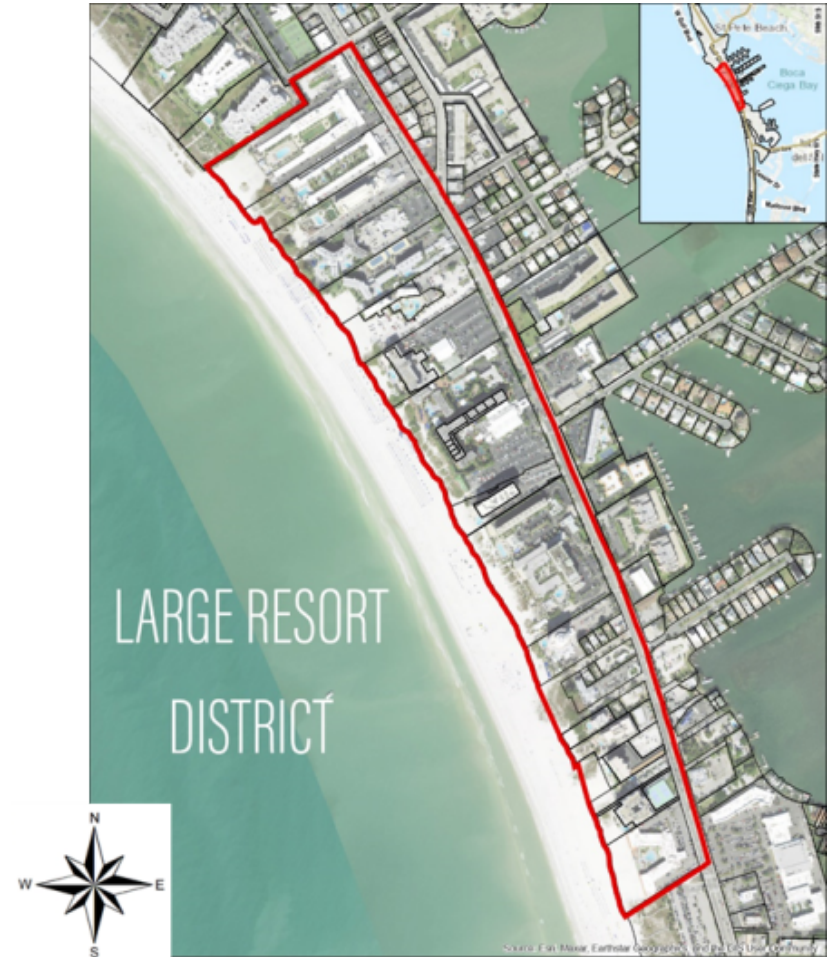
Jim Hickey, AICP

Luis N. Serna, AICP, LEED AP BD+C

PROJECT UPDATE

CGA held two public hearings regarding Large Resort District

- Memorandum detailing the input received and potential recommendations for changes to the City Code
- No additional work was completed since the May Commission meeting



STATUS OF PROJECT

At May 13, 2025 City Commission meeting

- CGA update on the project and potential constraints on recommendations
 - Senate Bill 180.
 - Bert J. Harris Act
- Commission directed staff to put project on hold and provide an update at July meeting

SB 180 – Restrictive or More Burdensome Regulations

- SB 180 becomes law on July 1 if:
 - The Governor signs the bill
 - or does not veto the bill
- If approved, legislation is in effect August 1, 2024 to October 1, 2027

ENROLLED
2025 Legislature CS for CS for SB 180, 2nd Engrossed

2025180er

1 An act relating to emergencies; amending s. 83.63,
2 F.S.; requiring certain tenants to be given specified
3 opportunities or notice; creating s. 163.31795, F.S.;
4 defining the terms "cumulative substantial improvement
5 period" and "local government"; prohibiting certain
6 local governments from adopting ordinances for
7 substantial improvements or repairs to a structure
8 which include cumulative substantial improvement
9 periods; amending s. 163.31801, F.S.; prohibiting
10 certain entities from assessing impact fees for
11 specified replacement structures; providing an
12 exception; providing construction; amending s.
13 193.155, F.S.; revising the square footage limitations
14 for certain changes, additions, and improvements to
15 damaged property; amending s. 215.559, F.S.; removing
16 a reference to a certain report; revising public
17 hurricane shelter funding prioritization requirements
18 for the Division of Emergency Management; amending s.
19 250.375, F.S.; authorizing certain servicemembers to
20 provide medical care in specified circumstances;
21 amending s. 252.35, F.S.; revising requirements for
22 the state comprehensive emergency management plan;
23 requiring such plan to include an update on the status
24 of certain emergency management capabilities;
25 requiring the division to collaborate with the
26



POTENTIAL OPTIONS TO CONSIDER :

1. Continue the project with the existing scope of work.

- Large Resort (LR) and Town Center Districts (TC-1 and TC-2)
- Recommend regulations which:
 - can be adopted immediately; and
 - could be adopted after October 1, 2027



POTENTIAL OPTIONS TO CONSIDER :

2. Continue the project with focusing on Town Center.

- Analyze hotel versus residential and mixed-use developments
- Provide incentives to promote development
- Recommend regulations which:
 - can be adopted immediately or could be adopted October 1, 2027.
- Public Engagement
 - One-on-one meetings with Mayor and Commissioners
 - Targeted meetings on Town Center district only
 - 2 meetings – one with business/property owners and one with whole community

3. Discontinue the project with deliverables to date.





Thank
you

QUESTIONS?

Jim Hickey, AICP

JHickey@cgasolutions.com

Luis Serna, AICP

LSerna@cgasolutions.com

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

Agenda Report

Agenda Title Name: Proposed Amendments to the Noise Ordinance

Action Request: None

Strategic Objective: Community Prosperity

Date: July 22, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Frances Robustelli, City Manager

Summary of Issue: Staff periodically receives noise complaints that, while significantly higher than the background reading without the source present, are not found to violate the City's noise ordinance of 65 dBA at receiving property during the day and 55 dBA at night. As the City Commission has directed Staff to generate a solution, Staff is proposing a maximum difference of five dB between source-present and source-absent readings from 7 PM to 7 AM to set a reasonable limit for noise disturbance relative to the existing background noise at residences and businesses. If accepted as such, this proposal would exempt special events, approved CUPs subject to often-stricter criteria provided they remain in compliance with the conditions of approval, and other emergency and government-related situations as viable.

Staff is also proposing to standardize the requirements for any outdoor music use subject to the CUP process, as the same conditions are frequently applied. This would include the use of a sound governor, requirements for filing of management contact information with the Code Enforcement Department, and other common conditions of approval.

If accepted by the City Commission, this item will be brought back for first reading with these proposals included.

Funding: N/A

Attachments:

1. Noise Ordinance Presentation - July 22 2025

Noise Ordinance Discussion

June 14, 2025



Challenges

The City has explored two options for revising its noise ordinance:

1) **Lower decibel standards**

- Challenges: Addressing existing uses, and many areas of the City already have high ambient (background) decibel levels.

2) **“Plainly audible” standard**

- Challenge: Defining distance, exemptions (if applicable), and timeframes.

The City does not have a sound engineer on staff and Staff recommends adopting a clearly-enforceable ordinance that uses commonly-accepted technology and techniques (e.g. decibel readers).

Issues

- The City frequently receives noise complaints based on relative (receiving) rather than absolute (total decibel) concerns.
 - Residents feel their peace is being disturbed even if the source of noise does not exceed existing decibel limitations.
 - In some areas (commercial/mixed-use) the background decibel level may already be near the 65 or 55 dBA limit depending on time of day, making setting a lower absolute standard unenforceable with current equipment.
- Some cities set relative in addition to absolute decibel standards.
 - Prohibits single sound sources from exceeding a specified dBA and/or dBC difference compared with the background noise.
 - Can help preserve the peace during reasonable hours.

Naples, FL Example

Sec. 22-37

[In addition to dBA limitations of 55-60] **“In no case will the noise level on the premises of any other occupied property** measured at a point on the nearest adjacent property line closest to the noise source, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, **exceed the ambient noise level by more than five decibels.**

Direction

Staff is seeking direction on next steps and proposing the following:

- Limit source-present and ambient difference in decibels to not exceed five dB from 7 PM to 7 AM.
 - This is in addition to the existing dBA limitations.
 - Intended to provide a wind-down for residential receiving properties and address core issue as Staff understands it.
 - Exempts those approved uses subject to different (often stricter) CUP criteria, Commission-approved special events, etc.
- Standardizing requirements for outdoor music uses.
 - City Commission routinely applies the same conditions (e.g. governor requirement).
 - Would make routinely-applied conditions standard for any outdoor music CUP.
 - Does not guarantee conditional use permit issuance, or change the process. Only standardizes the technical requirements.

Request: City Commission acceptance or modification of Staff proposal.

DRAFT City Commission Budget Workshop #3

July 8, 2025

4:30 p.m.

ELECTED OFFICIALS PRESENT:

Adrian Petrila, Mayor (attending remotely)
Karen Marriott, Vice Mayor, Commissioner, District 1
Lisa Robinson, Commissioner, District 2
Jon Maldonado, Commissioner, District 4

Betty Rzewnicki, Commissioner, District 3 was absent.

STAFF PRESENT:

Frances Robustelli, City Manager	Devon Schmidt, Finance Director
Ralf Brookes, City Attorney	Camden Mills, Public Services Director
Renee Rose, City Clerk	Candyce Galloway, Chief Technology & Innovation Officer
Marc Portugal, Communications Manager	Mandy Edmunds, Interim Recreation Director
Jim Kilpatrick, Fire Chief	Cathleen Bowley, Interim Library Director
Laura Canary, Community Development Director	Adam Poirrier, Asst. City Manager

Vice Mayor Marriott called the meeting to order at 4:32 p.m.

1. BUDGET WORKSHOP #3: PRELIMINARY BUDGET BOOK REVIEW

Devon Schmidt, Finance Director, said this meeting will focus on the 2026 proposed budget, with an emphasis on operating, personnel and revenues rather than capital projects, which were covered in previous workshops. This presentation addressed feedback from the Finance & Budget Review Committee (FBRC) and recent Commission requests. The budget process began in April, with department reviews and multiple revisions based on input. Each department worked closely with the city manager and finance team to review every budget item. After today's Workshop #3, staff will incorporate any new feedback and present updates at Workshop #4. Key concerns included improving financial oversight and budget accuracy. Departments were told not to overestimate needs, with a new 96% budget accuracy target. Revenue topics included whether to charge residents for parking and whether to pass credit card fees to users, both are under review as part of an ongoing fee study. Recreation revenue projections were adjusted slightly due to current facility conditions, and efforts are underway to restore gym services. A breakdown of the city's ad valorem tax base (residential vs. commercial, homestead vs. non-homestead) will be shared at the next workshop. Additional items discussed included potential internship programs, electricity procurement limits due to Duke Energy's monopoly, and investigating new revenue from fines, unregistered vehicles, and beach weddings. A proposal to increase Commissioner pay will be reviewed with comparative data. Suggestions were also made to increase parking fees, enhance code enforcement, and possibly revive beautification grants.

Ms. Schmidt continued with a high-level financial overview of the City's 2026 proposed budget. The general fund is the city's largest revenue source, followed by the wastewater, capital, and parking funds. Wastewater and capital funds appear larger due to transfers from the general fund. Expenditures closely mirror revenue distribution, with the general fund making up 40%, capital projects 25%, and wastewater around 18%. The budget separates funds into two main categories: governmental funds (which include general, building, resiliency, multimodal, capital, and fleet) and enterprise funds (wastewater, reclaimed water, stormwater, and the newly created parking fund). The operating and capital analysis shows where revenues originate, where funds are allocated, and highlights the role of general fund transfers in supporting enterprise funds.

Ms. Schmidt provided a detailed look into the city's governmental funds, starting with the general fund. A key best practice discussed was maintaining a two to three-month reserve for emergencies. For Helene and Milton, it was around \$9 million. A formal policy for fund balance reserves will be developed for future commission approval. Revenues in the general fund are primarily driven by taxes (about 50%), with additional contributions

from intergovernmental transfers, permits, fees, recreation services, and a significant transfer from the new parking fund. A placeholder labeled "miscellaneous revenue" currently includes the \$3.2 million parking fund transfer, which helps cover streets, beaches, parks, and public safety contracts. Ad valorem tax revenue is projected at \$15.1 million after applying the common 4% early payment discount, as roughly 70% of taxpayers pay in November. The budget also accounts for approximately 91 vacant properties that may not contribute to this revenue. Other significant revenue sources include FEMA reimbursements for hurricane-related costs, anticipated insurance proceeds (\$2.6 million), and county EMS reimbursements, which cover about half of the city's EMS and fire services. Administrative fees are also transferred from enterprise funds to cover shared internal services like HR, finance, and legal. Expenditure assumptions include a 2.6% cost-of-living adjustment based on the May CPI, with benefit costs remaining flat due to low recent claims. The city plans to switch to a per-employee-per-month budgeting model for benefits to improve accuracy. Workers' compensation and property casualty insurance are projected to rise by 27%, a worst-case estimate under review. Best practices are also guiding operational changes. Fleet, facilities, and IT budgets will now be managed by their respective departments, shifting to a model that emphasizes preventive maintenance, lifecycle planning, and centralized expertise. In the general fund expenditure breakdown, the largest portion goes to fire and EMS, followed by transfers to enterprise funds, public services, and the law enforcement contract. Personnel services, including wages and benefits, represent the largest expenditure category, followed by operating expenses and transfers out.

Ms. Schmidt continued with a department-level breakdown of the proposed 2026 budget, highlighting significant changes or variances. Most departments, including the City Commission, Clerk, City Manager, City Attorney, and Planning, had minimal changes. The City Manager's office included funding for two flexible internship positions to support various departments. A minor reclassification was requested in the Clerk's office, changing an administrative assistant to an executive assistant. Community Development had few changes, though one code enforcement clerk position will be moved to the Building Fund. Departments now also show associated revenues to help evaluate cost recovery. Innovation and IT show a budget increase due to centralized management of citywide technology services and a request for an additional business systems analyst. Human Resources and Finance remained mostly flat, except for converting a part-time finance technician to full-time due to workload. The Fire Department's budget remained steady, with a significant portion reimbursed by Pinellas County. The rising cost of workers' comp, especially in high-risk departments like fire and EMS, was noted due to a projected 27% increase. Public Services was reorganized earlier in 2025, creating efficiencies across streets, parks, and beach maintenance. As a result, the department's overall costs decreased. Facilities Management saw an increase in repair and maintenance costs, reflecting a shift to subject-matter experts managing these functions. Beach maintenance may benefit from county bed tax support, and a dedicated code enforcement officer for the beach is now included in the budget. The Library Department remained mostly unchanged and continues to generate some revenue through a county co-op and donations. Recreation and Aquatics are under review as part of a citywide fee study. Personnel costs in this area decreased slightly due to internal restructuring, but cost recovery opportunities were noted, particularly for programs like summer camp and aquatics. Non-departmental expenditures include general fund revenues not tied to a specific department and significant transfers to enterprise funds and capital improvement projects (CIP). These also cover debt service obligations, particularly for the police pension. The Building Fund's revenue projections were adjusted based on historical data and post-storm permit activity. Two new positions were requested: a permit coordinator and an inspector intern. The city may revisit these projections mid-year based on actual activity.

Ms. Schmidt moved on to specialized funds. The Resiliency Fund is intended to receive 50% of any increase in ad valorem tax revenue to support resilience projects. Since no increase is projected for 2026, no revenue will be transferred to this fund. The Multimodal Fund reflects anticipated transportation impact fees related to development projects like Tradewinds and Sirata, totaling around \$1.6 million. This estimate is tentative and depends on the adoption of a county MOU, which the city has not yet approved. The numbers are expected to

change and may be phased over time. The Capital Fund includes revenue projections from county sales tax (Penny for Pinellas), FEMA reimbursements, grants, and a general fund transfer that includes expected insurance recoveries. A more detailed breakdown of capital projects is included later in the budget book. The fund overview also categorizes capital spending by project type. The Fleet Fund has been restructured to align with a vehicle replacement and maintenance schedule. Contributions come from the general fund and other enterprise funds. The new approach ensures more accurate budgeting for future replacements and maintenance, shifting away from previous practices. The Wastewater Fund relies heavily on a \$5.2 million transfer from the general fund to stay balanced. While service charges have slightly increased, the ending fund balance is tight, and staff will continue monitoring revenues and expenses closely. The Reclaimed Water Fund shows a slight revenue decline and remains financially unsustainable without a \$400,000 general fund transfer. The upcoming fee study may lead to midyear adjustments. The Stormwater Fund also receives a general fund transfer and includes funding projections for the Don Cesar redundancy project. A grant is being pursued to offset some of these costs. The newly created Parking Fund has no prior year data but has been steadily recovering since March. The most significant expenditure is a \$3.2 million transfer back to the general fund, with additional expenses for staffing. Revenues are being tracked monthly to assess full recovery post-2024.

Ms. Schmidt continued, stating that the city's proposed FY 2026 budget includes 160.68 funded positions, with department-level comparisons provided against the 2025 budget. In the Capital Improvement Program (CIP), several key updates were made based on feedback from the Finance Budget Review Committee and Commission:

- Fire Station 22 remains a top priority for 2026.
- Gulf Winds Drive was deferred to 2027.
- Boca Ciega Drive was reduced in scope (removing sidewalks) and re-costed from \$5.4M to reflect a revised bid. The city will seek an extension on a \$1.5M FDOT grant.
- Merry Pier Bait Shack demolition was paused.
- Generator project is being reassessed for a more cost-effective solution.
- Fee study is underway, including reviews of building rental revenue.
- Dune walkovers were reprioritized from #2 to #1.
- Hurricane seawall project description was updated to reflect potential grant sources.
- Phase 3 undergrounding was downgraded in priority and delayed to 2027.
- Lateral service pipe replacement and Don Cesar stormwater project were elevated to priority #1, with phased approaches planned.
- Security system upgrades and elevator rehab are being phased due to supply chain delays.
- Pass-a-Grille Way seawall is moving forward with design/permitting in FY 2026 and construction in 2027.
- Shoreline protection now includes both deferred and planned improvements, guided by asset management planning.
- The Don Cesar and Boca Ciega resiliency projects are budgeted at \$800K for design, with \$600K in expected grant funding.

All updates are reflected in the CIP summary and multi-year plans, incorporating both financial and scheduling changes.

The next step is a detailed analysis of ad valorem taxes, focusing on homestead vs. non-homestead and residential vs. commercial properties. Updates from the commission and Finance Budget Review Committee will be incorporated. At the August meeting, the tentative budget will reflect reappropriations for unfinished 2025 projects to ensure an accurate 2026 budget.

Commission discussion focused on budget priorities and clarification of specific items within the proposed financial plan. It was asked whether the resiliency fund, which was originally created for resiliency projects and has only funded one to date, could be redirected toward capital improvement needs. Ms. Schmidt confirmed it

could be considered but emphasized the importance of adhering to the fund's original purpose as outlined in the comprehensive plan. There were concerns about the pace of stormwater system cleanouts, with only about 25% of the city addressed nine months after a major storm. At the current rate, it would take more than two years to complete the work, potentially leaving the city vulnerable through multiple storm seasons. It was requested that staff explore options to accelerate the process, such as hiring outside vendors or investing in new equipment. Ms. Schmidt was asked to provide greater transparency around items labeled as legal requirements in the budget, with a suggestion to show the legal basis or statute for those designations to address resident concerns and ensure funds are used effectively. There was discussion about a line item in the recreation fund labeled "instructor fees." Ms. Schmidt clarified that this revenue comes from resident payments for instructor-led programs, like fitness classes, and is currently being reviewed as part of the city's fee study. There was a question about a \$210,000 administrative fee in the building fund. Ms. Schmidt explained that this covers shared services like HR, IT, finance, and legal support that the building department relies on. It includes a planned 3% increase and will be further refined in the 2026 budget to more accurately reflect departmental support costs.

5. Adjournment

The meeting was adjourned at 5:24pm.

MINUTES APPROVED: JULY 22, 2025

RENEE ROSE
CITY CLERK

ADRIAN PETRILA
MAYOR

DRAFT City Commission Meeting

July 8, 2025

6:00 p.m.

ELECTED OFFICIALS PRESENT:

Adrian Petrilă, Mayor (attending remotely)
Karen Marriott, Vice Mayor, Commissioner, District 1
Lisa Robinson, Commissioner, District 2
Jon Maldonado, Commissioner, District 4

Betty Rzewnicki, Commissioner, District 3 was absent.

STAFF PRESENT:

Ralf Brookes, City Attorney	Laura Canary, Community Development Director
Frances Robustelli, City Manager	Jim Kilpatrick, Fire Chief
Renee Rose, City Clerk	Devon Schmidt, Finance Director
Brandon Berry, Senior Planner	Camden Mills, Public Services Director

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

Vice Mayor Marriott welcomed new Commissioner for District 4, Jon Maldonado.

1. APPROVAL OF THE AGENDA

Commissioner Robinson requested to add a discussion about Ordinance 2024-19 regarding the look-back period.

Motion: **Commissioner Maldonado moved, Commissioner Robinson seconded, and the motion carried 4-0 to approve the July 8, 2025 City Commission Agenda as amended.**

2. PRESENTATIONS

a. Hurricane Recovery and Preparedness Efforts

Laura Canary, Community Development Director, provided an update on hurricane recovery efforts and preparedness planning, beginning with an overview of permit processing, noting that as of June 22, 4,720 applications had been submitted, averaging 299 per day. The presentation is made part of the meeting record. Her team recently met their goal of issuing 60 permits daily, and inspections are averaging just over 100 per day. She shared current permit statistics, including issued, in review, and closed applications. She then shifted to resources and communication efforts. Ongoing changes to policies and procedures have created the need for consistent, clear communication. Staff are working with the communications manager to overhaul how information is presented to the public, ensuring it is accurate and up to date. Community members were encouraged to continue reporting outdated or confusing information. She focused on the labor rate sheet originally provided as a guide for estimating construction costs. This sheet was causing confusion because it listed labor wages rather than what consumers typically pay for services. Due to the misunderstanding, the sheet was temporarily removed and is being revised with a disclaimer for clarity.

There was an in-depth discussion on the confusion surrounding the use of a labor rate sheet intended to help estimate project costs for FEMA-related applications. Commissioner Robinson read from the FEMA SID Desk Reference, noting that FEMA instructs applicants to estimate the value of owner or volunteer labor using applicable minimum wage scales based on the skill and type of work and asked how this directive differs from simply using a labor rate list. Ms. Canary clarified that the problem wasn't necessarily with the wage ranges listed on the sheet but rather how those numbers were being interpreted and used. Many applicants were using just the hourly labor rate to estimate total costs, without including other factors like overhead, prep work, or additional phases of the job. Although FEMA guidelines don't require overhead and profit calculations for owner-builders, unlike contractors, staff still found that many estimates using the labor sheet didn't fully represent the total scope of work. This was evident when applicants submitted labor costs without materials or left out tasks like demolition, even though those were listed separately in the FEMA packets. It was noted that the labor rate sheet may have unintentionally caused confusion by presenting data without sufficient explanation. Because of that,

the sheet was pulled, but staff plans to reissue it with a clear disclaimer emphasizing that it's meant to guide labor estimates only, not total project cost, and that other line items still need to be calculated separately.

Ms. Canary continued, sharing that staff is developing a list of typical inspections to help owner-builders better understand what to expect during their projects, as some inspections have caught people off guard. They're also creating two comprehensive packets, one for demolitions and one for home elevations, that will consolidate all necessary documentation in one place to reduce confusion. These efforts are based on feedback from inspectors, volunteers, community members, and internal team experiences. Staff are also working with the business analyst to evaluate and improve internal workflows, particularly how permits are received, processed, and assigned. They're also focusing on leveraging technology, including tools like Forerunner, to increase efficiency and enhance overall operations.

Ms. Canary moved on to demolition statistics. As of June 22, there have been 121 demolition permit applications, with 63 issued and 12 completed, meaning 12 structures have been fully demolished. When excluding a few outliers, the average time to process a demolition permit is about 38 days. While this is slightly above the target of under 30 days, she explained that demolitions take longer due to required pre-inspections, which add time to the process. These pre-inspections are specific to certain permit types, including demolitions, turbidity screenings, and pool site preparations. Another factor affecting the timeline is how iWorQ calculates processing time. The system starts the clock when an application is first submitted, even if it's incomplete. Since applicants were encouraged early on to submit permits before all documents were ready, the system reflects a longer processing duration than what the team experiences in practice. This makes it appear that permits take longer than they actually do once all documentation is in and the review can begin.

There was discussion about demolition permits. It was asked whether the required pre-demolition site inspections are scheduled as promptly as other inspections, specifically if they're typically done the next day, but it wasn't confirmed. There was also a conversation about whether there are internal goals to speed up the demolition permit process, potentially to 14 or 20 days. While reducing processing time is a priority, Ms. Canary emphasized that a major issue has been the back-and-forth communication due to incomplete submissions. To address this, staff are exploring process changes with the business analyst, including assigning a single reviewer to each permit from start to finish. This would improve communication, create ownership, and lead to greater efficiency, even if the process might take slightly longer at first. Staff had previously set a benchmark of issuing 60 permits a day and have met that, the current focus is shifting. They're seeing more active construction and elevation projects and want to better assess how many elevation applications will actually move forward. Once that's clearer, they will establish more specific benchmarks and timelines for completing those types of permits.

Ms. Canary continued with training. Staff across departments are continuing to complete NIMS and ICS training individually, and damage assessment training was conducted in coordination with Pinellas County. The county will now also be using Forerunner, which will streamline data sharing and make it easier to consolidate information in one platform. A tabletop emergency exercise held on June 16 with department directors and EOC personnel proved valuable, especially for newer staff, by clarifying assignments, discussing individual and citywide emergency plans, and promoting better coordination. The building official recently attended the Florida Floodplain Managers Conference and brought back useful insights. Many communities are finalizing their Substantial Damage Administrative Procedures (SDAP) for the first time, and Forerunner is emerging as a preferred tool for managing damage assessments. Its adoption across jurisdictions is expected to support more consistent, data-driven decision-making. Staff have completed a draft of the city's SDAP, which outlines standard operating procedures for damage assessment, defines roles and responsibilities, and establishes a core assessment team made up of five two-person crews, mainly from Community Development. The plan also defines key terms such as "fair market cost" and "fair market value," and integrates the Forerunner system to centralize data and improve overall efficiency in the damage assessment process.

Further discussion centered around clarifying definitions and improving tools and resources for damage assessments. It was asked whose definitions were being used for key terms like "fair market value"—FEMA's, the county's, or another source—since these can vary and impact assessments. Ms. Canary explained that they are using the formula employed by the Pinellas County Property Appraiser: 85% of the just value of the structure alone. Since the Substantial Damage Administrative Procedures (SDAP) is still in draft form, there is flexibility to revise it based on feedback. There were also questions about Forerunner's capabilities, specifically whether it can generate an ACV like the previous SDE estimator used by Tidal Basin. Ms. Canary confirmed that Forerunner does calculate values based on damage and can be used as one of several assessment tools. A concern was raised that many people previously paid for independent ACVs when a similar value could have been produced through the estimator, so there's hope that Forerunner will be more effectively utilized going forward as a reliable metric. The idea of forming a volunteer group to assist with damage assessments in high-volume situations was proposed. The main concern noted was liability, particularly if volunteers were to enter private property. The concept could be explored further, with legal counsel and if liability waivers were put in place.

Camden Mills, Public Services Director, shared a comprehensive update on the efforts of the operations team in preparation for the storm season. Efforts include restoring and maintaining the city's wastewater system, with all damaged lift station pumps now repaired or replaced and both pumps operational at all 21 stations. Long-term system improvements are also being planned. The stormwater system is undergoing pipe inspections, cleanings, and maintenance of outfalls, manholes, check valves, and baffle structures. A citywide inspection and televising project is planned for fiscal year 2026. Out of 35 tidal check valves, 19 have been inspected and cleaned, with several identified for replacement. All 30 baffle structures have also been cleaned. Maintenance is ongoing at the city's nine stormwater ponds, which are inspected monthly to ensure they are functioning properly. The city's parks and facilities are undergoing vegetation trimming to prevent storm debris hazards. Street sweeping continues citywide on a monthly basis to reduce debris in stormwater systems. The city is closing out its state permit for the Egan Park staging site for debris management. Soil testing results have been approved, and the city will solicit bids for topsoil removal, irrigation repair, and sod replacement. Approval has also been obtained to use Hurley Park in Pass-a-Grille as a future debris staging area, with the possibility of exploring county-owned land for additional capacity. He reminded residents that free, self-service sandbag filling is available at Egan Park, and they can contact public services if supplies are low.

Commissioner Robinson thanked Mr. Mills and his staff for responding quickly to a stormwater issue on a Sunday. Further discussion included the scale of the city's stormwater infrastructure, which includes about 18 miles of underground pipe. So far, only 10–20% of that system has been cleaned, focusing primarily on outfalls. There were concerns about the slow pace of maintenance, with storm season approaching, and there is a need for a formal maintenance plan and potential funding options to accelerate pipe cleaning and prevent future flooding issues.

3. PUBLIC COMMENT

Deb Schechner, 710 Boca Ciega Isle Dr., raised concern that the city has approved major developments without required concurrency reviews to ensure infrastructure can support them and urged the city to follow its own code and comprehensive plan going forward.

4. CONSENT

- a. Approval of the June 17, 2025 and the June 18, 2025 City Commission Strategic Planning Workshop Minutes and the June 24, 2025 City Commission Meeting Minutes
- b. Authorize a Contract Amendment with Robert Half
- c. ~~Approve a Purchase Order Amendment with Joe Payne, Inc. in the amount of \$350,000 for Building and Permitting Services~~

Commissioner Robinson requested to remove item c from the Consent Agenda for discussion.

Motion: Commissioner Robinson moved, Commissioner Maldonado seconded, and the motion carried 4-0 to approve the July 8, 2025, City Commission Consent Agenda as amended.

- c. Approve a Purchase Order Amendment with Joe Payne, Inc. in the amount of \$350,000 for Building and Permitting Services

Commissioner Robinson questioned the cost of a large piggyback contract and asked whether the city is paying \$350,000 or \$600,000 per year, as the different figures were mentioned in previous documents. City Manager Robustelli said the contract took effect in August 2022 and they don't pay an annual fee; it's on a per hour fee. Hourly rates vary based on role/title. Ms. Canary said the rates are still based on a 2021-2022 schedule. There was concern raised about the cost, as the city is paying nearly three times what it would cost to hire staff directly. The increased use of contracted services began before recent storms, but demand spiked during recovery efforts, prompting a \$600,000 funding request in December. The city has issued an RFP for community development personnel services and is hopeful to make a selection soon. The goal is to reduce dependence on contracted help by hiring a building official and deputy building official as full-time city employees. In the future, contracted services will only be used for additional needs during peak times. It was suggested to consider hiring a headhunter, as the long-term savings could justify the investment.

Motion: Commissioner Maldonado moved, Vice Mayor Marriott seconded, and the motion carried 4-0 to approve Consent Item c: approve a Purchase Order Amendment with Joe Payne, Inc. in the amount of \$350,000 for Building and Permitting Services.

5. ACTION ITEMS

a. Resolution 2025-18: Pause in Enforcement of Modular Public Safety Building Setbacks

A RESOLUTION OF THE CITY OF ST. PETE BEACH FINDING INTENT; PROVIDING FOR A PAUSE IN THE ENFORCEMENT OF SETBACK REQUIREMENTS FOR TEMPORARY MODULAR PUBLIC SAFETY BUILDINGS IN ZONING DISTRICTS THAT AUTHORIZE PUBLIC SERVICE USES; PROVIDING FOR SEVERABILITY, SCRIVENER'S ERRORS, CONSTRUCTION AND AN EFFECTIVE DATE AND EXPIRATION DATE.

Brandon Berry, Senior Planner, said this addresses the installation of a modular building on the Suntan Art Center property, just south of the Don Cesar. This is an immediate public safety need. Due to existing site conditions, the building cannot currently meet the required setbacks. The request is to temporarily waive these setback requirements until Fire Station 22 is rebuilt. This waiver would allow flexibility for replacing the modular building or adding other necessary structures in the future. The resolution grants the city manager the authority to issue these waivers as needed.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Robinson moved, seconded by Vice Mayor Marriott and the motion carried 4-0 to approve Resolution 2025-18.

6. ORDINANCES

a. Final 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 changes from first reading based on Commissioner comments. The presentation is made part of the meeting record. The ordinance had been properly advertised and no public comments had been received. Changes included lowering the height and square footage of signage to reflect the highest allowed within newly adjusted zoning groupings. Originally, there were four zoning groups; now there are five, as the Resort Facilities Medium district was separated due to its higher signage standards. In commercial and Gulf Blvd resort areas, sign allowances remain between 50 to 100 sq ft. and up to 12 ft. in height, depending on business frontage. In downtown and lower intensity mixed-use districts, sign size has been reduced to 40 sq ft. and a maximum height of 8 ft.. Pole signs have been removed as a permitted type, but a variance can still be requested in cases of hardship. The time allowed for compliance with sign maintenance in non-emergency situations has been extended from two to ten days, while emergency situations still require action within two days. Temporary election signage was revised to limit the number of signs to the number of items on the ballot, aligning with current code. Further changes include setting a maximum sign structure area at 200 sq ft. or 200% of the sign face area, allowing space for architectural elements like bases and supports—but not the communicative part of the sign. Monument signs were also removed as permitted types along Pass-a-Grille Way between 7th and 9th Ave, to stay consistent with existing code. The depreciation compliance threshold was restored to 50% in line with Senate Bill 180. Language concerning emergency signage waivers was updated from “pre-storm” to “pre-damage” to account for various kinds of emergencies beyond hurricanes. Visual examples were provided to distinguish between sign area (the communicative content) and sign structure (the physical frame and support). Recently approved signs, such as those at Bellwether Beach Resort and Remax, would still be compliant under the revised ordinance. It was clarified that emergency signage provisions apply only under a declared citywide state of emergency, not for isolated incidents at individual properties. If such individual relief is desired, the ordinance language would need to be amended accordingly.

The discussion started with vehicle signs and temporary signage rules. There was confusion about the definition and prohibition of vehicle signs. It was clarified that while the ordinance defines vehicle signs broadly, it only prohibits them under specific circumstances: if a vehicle is inoperable, has not moved in 72 hours, or is made unsafe due to signage. Concerns were raised that this could unfairly penalize residents who go on vacation or don't drive daily, if they have such signage. It was suggested to limit the 72-hour restriction to non-residential areas only, allowing more flexibility in residential districts. The discussion shifted to temporary and free expression signs. It was confirmed that free expression signs, now considered a type of temporary sign, do not have a time limit, unlike election or event signs, which do. This clarification aligned with the intent of allowing residents freedom of expression without arbitrary time restrictions. Sandwich board signs were another focus, particularly in relation to businesses located in shopping centers like Dolphin Village, where placing a sign directly in front of the business doesn't provide visibility. It was suggested to allow these signs anywhere on a property, with landlord approval, instead of limiting them to being directly in front of the specific business. Concerns were raised about clutter along major corridors like Gulf Blvd if that was allowed. A compromise discussed was to allow broader placement only under emergency conditions. The discussion turned to emergency signage exceptions, particularly in cases like the Dolphin Village fire. Currently, the ordinance allows special signage (like banners or sandwich boards) only under a declared citywide emergency. It was considered to expand this to include property-specific incidents deemed emergencies by the city manager, providing flexibility for businesses recovering from localized damage. Staff can add language to the ordinance to allow the city manager to approve temporary waivers without a formal variance process, mirroring how past temporary construction approvals were handled.

PUBLIC COMMENT

Deb Schechner, Boca Ciega Isle Dr., supports using murals to beautify the city and attract tourism, and didn't see it addressed in this and asked if existing non-compliant signs will be grandfathered in.

It was clarified that the sign code allows two- or three-dimensional artwork, including murals, as long as it doesn't promote a business or product. This was discussed earlier and is meant to include murals. It was confirmed that existing non-conforming signs can be grandfathered in, unless over 50% of the structure is changed.

Motion: Commissioner Robinson moved, seconded by Commissioner Maldonado and the motion carried 4-0 to continue the Ordinance to July 22, 2025 at 6pm.

7. ITEMS FOR DISCUSSION

a. Discussion of Ordinance 2024-19 regarding the look-back period

Commissioner Robinson said the ordinance outlines three categories of costs related to a project, specifying those incurred by contractors, but it's less clear about costs by homeowners. It includes items like insurance, overhead, and profit, which seem to fall under that category. She said it's important to clarify these distinctions—especially with the potential for another storm season approaching—to avoid confusion or disputes. She has discussed this with the City Attorney, but wanted to be transparent, and it relates to earlier conversations about how significant damage is calculated.

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

City Clerk –Jon Maldonado and Mike Greiger qualified to run for the District 4 Commissioner seat. The special election will be held on November 4, 2025 at the Warren Webster for District 4 only.

Frances Robustelli, City Manager – thanked staff, especially Recreation Director Mandy Edmunds and Chief Kilpatrick, for managing the July 4th storms and successfully coordinating the fireworks, which the community enjoyed.

City Attorney Brookes – As of July 1st, new Florida laws took effect. A memo will be sent outlining those that impact St. Pete Beach.

Commissioner Maldonado – had no report

Commissioner Robinson – had no report

Vice Mayor Marriott – echoed thanks for the July 4th event, noting it was great despite the rain. The Beach Theatre's had a great soft opening, with two sold-out nights, generating excitement on Corey Avenue.

Mayor Petrila – had no report

Vice Mayor Marriott adjourned the meeting at 7:13

MINUTES APPROVED: JULY 22, 2025

RENEE ROSE
CITY CLERK

ADRIAN PETRILA
MAYOR

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

Agenda Report

Agenda Title Name: Consider Appointments to the Police Pension Board

Action Request: Motion to appoint Scott Tate and Linas Sepikas to the Police Pension Board

Strategic Objective: Operational Excellence

Date: July 22, 2025

Prepared By: Renee Rose, City Clerk

Through:

Summary of Issue: Per the rules and procedures of the Police Pension Board, "two resident Trustees shall be legal residents of the municipality and shall be appointed by the City Commission in November or December prior to the expiration of a Trustee's term".

At present, both resident trustees have resigned from the board and will need to be replaced as soon as possible. One has been vacant since November 2024, and the other resigned in June 2025. Two residents have applied to fill the two vacancies. Their applications are included for consideration.

Funding: NA

Attachments:

1. Tate - Police Pension Board
2. Sepikas - Police Pension Board



City St. Pete Beach
Advisory Board/Committee Application
155 Corey Avenue
St. Pete Beach, FL 33706
727.363.2735
www.stpetebeach.org

I, Scott Tate, wish to apply for ☒ appointment or ☐ reappointment [check one] to the following Board/Committee:

- | | |
|--|---|
| ☐ Beach Stewardship Committee | ☐ Historic Preservation Board |
| ☐ Board of Adjustment | ☐ Library Advisory Committee |
| ☐ Finance and Budget Review Committee | ☐ Planning Board |
| ☐ Fire Pension Board* | ☒ Police Pension Board* |
| ☐ General Pension Board* | ☐ Parks and Recreation Board |
| ☐ Recovery Task Force* | |
| ☐ St. Pete Beach Business Owner | |
| ☐ Member of an Environmental or Wildlife Advocacy Group | |

Residential Address: 3751 Belle Vista Dr, St Pete Beach, FL
How long have you resided in the City of St. Pete Beach? 4+ years (not necessary if applying to be on the Recovery Task Force)
Telephone Number: 727-328-4585 **E-mail:** tatespb25@gmail.com

Professional Qualifications (please include resume* or summary of experience– may attach additional sheet(s)):
30+ years experience leading software technology and product teams in various industries
including aerospace, finance, marketing, tax and project management.

What municipal board(s) do you currently serve on or have served on in the past – please include all boards, including those not within the City of St. Pete Beach:

N/A

Other comments or additional information. If applying for the Recovery Task Force, please list your business here or which advocacy group you volunteer with:

N/A

City Board Information

Beach Stewardship Committee:

- City Code, Article XI – Section 22-301 through 22-309
- Meets quarterly at 9 a.m. third Wed. of the month.

Board of Adjustment:

- City Code, Article II – Section 22-31 through 22-40
- Meets 2:00 p.m. last Wed. of each month

Finance and Budget Review Committee:

- City Code, Article III – Section 22-26 through 22-74
- Meets 3:00 p.m. on the first Wed. of each quarter
- Additional meetings during budget season

Historic Preservation Board:

- City Code, Article VII – Section 22-206 through 22-213
- Meets 2:30 p.m. first Thurs. of each month

Library Advisory Committee:

- City Code, Article V -- Section 22-136 through 22-144
- Meets 2:00 p.m. on Thursday, bi-annually, March and September

Parks and Recreation Advisory Committee:

- City Code, Article IV -- Section 22-101 through 22-109
- Meets 9:00 a.m. on the third Tues. of the month in May and November

Planning Board:

- City Code, Article VII, Section 22-241 through 22-248
- Meets at 4:00 p.m. third Monday of the month.

*Pension Boards:

The City's Pension Boards are governed under the City Code, Chapter 66. Each Pension Board has resident trustee positions that are appointed by the entire Commission.

The Pension Boards meet on a quarterly basis and rotate start times based on the calendar created and approved by each Board [8:30 a.m., 10:30 a.m., and 1:30 p.m.]

Pension Board Administrator:

Chrissy Stoker

239.333.4872

Christine.Stoker@Foster-Foster.com

*Recovery Task Force:

- City Comp Plan Objective 3.2 of the Coastal and Conservation Element
- Meets 8:30 a.m. to 10:00 a.m. on the first Wednesday in February, March, and April
- This Task Force sunsets before the next hurricane season and meets after any disaster

Would you have a problem with the meeting dates and times for the Board/Committee for which you are applying? ☐ Yes ☒ No If yes, please explain: _____

All Boards/Committees have an attendance requirement. If any member misses three consecutive meetings, they will be removed from the Board/Committee and replaced. Please keep this in mind when applying to serve on a City Board/Committee.

Please sign acknowledging you understand the attendance requirement:

Scott Tate

General Information

Sunshine Law/Public Records Law/Ethics:

All City Boards/Committees are governed by and subject to the Florida Sunshine Law – Chapter 286 F.S., Public Records Law – Chapter 119 F.S. and Ethics – Chapter 112 F.S. and Chapter 2, City Code of Ordinances. As such, all members of these boards are required to attend the annual, in-person training, held by the City Attorney and City Clerk. Failure to attend the training may result in removal from the Board/Committee.

Form 1:

All elected state and local public officers are required to file a financial disclosure form and many appointed Board Members also must file. There are certain state and local employees who are also subject to the disclosure filing requirement because of the position they hold or because they have purchasing authority that exceeds \$35,000. [See Sections 112.3144 and 112.3145, Florida Statutes]. Volunteers serving on the Board of Adjustment, Planning Board, and all three Pension Boards must file a Form 1, annually.

Lobbyist Reporting:

Board members who are required to file a Form 1, must also file a quarterly lobbyist contact report with the City Clerk. The City Clerk's Office will send out information regarding any lobbyists who have registered and remind board members of their requirement to report any contact in compliance with Section 2-71 of the City's Code of Ordinances. Please contact the City Clerk/City Attorney if you have any questions.

Reporting requirements and prohibited receipt of gifts:

Certain instances require disclosure of gifts, donations, and Honoraria. For full details, please review the GIFT LAW as identified in Florida Statutes or contact the City Attorney/City Clerk.

Special Note: Forms that may be required to be filed by a Board/Committee Member are referenced in the Florida Commission on Ethics "Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees" booklet, as published annually and on file in the Office of the City Clerk or online at the Florida Commission on Ethics at www.ethics.state.fl.us under the tab entitled Public Information click on Publications.

Applicant Signature: Scott Tate

Date: 6/27/25

Submit Completed Application To:

Office of the City Clerk
155 Corey Avenue
St. Pete Beach, FL 33706
cityclerk@stpetebeach.org



City St. Pete Beach
Advisory Board/Committee Application
155 Corey Avenue
St. Pete Beach, FL 33706
727.363.2735
www.stpetebeach.org

I, Linus Sepikas, wish to apply for ☒ **appointment** or ☐ reappointment [check one] to the following Board/Committee:

- | | |
|--|--|
| ☐ Beach Stewardship Committee | ☐ Historic Preservation Board |
| ☐ Board of Adjustment | ☐ Library Advisory Committee |
| ☐ Finance and Budget Review Committee | ☐ Planning Board |
| ☐ Fire Pension Board* | ☒ Police Pension Board* |
| ☐ General Pension Board* | ☐ Parks and Recreation Board |
| ☐ Recovery Task Force* | |
| ☐ St. Pete Beach Business Owner | |
| ☐ Member of an Environmental or Wildlife Advocacy Group | |

Residential Address: 42 45th Ave, Ste Pete Beach, FL 33706

How long have you resided in the City of St. Pete Beach? 3 Years (not necessary if applying to be on the Recovery Task Force)

Telephone Number: 818-395-4498 **E-mail:** linassepikas@yahoo.com

Professional Qualifications (please include resume* or summary of experience– may attach additional sheet(s)): BS in Finance and minor in economics. Current MBA student, decade plus experience in financial analysis and several professional certifications.

What municipal board(s) do you currently serve on or have served on in the past – please include all boards, including those not within the City of St. Pete Beach:

None

Other comments or additional information. If applying for the Recovery Task Force, please list your business here or which advocacy group you volunteer with:

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***Pension Boards:**

The City's Pension Boards are governed under the City Code, Chapter 66. Each Pension Board has resident trustee positions that are appointed by the entire Commission.

The Pension Boards meet on a quarterly basis and rotate start times based on the calendar created and approved by each Board [8:30 a.m., 10:30 a.m., and 1:30 p.m.]

Pension Board Administrator:

Chrissy Stoker

239.333.4872

Christine.Stoker@Foster-Foster.com

***Recovery Task Force:**

- City Comp Plan Objective 3.2 of the Coastal and Conservation Element
- Meets 8:30 a.m. to 10:00 a.m. on the first Wednesday in February, March, and April
- This Task Force sunsets before the next hurricane season and meets after any disaster

Would you have a problem with the meeting dates and times for the Board/Committee for which you are applying? ☐ Yes ☒ No If yes, please explain: _____

All Boards/Committees have an attendance requirement. If any member misses three consecutive meetings, they will be removed from the Board/Committee and replaced. Please keep this in mind when applying to serve on a City Board/Committee.

Please sign acknowledging you understand the attendance requirement:

APPROVED

By Linas Sepikas at 2:52 pm, Jul 07, 2025

General Information

Sunshine Law/Public Records Law/Ethics:

All City Boards/Committees are governed by and subject to the Florida Sunshine Law – Chapter 286 F.S., Public Records Law – Chapter 119 F.S. and Ethics – Chapter 112 F.S. and Chapter 2, City Code of Ordinances. As such, all members of these boards are required to attend the annual, in-person training, held by the City Attorney and City Clerk. Failure to attend the training may result in removal from the Board/Committee.

Form 1:

All elected state and local public officers are required to file a financial disclosure form and many appointed Board Members also must file. There are certain state and local employees who are also subject to the disclosure filing requirement because of the position they hold or because they have purchasing authority that exceeds \$35,000. [See Sections 112.3144 and 112.3145, Florida Statutes]. Volunteers serving on the Board of Adjustment, Planning Board, and all three Pension Boards must file a Form 1, annually.

Lobbyist Reporting:

Board members who are required to file a Form 1, must also file a quarterly lobbyist contact report with the City Clerk. The City Clerk's Office will send out information regarding any lobbyists who have registered and remind board members of their requirement to report any contact in compliance with Section 2-71 of the City's Code of Ordinances. Please contact the City Clerk/City Attorney if you have any questions.

Reporting requirements and prohibited receipt of gifts:

Certain instances require disclosure of gifts, donations, and Honoria. For full details, please review the GIFT LAW as identified in Florida Statutes or contact the City Attorney/City Clerk.

Special Note: Forms that may be required to be filed by a Board/Committee Member are referenced in the Florida Commission on Ethics "Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees" booklet, as published annually and on file in the Office of the City Clerk or online at the Florida Commission on Ethics at www.ethics.state.fl.us under the tab entitled Public Information click on Publications.

APPROVED

By Linas Sepikas at 9:18 am, Jul 09, 2025

Applicant Signature: _____

Date _____

APPROVED

By Linas Sepikas at 9:18 am, Jul 09, 2025

Submit Completed Application To:

Office of the City Clerk
155 Corey Avenue
St. Pete Beach, FL 33706
cityclerk@stpetebeach.org

Linus Sepikas, CICP

Cell: (818) 395-4498

linassepikas@yahoo.com

EDUCATION

Bachelor of Science in Finance, Minor in Economics

California State University Northridge (CSUN) Graduated 2012

Masters in Business Administration

University of South Florida, Currently in Progress estimated graduation in 2026

Certificate in Credit Analysis and Management

UCLA Extension Program Graduated in 2018, with Distinction

Certified International Credit Professional (CICP)

Finance, Credit & International Business Association designation

PROFESSIONAL SKILLS

MS Excel: Data stewardship, pivot tables, VBA/Macro, dashboards.

Microsoft Office: Word, Access (databases & query writing), Outlook, Skype and PowerPoint.

Accounting & Financial Statements: Proficient in producing, interpreting and analyzing.

Financial Modeling & Statistics: Educated in econometrics and practically applied.

Financial Services

Reporting: Significant knowledge in credit union and banking reporting and regulations regarding liquidity and lending.

ZM Desk Financial

Software: Advanced financial modeling software.

WORK EXPERIENCE

Alloya Corp. FCU (Senior Lending Consultant)

June 2019 - Present

- Underwrite the Lines of Credit establishments and increases of credit unions. Substantial understanding of credit union 5300 reporting and financial statement analysis.
- Service credit union loans and overall member credit union liquidity needs, inquiries, and requests.
- Monitor specialized collateral coverage agreements and lines of credit. Their reporting, collateral coverage, asset quality, and security maturities.
- Quarterly Watchlist. Conducting review analysis on our membership for underperforming credit unions. Developed an MS Access solution to calculate a risk scorecard.
- Sallie Mae student loan referral fee servicing for credit unions.
- Special project and reports for our team and management.
 - Loan Participation sales opportunity dashboard.
 - Competitors Rate Monitoring archive and dashboard.
 - Core Processor – Aided in the development of the lending portion of a new core processor.
- Data analysis and Archiving. Lead team member on accessing and cataloging data for our loan portfolio, providing ad hoc reports and audit information.
- Subordinated Debt Analysis – developed an internal method to review the credit risk of this new type of debt for credit unions.

Balance Sheet Solutions/Alloya Corp.FCU (ALM Analyst)

April 2017 – June 2019

- Interest Rate Risk Modeler. Management and board level ALM report production. Financial modeling of net economic value (NEV) analysis, income simulations (NII) as well as what if scenarios and model validations.
- Responsible for data integrity from credit unions, reviewing and organizing data for financial modeling in ZM. Then producing ALM risk results for consultants who delivered final reports and advice to credit union management and board of directors. Credit unions from around the U.S.A of all asset sizes.

Linus Sepikas, CACP

Cell: (818) 395-4498

linassepikas@yahoo.com

Callahan Software: Strong skills with this database service.

Business Writing:

Management reports & analysis, lending and credit reviews, project proposals, financial institution policy & procedures.

Leadership: Active volunteer in my community and have held positions of responsibility.

- Office workflow dashboard designer/steward. Kept accurate record and progress of reports.

California Lithuanian CU (Operations & Portfolio/Credit Analyst)

October 2013 – April 2017

- Produce portfolio reports summarizing loan and investment portfolios. Ongoing stewardship of the databases; identify concentration risk, credit risk and other potential variances.
- Produce and archive monthly internal financial statements, conduct ratio and trend analysis.
- Calculate the annual operations budget and track for variances.
- Compile quarterly the NCUA's 5300 call report, and FRB's HMDA & 2910a reports.
- Assist the CEO in maintaining the credit union's policy/procedures book. Research and edit policies for operations and regulatory compliance, presented at BOD meetings.
- Product Development: Coordinated the proposal and launch of new products including debit and credit cards, the opening of a Federal Reserve Master Account, and other assorted member services and internal operations to improve efficiency. Helped convert the CU's core software from in-house to service center.
- Credit Risk: Developed a rule-based risk grading system for commercial and residential real estate loans based on underwriting criteria. The model assigns risk grades quantitatively based upon several variables including DSCR and LTV.

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

Agenda Report

Agenda Title Name: Authorize a work order with Rowland, Inc., for temporary barrier wall and erosion control at Gulf Way from 1st Ave to 9th Ave in the amount of \$84,590.00.

Action Request: Motion to approve work order with Rowland, Inc., for temporary barrier wall and erosion control at Gulf Way from 1st Ave to 9th Ave in the amount of \$84,590.00 and authorize the City Manager to execute the purchase order.

Strategic Objective: Recovery, Resilience and Sustainability

Date: July 22, 2025

Prepared By: Camden Mills, Public Services Director

Through: Frances Robustelli, City Manager

Summary of Issue: On September 26, 2024, Hurricane Helene made landfall in Florida, causing catastrophic flood damage. The existing wall along Gulf Way from 1st Ave to 9th Ave was damaged from the storm surge and sand pushed against it. The wall was originally constructed from concrete masonry units with stucco overlay. This type of wall was not designed to resist forces of this magnitude and consequently it was overturned at numerous locations.

The proposed task order includes a temporary concrete wall and staked turbidity barrier to protect upland property and control erosion. The wall will be installed temporarily at locations where the existing wall was damaged until a permanent wall replacement can be installed. Rowland, Inc. provided a quote in the amount of \$84,590.00 to furnish, install, and remove. These services are to be provided through an existing contract with Rowland, Inc. for On-Call Civil Contractor Services executed on October 21, 2021 and active through September 30, 2025.

The proposed Fiscal Year 2026-2030 capital improvement plan requests funding in 2026 for a

design-build project to rehabilitate Gulf Way. A permanent cantilevered wall with toe foundation is included in the project scope to prevent the overturning moment caused by storm surge and reduce the potential for erosion and undermining beneath the wall.

Funding: 301-0013 (balance \$960,288.83)

Attachments: 1. Cost Est - St Pete Beach - Erosion Control

Rowland, Incorporated
St. Pete Beach - Erosion Control
Cost Estimate

Item	Description	Quant.	u/m	Unit cost	Total
LABOR					
1	Foreman	10.00	Hour	110.00	1,100.00
1a	Foreman - overtime	0.00	Hour	165.00	0.00
2	Operator	0.00	Hour	90.00	0.00
2a	Operator - overtime	0.00	Hour	135.00	0.00
3	Truck Driver	0.00	Hour	55.00	0.00
3a	Truck Driver - overtime	0.00	Hour	82.50	0.00
4	Pipe-Layer - for pipes ≤ 48" Dia.	0.00	Hour	85.00	0.00
4a	Pipe-Layer - overtime	0.00	Hour	127.50	0.00
5	Laborer	0.00	Hour	80.00	0.00
5a	Laborer - overtime	0.00	Hour	120.00	0.00
EQUIPMENT					
6	Foreman's P/U w/ Hand Tools	10.00	Hour	55.00	550.00
7	Job Truck w/Tools	0.00	Hour	60.00	0.00
8	Crane (20 Ton)	0.00	Hour	85.00	0.00
9	Crane (60 Ton)	0.00	Hour	120.00	0.00
10	Tractor & Trailer (Transport)	0.00	Hour	50.00	0.00
11	Track Hoe (to 100 HP)	0.00	Hour	120.00	0.00
12	Track Hoe (101 HP to 170 HP)	0.00	Hour	140.00	0.00
13	Rubber Tired Backhoe	0.00	Hour	40.00	0.00
14	Wheel Loader (to 150 HP)	0.00	Hour	80.00	0.00
15	Wheel Loader (151 HP and up)	0.00	Hour	85.00	0.00
16	Track-Type Tractors (to 100 HP)	0.00	Hour	30.00	0.00
17	Track-Type Tractors (101 HP up)	0.00	Hour	32.00	0.00
18	Dump Truck (Tandem Axel)	0.00	Hour	70.00	0.00
19	Plate Tamp	0.00	Hour	15.00	0.00
20	3" Trash Pump	0.00	Hour	15.00	0.00
21	4" Double Diaphragm Pump	0.00	Hour	25.00	0.00
22	Air Compressor (125 C.F.M. Min.)	0.00	Hour	20.00	0.00
23	Well Point Pump	0.00	Day	90.00	0.00
24	4" Jet Pump	0.00	Day	30.00	0.00
MATERIAL					
25	2500psi Concrete (Un-formed)	0.00	Cu.	120.00	0.00
26	Offsite Select Fill	0.00	Cu.	10.00	0.00
27	Limerock Base Material	0.00	Ton	15.00	0.00
28	#57 Washed Stone	0.00	Ton	30.00	0.00
29	Asphalt Paving (1½" Thick, Type S-3)	0.00	Sq. Yd.	4.00	0.00
30	Bahia Sod	0.00	Sq. Yd.	6.00	0.00
SUB-CONTRACTOR					
31	Welder w/ Truck	0.00	Hr	55.00	0.00
32	Tractor with 7' Bush Hog	0.00	Hr	15.00	0.00
Misc. Mat. - New Grate & MOT		1	ls	82,940.00	82,940.00
				Total =	\$84,590.00

Rowland, Incorporated

Item	Description	Total		
	LABOR			
1	Foreman	10.00		
		10.00	10.00	0.00
		0.00	0.00	0.00

Rowland, Incorporated

Item	Description	Total Hours		
	EQUIPMENT			
6	Foreman's P/U w/ hand tools	10.00		
		10.00	0.00	0.00
		0.00	0.00	0.00

Rowland, Incorporated

Invoice #	Company	Description	Total Quantity	Date Utilized	
		Miscellaneous			
		Total Miscellaneous Materials	82,940.00		
		10% Markup	7,540.00		
		<i>Miscellaneous Materials</i>	75,400.00		
			0.00	0.00	0.00
	Traffic Control	Temporary Barrier	60,400.00	60,400.00	0.00
	Absolute Erosion	Turbidity Barrier	15,000.00	15,000.00	0.00
			0.00	0.00	0.00

Traffic Control Products of Florida, Inc.

TAMPA
5514 Carmack Rd.
Tampa, FL.
33610
813-621-8484
813-621-4611 Fax

SANFORD
2683 Richmond Ave.
Sanford, FL.
32773
407-521-6777
407-521-6592 Fax

FORT MYERS
4020 Edison Ave.
Fort Myers, FL.
33916
239-334-2525
239-334-8889 Fax

JACKSONVILLE
5639 Witten Rd.
Jacksonville, FL.
32254
904-432-1589
904-416-1095 Fax

WILDWOOD
717 Industrial Way
Wildwood, FL.
34785
352-787-0008
352-787-8010 Fax

MOY - Barricades/Cones - Work Zone Signs - Arrowboard - Light Tower - Portable Changeable Message Sign - Truck Mounted Attenuator

STRIPING - Paint & Thermoplastic - Pavement Markers - Epoxy & Stencils - SIGNALIZATION - Lighting - Electrical Signals - HANDRAIL - Alum/Steel - SIGNS - Sign Manufacturing - Permanent Sign Installation BARRIER WALL - Temp. Concrete Barrier Wall - Temp. Crash Cushion - Temp. Traffic Separator

Contractor :	Brian Gelock	Date :	4/10/2025
Project :	Saint Pete, FL	Duration: 180 Days or Less	Page : 1

Barrier Wall Quote

Item	Description	Quantity	Unit Price	Amount
102-71-16	Temporary Barrier, F&I, Free-Standing	2,000 LF	\$28.00	\$56,000.00
101-1	Mobilizations (Install and Remove)	2 EA	\$2,200.00	\$4,400.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Total :				\$60,400.00

Contractor Notes:

- The Price for TCP to Fill Holes from Anchoring Will Be as Follows: Asphalt Stake Holes @ \$2.70/LF - Concrete Holes @ \$3.00/LF
- If a Thrie Beam or Transition Panel Is Required for K Wall or Crash Cushion, Please Add \$800.00 for Each Panel.
- All Installations Include the One Time Installation of Reflective Markers on Top of the Temporary Concrete Barrier Wall.
- Contractor Will Give Eight (8) Working Days Advance Notice to TCP Prior to Installation.
- Contractor Will Supply Layout for All Temporary Concrete Barrier Wall Prior to TCP's Installation.
- TCP Will Be Using Contract Trucking to Transport the Barrier Wall on this Project. Should Any of the Barrier Wall Installation, Relocation or Removal Operations Be Delayed by the Contractor or Any Other Subcontractor on this Project, Demurrage Charges Will Be Passed on to the Responsible Party for Payment.
- Contractor Will Supply Maintenance of Traffic for Installation, Relocation, & Removal.
- Contractor Will Not Move or Relocate or Attempt to Move or Relocate TCP's Temp. Concrete Barrier Wall / Temporary Crash Cushion Without TCP's Written Consent. If Contractor Moves or Relocates TCP's Temp. Concrete Barrier Wall/temporary Crash Cushion With or Without It's Knowledge the Contractor Will Be Responsible for All Payment per Pay Items and Any Damage Caused by this Action.
- If TCP is Requested to Stockpile Wall for Subsequent Phases on or Offsite the Contractor Will Be Charged TBD for the Stockpiling to Cover the Two (2) Operators and the Additional Trucking.
- Any Damage to TCP Property Caused by Any Party Other than TCP Will Be Charged to Contractor If No 3rd Party Information Is Available, to Be Forwarded to FDOT per Spec for Recovering.
- Contractor Is Responsible for Any Asphalt / Concrete Pads for Temporary Crash Cushions and Temporary Concrete Barrier Wall.
- Contractor Will Provide Appropriate Equipment and Access under Bridge, If Required.
- Pricing Reflects Contract Time Period as Stated above for Temporary Concrete Barrier Wall & Temporary Crash Cushion for (180) Contract Days. An Additional Price of \$.05 /LF per Day for Barrier Wall and \$10.00 /EA per Day for Temporary Crash Cushions Will Be Charged for Anytime after the above Contract Time.
- If Quantities for Any Furnish & Install Increase Due to Plan Revisions after Time of Bid, the Unit Price for Furnish & Install May Also Increase., the Balance Will Be Charged to the Contractor via Change Order.

Do not separate items on this page. This quote and all messages below become part of the contract if Traffic Control Products of FL, Inc. is utilized. If there are any questions, please call. If a bond is required it can be furnished for an additional 1%. Sales taxes on materials for this project are paid by Traffic Control Products of FL, Inc. by Florida statutes. Prices are good for Thirty (30) days.

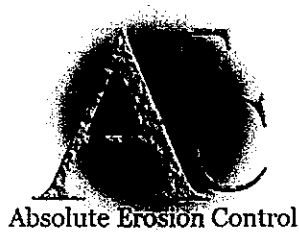
Christian Wasielewski (Barrier Wall Estimator) 813-621-8484 Ext. 123

Cwazi@trafficcontrolproducts.org

MBE/SLBE Certified
City of Tampa

DBE/UCP Certified
with FDOT

MBE/SLBE Certified
Hillsborough County



April 23, 2025

DBE Certified with FDOT

Following Projects: St Pete Beach

The following represents a proposal for pricing between your firm and Absolute Erosion Control (A.E.C.) for erosion control and other Best Management Practices. All prices below are material and installation only. All prices quoted are on an amount installed basis. If the amount installed varies from the amount quoted, prices are subject to change. Absolute Erosion Control is DBE, MBE & SBE Certified to help both your firm and ours meet any local and state requirements. All locates will be called in by A.E.C. according to Florida Laws. A 48 hour window must be given to A.E.C. prior to commencement of work so all utilities may be notified. A.E.C. is not responsible for any other lines that cannot be located by calling Sunshine Dig. All areas requiring sediment barrier and or stake turbidity barrier must be accessible and able to be safely trenched with A.E.C. equipment.

Billable Items and Pricing Furnish and Install:

Mobilization Fee-	\$475.00/Mob
Staked Turbidity Barrier – Nylon Reinforced PVC –	\$5.75/LF

***CLEARING AND GRUBBING TO BE PROVIDED BY CONTRACTOR PRIOR TO ABSOLUTE EROSION CONTROL ARRIVING ON SITE. ALL AREAS THAT ARE NOT ABLE TO BE DONE SAFELY WITH A TRENCHER BY ABSOLUTE EROSION CONTROL WILL BE ASSISTED BY PRIME CONTRACTOR. OR PRIME CONTRACTOR SHALL PREPARE THE WORK AREA SO THAT A TRENCHER CAN BE SAFELY OPERATED.

Invoicing:

Absolute Erosion Control will invoice your firm for services provided. All invoices are to be paid upon completion of work or within 30 days of invoice date.

Sincerely,
Kevin J. Ortiz
407-729-5881
DBE/MBE/SBE Certified
kortiz@absoluteerosion.com

Absolute Erosion Control LLC
PO Box 2125
Palm Harbor, FL 34682-2125

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

Agenda Report

Agenda Title Name: Approve the purchase of workstations with The CI Group/Laura Burkhart, in the amount of \$28,547.14 for the Community Development office.

Action Request: Motion to approve the purchase of workstations with The CI Group/Laura Burkhart, in the amount of \$28,547.14 for the Community Development office.

Strategic Objective: Operational Excellence

Date: July 22, 2025

Prepared By: Patty Kordis, Community Development Receptionist

Through: Laura Canary, Community Development Director

Summary of Issue: Staff secured bids with three different vendors for office workstations to add necessary seating in the Community Development Department in an ongoing effort to assist residents with vital needs.

Funding: 201-5511

Attachments:

1. CI Group City of St Pete Beach
2. CI Group - City Hall_Floor Plan
3. Artopex - Layout
4. Artopex_City_Hall_Workstations - Proposal
5. Manasota - City of St Pete - Quote
6. Manasota - Layout - 13 Stations



CI GROUP

CORPORATE INTERIORS OF TAMPA BAY, LLC.
511 N FRANKLIN STREET
TAMPA, FL 33612
Phone: (813) 341-3413

Quotation

Page: 1 of 9

Project: Y1615
Proj Desc: CITY OF ST PETE BEACH

Quote: Y1615.002
Status: New

Sold To: 6867-00
CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES

Bill To: 6867-00
CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES
Attention: Accounts Payable

Ship To: 6867-00
CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES

Date Entered	Customer PO	Salesperson	FOB	Terms
06/13/2025		LAURA BURKHART	D	NET 30 DAYS

Line	Loc	Item Number	MFG	Description	Qty	Unit Price	Extended
1	00	COMMENT	TBD	PLEASE REMIT PAYMENT TO: CORPORATE INTERIORS, INC. 12115 28TH STREET N., ST. PETERSBURG, FL 33716	0	0.00	0.00
2	00	COMMENT16	TBD	STATE OF FLORIDA CONTRACT #56120000-24-ACS	0	0.00	0.00
3	00	KPWT5142	TEKNION	Conventional Panel - Standard, 51"h x 42"w TAG 1:: KPWT5142 TAG 2:: Sect 02 Options: Finish Colors (For Frame and Top Trim): ~MICA-Mica Colors Mica Finish Colors: ...-Skipped Option Gasket: ~-Wide Gasket Panel Type: ~-Bare Frame PN-MASK-KPWT51<W> HT-51.00 NS-3: 30.00, 15.00 ORD-1 THT-51.00	31	68.63	2,127.38
4	00	KESS3042	TEKNION	Acoustic Element, Standard Width, 30"h x 42"w TAG 1:: KESS30[W] TAG 2:: Sect 05 Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A Fabric Grade A: ...-Skipped Option NOTE- SHIP- PN-MASK-KESS30<W> HT-30.00 LOC-SIDE 1, POS 1	31	43.65	1,353.15
5	00	KESS1542	TEKNION	Acoustic Element, Standard Width, 15"h x 42"w TAG 1:: KESS15[W] TAG 2:: Sect 05 Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A Fabric Grade A: ...-Skipped Option NOTE- SHIP- PN-MASK-KESS15<W> HT-15.00 LOC-SIDE 1, POS 2	31	28.80	892.80
6	00	KESS3042	TEKNION	Acoustic Element, Standard Width, 30"h x 42"w TAG 1:: KESS30[W] TAG 2:: Sect 05 Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A Fabric Grade A: ...-Skipped Option NOTE- SHIP- PN-MASK-KESS30<W> HT-30.00 LOC-SIDE 2, POS 1	31	43.65	1,353.15



CI GROUP

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TAMPA, FL 33612
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Page: 2 of 9

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CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES

Date Entered	Customer PO	Salesperson	FOB	Terms
06/13/2025		LAURA BURKHART	D	NET 30 DAYS

Line	Loc	Item Number	MFG	Description	Qty	Unit Price	Extended
7	00	KESS1542	TEKNION	Acoustic Element, Standard Width, 15"h x 42"w TAG 1:: KESS15[W] TAG 2:: Sect 05 Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A Fabric Grade A: ...-Skipped Option NOTE- SHIP- PN-MASK-KESS15<W> HT-15.00 LOC-SIDE 2, POS 2	31	28.80	892.80
8	00	KTR42	TEKNION	Top Trim, 42"w TAG 1:: KTR42 TAG 2:: Sect 04 Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors Mica Finish Colors: ...-Skipped Option TC-	31	13.05	404.55
9	00	KPWT5160	TEKNION	Conventional Panel - Standard, 51"h x 60"w TAG 1:: KPWT5160 TAG 2:: Sect 02 Options: Finish Colors (For Frame and Top Trim): ~MICA-Mica Colors Mica Finish Colors: ...-Skipped Option Gasket: ~-Wide Gasket Panel Type: ~-Bare Frame PN-MASK-KPWT51<W> HT-51.00 NS-3: 30.00, 15.00 ORD-1 THT-51.00	6	80.10	480.60
10	00	KECS23060	TEKNION	Acoustic Power/Comm. Element, Standard Width, Power & Comm., 30"h x 60"w TAG 1:: KECS230[W] TAG 2:: Sect 05 Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A Fabric Grade A: ...-Skipped Option Bezel Finish: ...-Skipped Option NOTE- SHIP- PN-MASK-KECS230<W> HT-30.00 LOC-SIDE 1, POS 1	6	69.08	414.45
11	00	KESS1560	TEKNION	Acoustic Element, Standard Width, 15"h x 60"w TAG 1:: KESS15[W] TAG 2:: Sect 05 Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A Fabric Grade A: ...-Skipped Option NOTE- SHIP-	6	37.80	226.80



CI GROUP

CORPORATE INTERIORS OF TAMPA BAY, LLC.
511 N FRANKLIN STREET
TAMPA, FL 33612
Phone: (813) 341-3413

Quotation

Page: 3 of 9

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ST PETE BEACH, FL 33706
UNITED STATES

Date Entered	Customer PO	Salesperson	FOB	Terms
06/13/2025		LAURA BURKHART	D	NET 30 DAYS

Line	Loc	Item Number	MFG	Description	Qty	Unit Price	Extended
				PN-MASK-KESS15<W> HT-15.00 LOC-SIDE 1, POS 2			
12	00	KESS3060	TEKNION	Acoustic Element, Standard Width, 30"h x 60"w TAG 1:: KESS30[W] TAG 2:: Sect 05 Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A Fabric Grade A: ...-Skipped Option NOTE- SHIP- PN-MASK-KESS30<W> HT-30.00 LOC-SIDE 2, POS 1	6	56.93	341.55
13	00	KESS1560	TEKNION	Acoustic Element, Standard Width, 15"h x 60"w TAG 1:: KESS15[W] TAG 2:: Sect 05 Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A Fabric Grade A: ...-Skipped Option NOTE- SHIP- PN-MASK-KESS15<W> HT-15.00 LOC-SIDE 2, POS 2	6	37.80	226.80
14	00	KTR60	TEKNION	Top Trim, 60"w TAG 1:: KTR60 TAG 2:: Sect 04 Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors Mica Finish Colors: ...-Skipped Option TC-	6	19.13	114.75
15	00	KPWT5160	TEKNION	Conventional Panel - Standard, 51"h x 60"w TAG 1:: KPWT5160 TAG 2:: Sect 02 Options: Finish Colors (For Frame and Top Trim): ~MICA-Mica Colors Mica Finish Colors: ...-Skipped Option Gasket: ~-Wide Gasket Panel Type: ~-Bare Frame PN-MASK-KPWT51<W> HT-51.00 NS-3: 30.00, 15.00 ORD-1 THT-51.00	4	80.10	320.40
16	00	KECS23060	TEKNION	Acoustic Power/Comm. Element, Standard Width, Power & Comm., 30"h x 60"w TAG 1:: KECS230[W] TAG 2:: Sect 05 Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A	4	69.08	276.30



CI GROUP

CORPORATE INTERIORS OF TAMPA BAY, LLC.
511 N FRANKLIN STREET
TAMPA, FL 33612
Phone: (813) 341-3413

Quotation

Page: 4 of 9

Project: Y1615
Proj Desc: CITY OF ST PETE BEACH

Quote: Y1615.002
Status: New

Sold To: 6867-00
CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES

Bill To: 6867-00
CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES
Attention: Accounts Payable

Ship To: 6867-00
CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES

Date Entered	Customer PO	Salesperson	FOB	Terms
06/13/2025		LAURA BURKHART	D	NET 30 DAYS

Line	Loc	Item Number	MFG	Description	Qty	Unit Price	Extended
				Fabric Grade A: ...-Skipped Option			
				Bezel Finish: ...-Skipped Option			
				NOTE-			
				SHIP-			
				PN-MASK-KECS230<W>			
				HT-30.00			
				LOC-SIDE 1, POS 1			
17	00	KESS1560	TEKNION	Acoustic Element, Standard Width, 15"h x 60"w	4	37.80	151.20
				TAG 1:: KESS15[W]			
				TAG 2:: Sect 05			
				Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A			
				Fabric Grade A: ...-Skipped Option			
				NOTE-			
				SHIP-			
				PN-MASK-KESS15<W>			
				HT-15.00			
				LOC-SIDE 1, POS 2			
18	00	KECS23060	TEKNION	Acoustic Power/Comm. Element, Standard Width, Power & Comm., 30"h x 60"w	4	69.08	276.30
				TAG 1:: KECS230[W]			
				TAG 2:: Sect 05			
				Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A			
				Fabric Grade A: ...-Skipped Option			
				Bezel Finish: ...-Skipped Option			
				NOTE-			
				SHIP-			
				PN-MASK-KECS230<W>			
				HT-30.00			
				LOC-SIDE 2, POS 1			
19	00	KESS1560	TEKNION	Acoustic Element, Standard Width, 15"h x 60"w	4	37.80	151.20
				TAG 1:: KESS15[W]			
				TAG 2:: Sect 05			
				Options: Teknion Fabrics: ~A-Teknion Fabric Gr.A			
				Fabric Grade A: ...-Skipped Option			
				NOTE-			
				SHIP-			
				PN-MASK-KESS15<W>			
				HT-15.00			
				LOC-SIDE 2, POS 2			
20	00	KTR60	TEKNION	Top Trim, 60"w	4	19.13	76.50
				TAG 1:: KTR60			
				TAG 2:: Sect 04			
				Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors			
				Mica Finish Colors: ...-Skipped Option			
				TC-			
21	00	CT22L	TEKNION	Cantilever, 22"d	16	19.35	309.60



CI GROUP

CORPORATE INTERIORS OF TAMPA BAY, LLC.
511 N FRANKLIN STREET
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Phone: (813) 341-3413

Quotation

Page: 5 of 9

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155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES

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Project: Y1615
Proj Desc: CITY OF ST PETE BEACH

Quote: Y1615.002
Status: New

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CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES

Date Entered	Customer PO	Salesperson	FOB	Terms
06/13/2025		LAURA BURKHART	D	NET 30 DAYS

Line	Loc	Item Number	MFG	Description	Qty	Unit Price	Extended
				TAG 1:: CT22L TAG 2:: Sect 07 Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors Mica Finish Colors: ...-Skipped Option			
22	00	CT22R	TEKNION	Cantilever, 22"d TAG 1:: CT22R TAG 2:: Sect 07 Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors Mica Finish Colors: ...-Skipped Option	10	19.35	193.50
23	00	EKBF8T72	TEKNION	Base Feed, 8-Wire Isolated Ground, 72" long TAG 1:: EKBF8T72 TAG 2:: Sect 10 Options: Country of Installation: A-Canada/USA	2	86.40	172.80
24	00	EKBH8T048	TEKNION	Power Harness, 8-Wire Isolated Ground, 48" long TAG 1:: EKBH8T048 TAG 2:: Sect 10 Options: Country of Installation: A-Canada/USA	1	51.53	51.53
25	00	EKBH8T072	TEKNION	Power Harness, 8-Wire Isolated Ground, 72" long TAG 1:: EKBH8T072 TAG 2:: Sect 10 Options: Country of Installation: A-Canada/USA	9	54.90	494.10
26	00	EKBH8T144	TEKNION	Power Harness, 8-Wire Isolated Ground, 144" long TAG 1:: EKBH8T144 TAG 2:: Sect 10 Options: Country of Installation: A-Canada/USA	1	79.88	79.88
27	00	EKQPD	TEKNION	Power Box, Double Length TAG 1:: EKQPD TAG 2:: Sect 10 Options: Wire System: 8T-8-Wire Isolated Ground Mounting Bracket: 00R-Standard Bracket Country of Installation: A-Canada/USA	10	55.80	558.00
28	00	EKROS	TEKNION	Receptacle Outlet, Standard 15 Amp TAG 1:: EKROS TAG 2:: Sect 10 Options: Outlet Configuration: ...-Skipped Option Country of Installation: A-Canada/USA Receptacle Color: ...-Skipped Option	28	9.45	264.60
29	00	KBC	TEKNION	Corner Bracket TAG 1:: KBC TAG 2:: Sect 07 Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors Mica Finish Colors: ...-Skipped Option	7	10.35	72.45
30	00	KCC513	TEKNION	Three-Way Connector, 51"h TAG 1:: KCC513 TAG 2:: Sect 04 Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors Mica Finish Colors: ...-Skipped Option	5	33.08	165.38



CI GROUP

CORPORATE INTERIORS OF TAMPA BAY, LLC.
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Page: 6 of 9

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Attention: Accounts Payable

Project: Y1615
Proj Desc: CITY OF ST PETE BEACH

Quote: Y1615.002
Status: New

Ship To: 6867-00
CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
UNITED STATES

Date Entered		Customer PO		Salesperson		FOB	Terms	
06/13/2025				LAURA BURKHART		D	NET 30 DAYS	
Line	Loc	Item Number	MFG	Description		Qty	Unit Price	Extended
31	00	KCC514	TEKNION	Four-Way Connector, 51"h		3	27.90	83.70
				TAG 1:: KCC514				
				TAG 2:: Sect 04				
				Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors				
				Mica Finish Colors: ...-Skipped Option				
32	00	KCCN5190	TEKNION	Two-Way Connector 90 Degree, 51"h		5	51.98	259.88
				TAG 1:: KCCN5190				
				TAG 2:: Sect 04				
				Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors				
				Mica Finish Colors: ...-Skipped Option				
				Gasket: ~-Wide Gasket				
33	00	KDNBBF2215	TEKNION	Pedestal, Box, Box, File, 22"d		13	182.03	2,366.33
				TAG 1:: KDNBBF2215				
				TAG 2:: Sect 09				
				Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors				
				Mica Finish Colors: ...-Skipped Option				
				Key: K-Key Alike				
				Worksurface Supporting: 1-Yes				
				Casters and Counterweight: ~-No Counterweight				
34	00	KDNFF2215	TEKNION	Pedestal, File, File, 22"d		12	197.78	2,373.30
				TAG 1:: KDNBBF2215				
				TAG 2:: Sect 09				
				Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors				
				Mica Finish Colors: ...-Skipped Option				
				Key: K-Key Alike				
				Worksurface Supporting: 2-No				
				Casters and Counterweight: W2-Counterweight only				
35	00	KTE51	TEKNION	Panel End Trim, 51"h		15	11.70	175.50
				TAG 1:: KTE51				
				TAG 2:: Sect 04				
				Options: Foundation and Mica Finish Colors: ~MICA-Mica Colors				
				Mica Finish Colors: ...-Skipped Option				
				Gasket: ~-Wide Gasket				
36	00	KWRR24244260L	TEKNION	Radius Corner Worksurface with Return, 24"dA x 24"dB x 42"WA x 60"WB		3	234.23	702.68
				TAG 1:: KWRR24244260L				
				TAG 2:: Sect 06				
				Options: Surface Finishes: ~A-Foundation Laminate				
				Foundation Laminate: ...-Skipped Option				
37	00	KWRR24244260R	TEKNION	Radius Corner Worksurface with Return, 24"dA x 24"dB x 42"WA x 60"WB		10	234.23	2,342.25
				TAG 1:: KWRR24244260R				
				TAG 2:: Sect 06				
				Options: Surface Finishes: ~A-Foundation Laminate				
				Foundation Laminate: ...-Skipped Option				
38	00	KWS2424	TEKNION	Rectangular Worksurface, 24"d x 24"w		1	75.60	75.60
				TAG 1:: KWS2424				
				TAG 2:: Sect 06				



CI GROUP

CORPORATE INTERIORS OF TAMPA BAY, LLC.
511 N FRANKLIN STREET
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Quotation

Page: 7 of 9

Project: Y1615
Proj Desc: CITY OF ST PETE BEACH

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Date Entered			Customer PO		Salesperson		FOB	Terms	
06/13/2025					LAURA BURKHART		D	NET 30 DAYS	
Line	Loc	Item Number	MFG	Description			Qty	Unit Price	Extended
				Options: Surface Finishes: ~A-Foundation Laminate Foundation Laminate: ...-Skipped Option					
39	00	KWS2442	TEKNION	Rectangular Worksurface, 24"d x 42"w			12	105.53	1,266.30
				TAG 1:: KWS2442 TAG 2:: Sect 06					
				Options: Surface Finishes: ~A-Foundation Laminate Foundation Laminate: ...-Skipped Option					
40	00	UNRC54	TEKNION	Worksurface Reinforcement Channel, 54"w			13	8.78	114.08
				TAG 1:: UNRC54 TAG 2:: Sect 07					
41	00	DI-SUBC	IS SFL	SUBC DELIVERY AND INSTALLATION DURING NORMAL BUSINESS			1	6,345.00	6,345.00
						Subtotal			28,547.14
						TOTAL AMOUNT -	USD		28,547.14

Project Notes:

CUBICLE QUOTE



CI GROUP

CORPORATE INTERIORS OF TAMPA BAY, LLC.
511 N FRANKLIN STREET
TAMPA, FL 33612
Phone: (813) 341-3413

Quotation

Page: 8 of 9

Project: Y1615
Proj Desc: CITY OF ST PETE BEACH

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Date Entered	Customer PO	Salesperson	FOB	Terms
06/13/2025		LAURA BURKHART	D	NET 30 DAYS

This Quote will expire on: June 28, 2025

TERMS AND CONDITIONS

TERMS AND CONDITIONS

1. This proposal is subject to change if not accepted within thirty days unless otherwise specified.
2. Accepted Quotes/Orders are subject to the terms and conditions set forth herein. No other agreement or understanding modifying these terms shall apply unless it is in writing and accepted by signature of an authorized representative of Corporate Interiors, Inc.
3. By authorizing this Quote the Buyer agrees that all materials contemplated by this order as supported by plans and/or detailed Bill of Materials along with a schedule of finishes accurately represents the intent of the Buyer by entering into this contract.
4. Deposit and payment terms as set forth in the body of the Quote shall govern. No orders will be placed until the required deposit is received. Purchases paid within the specified terms are free of finance charges, however ten (10) days after the due date a periodic finance charge may apply at 1.5% (annual rate of 18%) for every 30 days that the invoice is past due. If collection services are required, Buyer agrees to pay all cost associated with the collection effort including legal fees.
5. Orders may only be cancelled by the Buyer upon written consent of Corporate Interiors, Inc. In general, products which are manufactured to the specific requirements of the Buyer including finish, fabric and/or configuration cannot be cancelled without the consent of the Manufacturer.
6. Sales tax for the jurisdiction in which the product is delivered will apply to all sales in that jurisdiction, unless the Buyer provides documentation such as a resale or tax-exempt certificate. Product which is delivered from the manufacturer to an out of state address may not be assessed sales tax by Corporate Interiors. It will be the Buyers responsibility to report and pay any applicable sales tax.
7. Every effort has been made to arrange a timely shipment within the indicated time frame, however, Corporate Interiors, Inc. can assume no responsibility for delays due to causes beyond the control of Corporate Interiors.
8. In the occurrence of installation delay caused by Buyer, Buyer has 10 days from receipt of goods in CI warehouse to pay for inspection or Buyer will bear the risk of concealed damage costs which may include repair or replacement.
9. Quotes/Orders include storage of Buyers product in CI Warehouse for up to 30 calendar days. Orders stored beyond this date shall be subject to warehouse charges until delivered.
10. Normal delivery hours between 8:00am and 4:00pm M-F shall apply unless specifically provided for in the Proposal. Overtime, after-hours, and/or weekend labor shall be re-quoted as necessary.
11. Buyer will provide adequate area for off-loading and staging of product.
12. Job site delivery areas shall be free and clear of construction trades, to include installation of ceiling tiles, carpet, floor tiles and painting.
13. Down time due to customer delays will be billed as a separate invoice.
14. Buyer shall be responsible for securing and safeguarding all materials staged, stored, and installed on site.
15. Unforeseen conditions resulting in excess product handling or staging apart from the initial scope of work will be billed as an extra charge. This may include double handling of product or placement of product in area or floors not originally designed for the product.
16. Corporate Interiors, Inc. will be responsible to remove all debris including packaging materials, wrapping etc. from the job site daily or as agreed to by the Buyer.
17. Buyer is responsible for having electricity on at the time of installation, lighting, hoisting or elevator service without charge to the Corporate Interiors, Inc.
18. Corporate Interiors, Inc. shall be responsible for the installation of all electrical components contained in the Proposal/Order to the point of connection to the building power source which shall be the responsibility of the Buyer.
19. Change orders or additional work must be pre-approved.
20. The terms of payment are cash, check, ACH, or bank wire transfer. Separate rules apply to the use of Government Purchasing Cards.
21. All payments for this proposal will be remitted to our PNC Bank accounts listed below. No changes to the payee or account number are allowed under any conditions.
- For Corporate Interiors Inc. (St. Petersburg) ABA# 021052053 Account #XXXX5538.
- For Corporate Interiors of Tampa Bay LLC. (Tampa) ABA# 021052053 Account #XXXX3558.
- For Corporate Interiors Inc, CI South Florida (South Florida) ABA# 021052053 Account #XXXX9470.
- For Corporate Interiors of Orlando, LLC. (Orlando) ABA# 021052053 Account #XXXX8842.
- For Corporate Interiors Inc, CI Baton Rouge (CI Baton Rouge) ABA# 021052053 Account #XXXX2671.
- For Corporate Interiors Inc, CI South Carolina (CI South Carolina) ABA# 021052053 Account #XXXX9536.
- For Corporate Interiors Services, LLC (CI Services) ABA# 021052053 Account #XXXX8531.
22. Corporate Interiors, Inc. labor and installation are covered under warranty for 1 year starting on invoice date.
23. Corporate Interiors, Inc. shall retain title to all goods listed in the Proposal/Order until paid in full. In the event of default of payment, Corporate Interiors, Inc. is granted the right upon ten (10) days notice to enter the Buyers premise and remove the furniture and or property purchased without any liability to the Corporate Interiors, Inc. In such event, this remedy is non-exclusive, and the Corporate Interiors, Inc. retains the right to sue for damages or seek other remedies against the buyer for their default.



CORPORATE INTERIORS OF TAMPA BAY, LLC.
511 N FRANKLIN STREET
TAMPA, FL 33612
Phone: (813) 341-3413

Quotation

Page: 9 of 9

CI GROUP

Project: Y1615
Proj Desc: CITY OF ST PETE BEACH

Quote: Y1615.002
Status: New

Sold To: 6867-00
CITY OF ST PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706
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06/13/2025		LAURA BURKHART	D	NET 30 DAYS

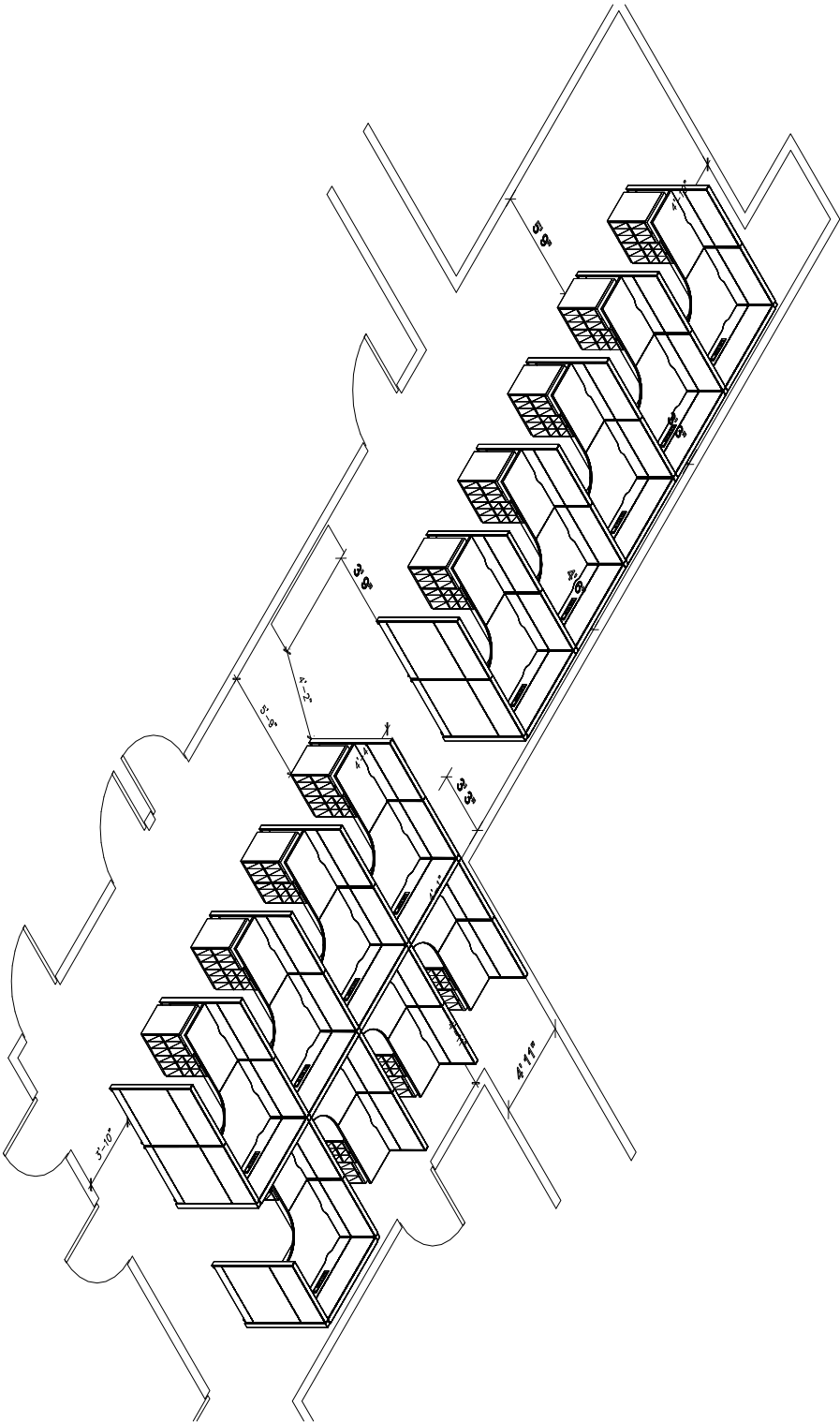
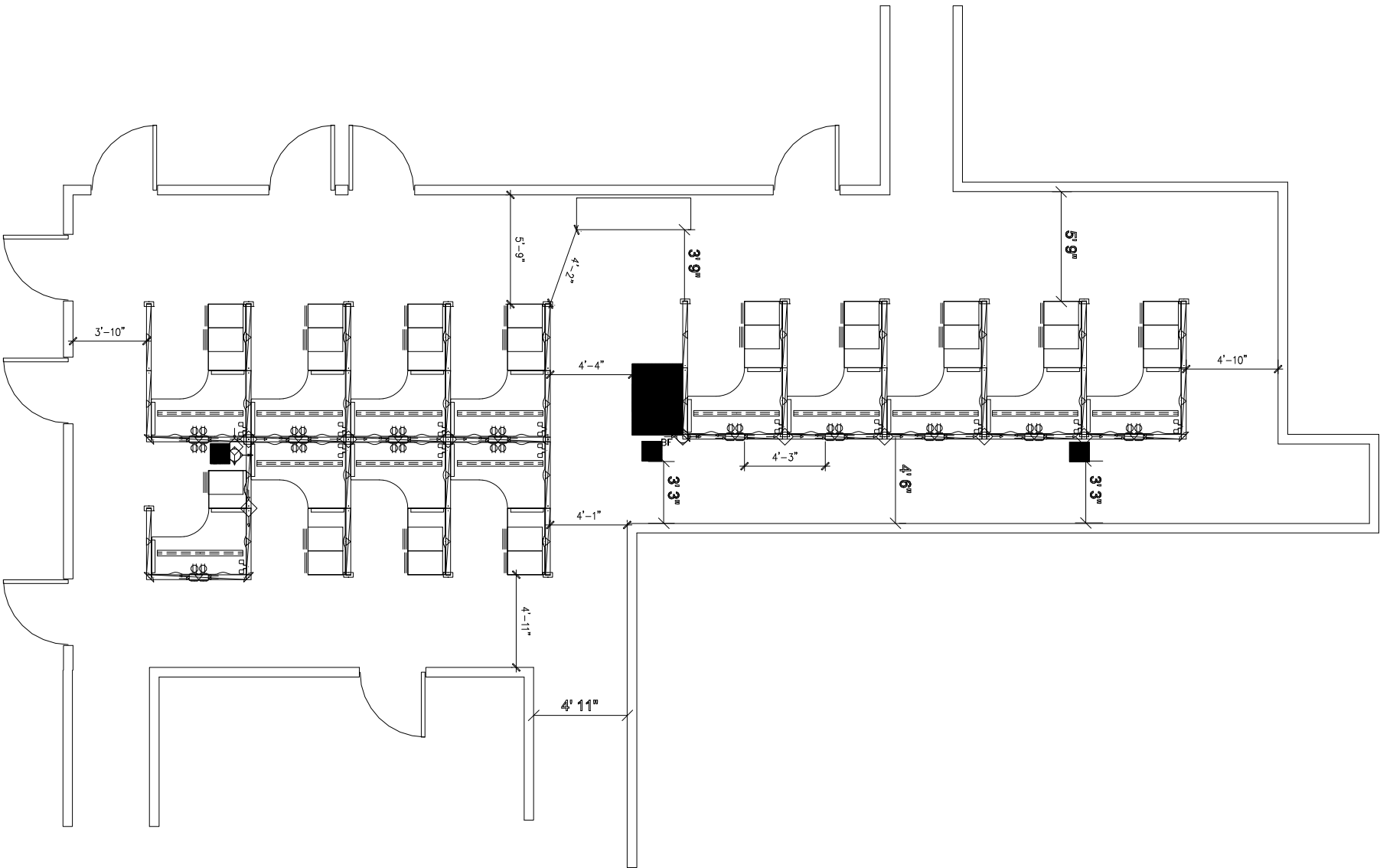
Subtotal 28,547.14
Total 28,547.14

PRINT NAME

TITLE

SIGNATURE

DATE



The City of St. Pete Beach



511 North Franklin St. Tampa, FL 33602
Ph. 813.341.3413 | Fx. 813.341.3414
License No. IB26001397
www.the-cigroup.com

Client Approval:

Issue Date: 06.12.25
Drawn By: Ecamara
Scale: NTS
Drawing for Reference Only

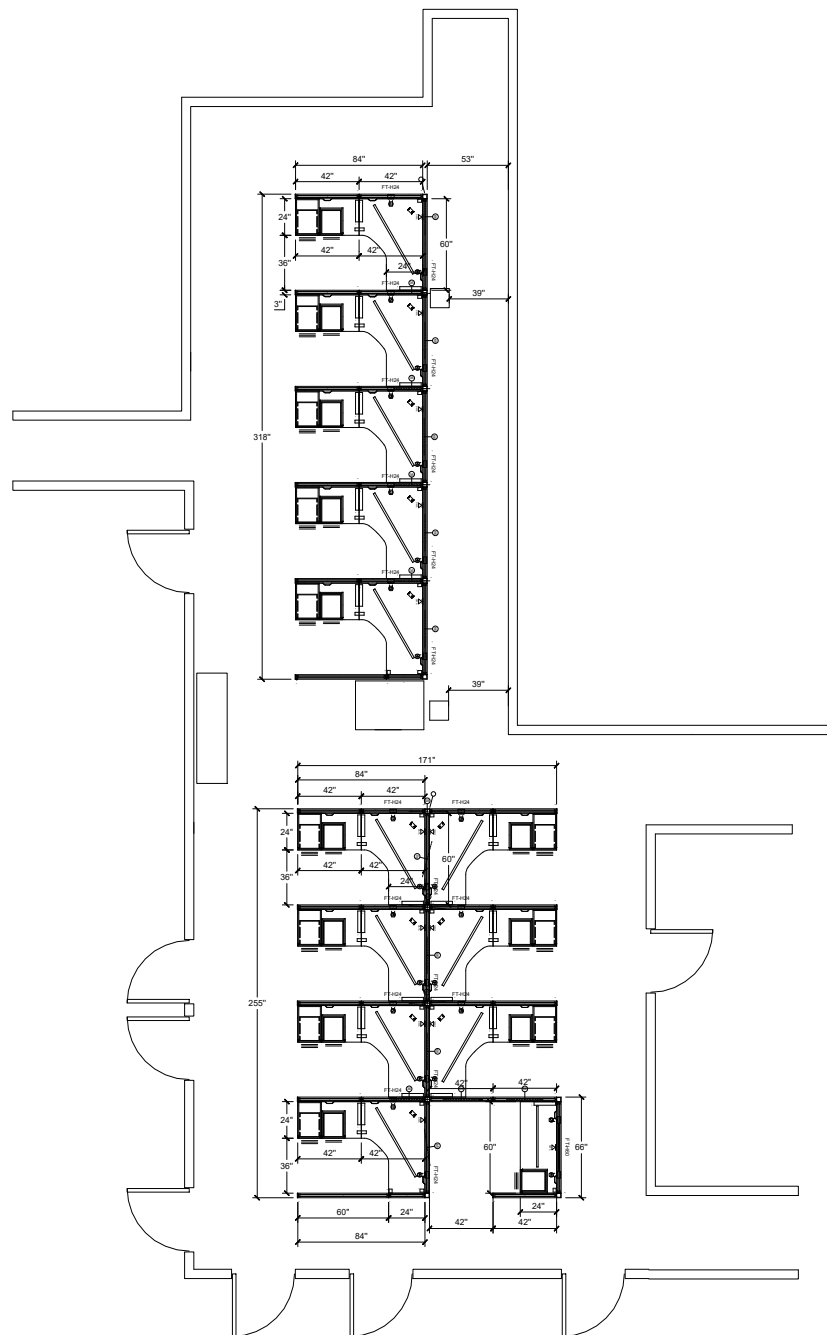
Preliminary
Furniture
Plan

THE CITY OF ST. PETE BEACH - CUBICLE

JUNE 2025



FLOOR PLAN



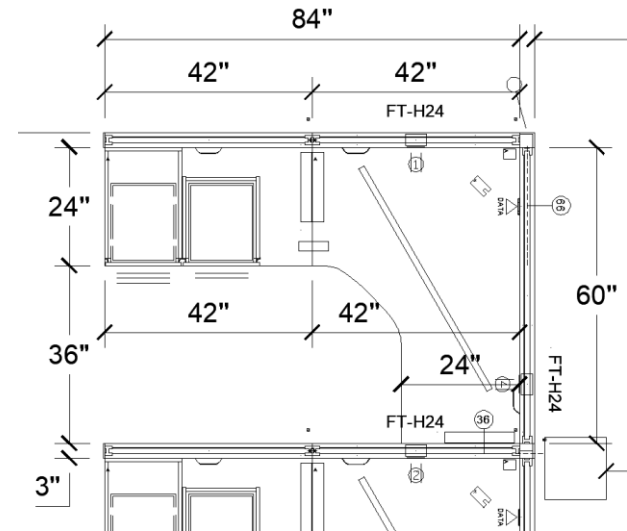
POD OF 5



3D VIEW

GENERAL INFORMATION

- Surfaces TFL 1''
- Grommets included
- 54''H Panels – Full laminate tiles
- 2 duplexes + 1 data per user
- BBF Support & FF Freestanding Pedestals
- Noki Locks included



FLOOR PLAN VIEW

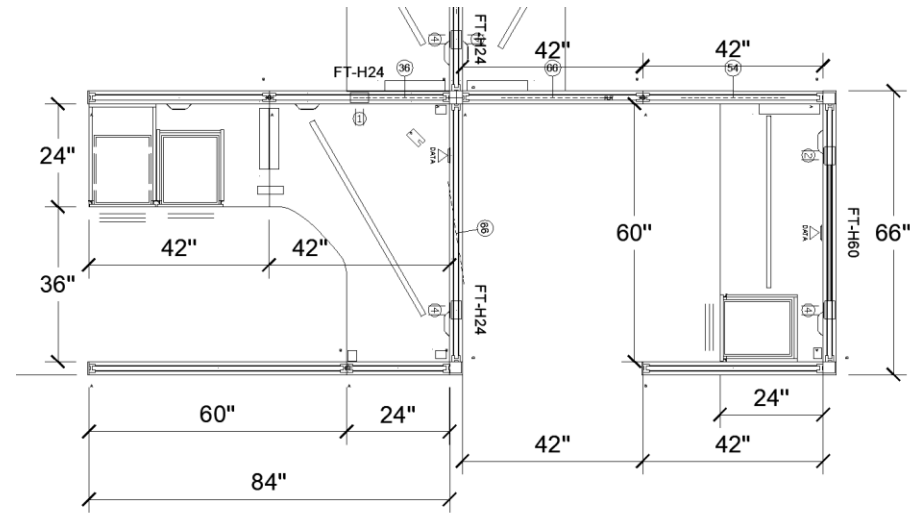
POD OF 8



3D VIEW

GENERAL INFORMATION

- Surfaces TFL 1"
- Grommets included
- 54''H Panels – Full laminate tiles
- 2 duplexes + 1 data per user
- BBF Support & FF Freestanding Pedestals
- Noki Locks included
- 1 Station is straight / other 7 are L-shaped | **See page 2 for whole floor**



FLOOR PLAN VIEW

The components list takes precedence over the drawing regarding chargeable options such as lock(s), pull(s), fabric grade, etc.

The colors represented on the color renderings (if applicable), are for drawing purposes only and must be confirmed by the client and/or retailer.

Please refer to the list of components and verify that everything is specified as requested.

Thank you for considering our products.

artopex[®]

Proposal



Commercial Design Services
5805 Barry Rd
Tampa, FL 33634
Phone: 813.886.0580
commercialdesignservices.com

Order Number	13144
Date	06/19/2025
Customer Name	City of St. Pete Beach
Salesperson	Lynn Elliott
Salesperson Email	lelliott@cdstampa.com
Terms	NET 30
Page	1 of 17

S St. Pete Beach City Hall
O 155 Corey Avenue
L St. Pete Beach, FL 33706
D
T ATTN: Reann Garbutt
O rgarbutt@stpetebeach.org

D St. Pete Beach City Hall
E 155 Corey Avenue
L St. Pete Beach, FL 33706
I
V ATTN: Reann Garbutt
E rgarbutt@stpetebeach.org
R
T
O

Prepared for : Lynn Elliott

Line	Qty	Description	List	Unit Price	Extended Amount
2	1.00 Each	Artopex Inc. CONTRACT ARTOPEX STATE OF FLORIDA CONTRACT 56120000-24-NY-ACS % Off List: 0.00	0.00	0.00	0.00
3	5.00 Each	Artopex Inc. AC-FJP2 Junction Plates - Pair Tag: Tag TG: AC-FJP2 Tag L1: 5 Pods % Off List: 58.00	27.00	11.34	56.70
4	5.00 Each	Artopex Inc. AC-RSTF52 Stiffener 52" Tag: Tag TG: AC-RSTF52 Tag L1: 5 Pods % Off List: 58.00	106.00	44.52	222.60
5	2.00 Each	Artopex Inc. FT-C54L--- "L" - Connector 54" for 2 Panels at 90° (3 Connector Blocks Included) ---:Skipped Option Tag: Tag TG: 54L Tag L1: 5 Pods % Off List: 58.00	198.00	83.16	166.32
6	6.00 Each	Artopex Inc. FT-C54S "S" - Straight Connector 54" (Bolt & Nut / Set of 3) Tag: Tag TG: 54S Tag L1: 5 Pods % Off List: 58.00	2.00	0.84	5.04
7	4.00 Each	Artopex Inc. FT-C54T--- "T" - Connector 54" for 3 Panels at 90° (3 Connector Blocks Included)	155.00	65.10	260.40

Proposal



Commercial Design Services
5805 Barry Rd
Tampa, FL 33634
Phone: 813.886.0580
commercialdesignservices.com

Order Number	13144
Date	06/19/2025
Customer Name	City of St. Pete Beach
Salesperson	Lynn Elliott
Salesperson Email	lelliott@cdstampa.com
Terms	NET 30
Page	2 of 17

		...:Skipped Option Tag: Tag TG: 54T Tag L1: 5 Pods % Off List: 58.00			
8	5.00 Each	Artopex Inc. FT-COM2--... Communication Plate ...:Skipped Option Tag: Tag TG: DATA Tag L1: 5 Pods % Off List: 58.00	27.00	11.34	56.70
9	2.00 Each	Artopex Inc. FT-DO1--... Duplex Outlet - Circuit #1 (Finishing Plate Included) ...:Skipped Option Tag: Tag TG: FT-DO1 Tag L1: 5 Pods % Off List: 58.00	51.00	21.42	42.84
10	2.00 Each	Artopex Inc. FT-DO2--... Duplex Outlet - Circuit #2 (Finishing Plate Included) ...:Skipped Option Tag: Tag TG: FT-DO2 Tag L1: 5 Pods % Off List: 58.00	51.00	21.42	42.84
11	1.00 Each	Artopex Inc. FT-DO3--... Duplex Outlet - Circuit #3 (Finishing Plate Included) ...:Skipped Option Tag: Tag TG: FT-DO3 Tag L1: 5 Pods % Off List: 58.00	51.00	21.42	21.42
12	5.00 Each	Artopex Inc. FT-DO4--... Duplex Outlet - Circuit #4 - Isolated Circuit (Finishing Plate Included) ...:Skipped Option Tag: Tag TG: FT-DO4 Tag L1: 5 Pods % Off List: 58.00	51.00	21.42	107.10
13	1.00 Each	Artopex Inc. FT-EC72 Power Feed Cable - 72" Tag: Tag TG: FT-EC72	244.00	102.48	102.48

Proposal



Commercial Design Services
5805 Barry Rd
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		Tag L1: 5 Pods % Off List: 58.00			
14	4.00 Each	Artopex Inc. FT-EJS36 Jumper 36" Tag: Tag TG: 36 Tag L1: 5 Pods % Off List: 58.00	188.00	78.96	315.84
15	5.00 Each	Artopex Inc. FT-EJS66 Jumper 66" Tag: Tag TG: 66 Tag L1: 5 Pods % Off List: 58.00	252.00	105.84	529.20
16	1.00 Each	Artopex Inc. FT-F5424 Base Frame 54x24 Tag: Tag TG: FT-F54[W] Tag L1: 5 Pods % Off List: 58.00	236.00	99.12	99.12
17	10.00 Each	Artopex Inc. FT-F5442 Base Frame 54x42 Tag: Tag TG: FT-F54[W] Tag L1: 5 Pods % Off List: 58.00	280.00	117.60	1,176.00
18	6.00 Each	Artopex Inc. FT-F5460 Base Frame 54x60 Tag: Tag TG: FT-F54[W] Tag L1: 5 Pods % Off List: 58.00	326.00	136.92	821.52
19	1.00 Each	Artopex Inc. FT-G24DP---... Full Top Cap 24" ...:Skipped Option Tag: Tag TG: 24DP Tag L1: 5 Pods % Off List: 58.00	44.00	18.48	18.48
20	10.00 Each	Artopex Inc. FT-G42DP---... Full Top Cap 42"	56.00	23.52	235.20

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		...:Skipped Option Tag: Tag TG: 42DP Tag L1: 5 Pods % Off List: 58.00			
21	6.00 Each	Artopex Inc. FT-G54C---... "C" - End Cap 54" ...:Skipped Option Tag: Tag TG: 54C Tag L1: 5 Pods % Off List: 58.00	78.00	32.76	196.56
22	6.00 Each	Artopex Inc. FT-G60DP---... Full Top Cap 60" ...:Skipped Option Tag: Tag TG: 60DP Tag L1: 5 Pods % Off List: 58.00	75.00	31.50	189.00
23	10.00 Each	Artopex Inc. FT-H24 Harness for 24" Frame or for a Single Opening Tag: Tag TG: FT-H24 Tag L1: 5 Pods % Off List: 58.00	131.00	55.02	550.20
24	5.00 Each	Artopex Inc. FT-SCOR24244260--L1-...-P1LR-G1C-(NON)--- 90° Right Corner Surface 24x24x42x60 - Curved Interior Access L1:Low Pressure Laminate ...:Skipped Option ...:Skipped Option P1LR-G1C:White Grommets Left, Right & Center (NON):No Multi-Outlets ---:Keep Inserts Tag: Tag TG: FT-SCOR24244260 Tag L1: 5 Pods % Off List: 58.00	594.00	249.48	1,247.40
25	5.00 Each	Artopex Inc. FT-SSI2442--L1-...-P1C-(NON)--- Rectangular Surface 24x42 L1:Low Pressure Laminate ...:Skipped Option ...:Skipped Option P1C:White Grommet on Center (NON):No Multi-Outlets ---:Keep Inserts	292.00	122.64	613.20

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		Tag: Tag TG: FT-SSI2442 Tag L1: 5 Pods % Off List: 58.00			
26	6.00 Each	Artopex Inc. FT-SSUBC--3067 Support Bracket for 90° and 120° Corner Surfaces 3067:Black Tag: Tag TG: FT-SSUBC Tag L1: 5 Pods % Off List: 58.00	24.00	10.08	60.48
27	1.00 Each	Artopex Inc. FT-SSUBR--... Lateral Support Bracket - Right ...:Skipped Option Tag: Tag L1: 5 Pods % Off List: 58.00	24.00	10.08	10.08
28	5.00 Each	Artopex Inc. FT-SSUCD--... Doubler for Cantilever ...:Skipped Option Tag: Tag TG: FT-SSUCD Tag L1: 5 Pods % Off List: 58.00	32.00	13.44	67.20
29	9.00 Each	Artopex Inc. FT-SSUCR--... Cantilever - Right ...:Skipped Option Tag: Tag TG: FT-SSUCR Tag L1: 5 Pods % Off List: 58.00	65.00	27.30	245.70
30	2.00 Each	Artopex Inc. FT-TBL5424--L-...-(NON) Tile to the Floor 54x24 - Laminate L:Low Pressure Laminate ...:Skipped Option (NON):No Optional Opening(s) Tag: Tag TG: FT-TBL54[W] Tag L1: 5 Pods % Off List: 58.00	146.00	61.32	122.64
31	15.00 Each	Artopex Inc. FT-TBL5442--L-...-(NON) Tile to the Floor 54x42 - Laminate L:Low Pressure Laminate	221.00	92.82	1,392.30

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		...:Skipped Option (NON):No Optional Opening(s) Tag: Tag TG: FT-TBL54[W] Tag L1: 5 Pods % Off List: 58.00			
32	5.00 Each	Artopex Inc. FT-TBL5442--L---AC Tile to the Floor 54x42 - Laminate L:Low Pressure Laminate ...:Skipped Option AC:Opening Level A - Center Tag: Tag TG: FT-TBL54[W] Tag L1: 5 Pods % Off List: 58.00	231.00	97.02	485.10
33	7.00 Each	Artopex Inc. FT-TBL5460--L---(NON) Tile to the Floor 54x60 - Laminate L:Low Pressure Laminate ...:Skipped Option (NON):No Optional Opening(s) Tag: Tag TG: FT-TBL54[W] Tag L1: 5 Pods % Off List: 58.00	287.00	120.54	843.78
34	5.00 Each	Artopex Inc. FT-TBL5460--L---ALR Tile to the Floor 54x60 - Laminate L:Low Pressure Laminate ...:Skipped Option ALR:Openings Level A - Left & Right Tag: Tag TG: FT-TBL54[W] Tag L1: 5 Pods % Off List: 58.00	307.00	128.94	644.70
35	5.00 Each	Artopex Inc. TZ-FPFF181628-L---(T.F.L.)---LN--- Freestanding FF Pedestal 17 3/4 x 15 5/8 x 27 7/8 without Top ...:Skipped Option (T.F.L.):Low Pressure Laminate ...:Skipped Option LN:NOKI Lock ...:Skipped Option Tag: Tag TG: TZ-FPFF181628-L Tag L1: 5 Pods % Off List: 58.00	987.00	414.54	2,072.70
36	5.00 Each	Artopex Inc. TZ-FSPUUF241628-L---(T.F.L.)---LN---	1,005.00	422.10	2,110.50

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		Support UUF Pedestal 24 x 15 5/8 x 27 7/8 with Finished Back - without TopSkipped Option (T.F.L.):Low Pressure LaminateSkipped Option LN:NOKI LockSkipped Option Tag: Tag TG: TZ-FSPUUF241628 Tag L1: 5 Pods % Off List: 58.00			
37	7.00 Each	Artopex Inc. AC-FJP2 Junction Plates - Pair Tag: Tag TG: AC-FJP2 Tag L1: 8 Pods % Off List: 58.00	27.00	11.34	79.38
38	1.00 Each	Artopex Inc. AC-RSTF40 Stiffener 40" Tag: Tag TG: AC-RSTF40 Tag L1: 8 Pods % Off List: 58.00	88.00	36.96	36.96
39	7.00 Each	Artopex Inc. AC-RSTF52 Stiffener 52" Tag: Tag TG: AC-RSTF52 Tag L1: 8 Pods % Off List: 58.00	106.00	44.52	311.64
40	3.00 Each	Artopex Inc. FT-C54L--- "L" - Connector 54" for 2 Panels at 90° (3 Connector Blocks Included)Skipped Option Tag: Tag TG: 54L Tag L1: 8 Pods % Off List: 58.00	198.00	83.16	249.48
41	9.00 Each	Artopex Inc. FT-C54S "S" - Straight Connector 54" (Bolt & Nut / Set of 3) Tag: Tag TG: 54S Tag L1: 8 Pods % Off List: 58.00	2.00	0.84	7.56
42	1.00 Each	Artopex Inc. FT-C54T--- "T" - Connector 54" for 3 Panels at 90° (3 Connector Blocks Included)	155.00	65.10	65.10

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		...:Skipped Option Tag: Tag TG: 54T Tag L1: 8 Pods % Off List: 58.00			
43	3.00 Each	Artopex Inc. FT-C54X--... "X" - Connector 54" for 4 Panels at 90° (3 Connector Blocks Included) ...:Skipped Option Tag: Tag TG: 54X Tag L1: 8 Pods % Off List: 58.00	111.00	46.62	139.86
44	8.00 Each	Artopex Inc. FT-COM2--... Communication Plate ...:Skipped Option Tag: Tag TG: DATA Tag L1: 8 Pods % Off List: 58.00	27.00	11.34	90.72
45	3.00 Each	Artopex Inc. FT-DO1--... Duplex Outlet - Circuit #1 (Finishing Plate Included) ...:Skipped Option Tag: Tag TG: FT-DO1 Tag L1: 8 Pods % Off List: 58.00	51.00	21.42	64.26
46	3.00 Each	Artopex Inc. FT-DO2--... Duplex Outlet - Circuit #2 (Finishing Plate Included) ...:Skipped Option Tag: Tag TG: FT-DO2 Tag L1: 8 Pods % Off List: 58.00	51.00	21.42	64.26
47	2.00 Each	Artopex Inc. FT-DO3--... Duplex Outlet - Circuit #3 (Finishing Plate Included) ...:Skipped Option Tag: Tag TG: FT-DO3 Tag L1: 8 Pods % Off List: 58.00	51.00	21.42	42.84
48	8.00 Each	Artopex Inc. FT-DO4--... Duplex Outlet - Circuit #4 - Isolated Circuit (Finishing Plate Included) ...:Skipped Option	51.00	21.42	171.36

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		Tag: Tag TG: FT-DO4 Tag L1: 8 Pods % Off List: 58.00			
49	1.00 Each	Artopex Inc. FT-EC72 Power Feed Cable - 72" Tag: Tag TG: FT-EC72 Tag L1: 8 Pods % Off List: 58.00	244.00	102.48	102.48
50	1.00 Each	Artopex Inc. FT-EJS36 Jumper 36" Tag: Tag TG: 36 Tag L1: 8 Pods % Off List: 58.00	188.00	78.96	78.96
51	3.00 Each	Artopex Inc. FT-EJS48 Jumper 48" Tag: Tag TG: 48 Tag L1: 8 Pods % Off List: 58.00	218.00	91.56	274.68
52	1.00 Each	Artopex Inc. FT-EJS54 Jumper 54" Tag: Tag TG: 54 Tag L1: 8 Pods % Off List: 58.00	228.00	95.76	95.76
53	5.00 Each	Artopex Inc. FT-EJS66 Jumper 66" Tag: Tag TG: 66 Tag L1: 8 Pods % Off List: 58.00	252.00	105.84	529.20
54	1.00 Each	Artopex Inc. FT-F5424 Base Frame 54x24 Tag: Tag TG: FT-F54[W] Tag L1: 8 Pods % Off List: 58.00	236.00	99.12	99.12
55	17.00 Each	Artopex Inc. FT-F5442 Base Frame 54x42	280.00	117.60	1,999.20

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		Tag: Tag TG: FT-F54[W] Tag L1: 8 Pods % Off List: 58.00			
56	6.00 Each	Artopex Inc. FT-F5460 Base Frame 54x60 Tag: Tag TG: FT-F54[W] Tag L1: 8 Pods % Off List: 58.00	326.00	136.92	821.52
57	1.00 Each	Artopex Inc. FT-G24DP--- Full Top Cap 24" ---:Skipped Option Tag: Tag TG: 24DP Tag L1: 8 Pods % Off List: 58.00	44.00	18.48	18.48
58	17.00 Each	Artopex Inc. FT-G42DP--- Full Top Cap 42" ---:Skipped Option Tag: Tag TG: 42DP Tag L1: 8 Pods % Off List: 58.00	56.00	23.52	399.84
59	9.00 Each	Artopex Inc. FT-G54C--- "C" - End Cap 54" ---:Skipped Option Tag: Tag TG: 54C Tag L1: 8 Pods % Off List: 58.00	78.00	32.76	294.84
60	6.00 Each	Artopex Inc. FT-G60DP--- Full Top Cap 60" ---:Skipped Option Tag: Tag TG: 60DP Tag L1: 8 Pods % Off List: 58.00	75.00	31.50	189.00
61	11.00 Each	Artopex Inc. FT-H24 Harness for 24" Frame or for a Single Opening Tag: Tag TG: FT-H24 Tag L1: 8 Pods	131.00	55.02	605.22

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62	1.00 Each	% Off List: 58.00 Artopex Inc. FT-H60 Harness for 60" Frame Tag: Tag TG: FT-H60 Tag L1: 8 Pods % Off List: 58.00	293.00	123.06	123.06
63	1.00 Each	Artopex Inc. FT-HR Coupling Tag: Tag TG: FT-HR Tag L1: 8 Pods % Off List: 58.00	63.00	26.46	26.46
64	3.00 Each	Artopex Inc. FT-SCOL24244260--L1-....-P1LR-G1C-(NON)---- 90° Left Corner Surface 24x24x42x60 - Curved Interior Access L1:Low Pressure Laminate ...:Skipped Option ...:Skipped Option P1LR-G1C:White Grommets Left, Right & Center (NON):No Multi-Outlets ---:Keep Inserts Tag: Tag TG: FT-SCOL24244260 Tag L1: 8 Pods % Off List: 58.00	594.00	249.48	748.44
65	4.00 Each	Artopex Inc. FT-SCOR24244260--L1-....-P1LR-G1C-(NON)---- 90° Right Corner Surface 24x24x42x60 - Curved Interior Access L1:Low Pressure Laminate ...:Skipped Option ...:Skipped Option P1LR-G1C:White Grommets Left, Right & Center (NON):No Multi-Outlets ---:Keep Inserts Tag: Tag TG: FT-SCOR24244260 Tag L1: 8 Pods % Off List: 58.00	594.00	249.48	997.92
66	7.00 Each	Artopex Inc. FT-SSi2442--L1-....-P1C-(NON)---- Rectangular Surface 24x42 L1:Low Pressure Laminate ...:Skipped Option ...:Skipped Option P1C:White Grommet on Center (NON):No Multi-Outlets ---:Keep Inserts	292.00	122.64	858.48

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		Tag: Tag TG: FT-SSI2442 Tag L1: 8 Pods % Off List: 58.00			
67	1.00 Each	Artopex Inc. FT-SSI2460--L1-...-P1LR-(NON)--- Rectangular Surface 24x60 L1:Low Pressure Laminate ...:Skipped Option ...:Skipped Option P1LR:White Grommets Left & Right (NON):No Multi-Outlets ---:Keep Inserts Tag: Tag TG: FT-SSI2460 Tag L1: 8 Pods % Off List: 58.00	396.00	166.32	166.32
68	9.00 Each	Artopex Inc. FT-SSUBC--3067 Support Bracket for 90° and 120° Corner Surfaces 3067:Black Tag: Tag TG: FT-SSUBC Tag L1: 8 Pods % Off List: 58.00	24.00	10.08	90.72
69	1.00 Each	Artopex Inc. FT-SSUBR--... Lateral Support Bracket - Right ...:Skipped Option Tag: Tag TG: FT-SSUBR Tag L1: 8 Pods % Off List: 58.00	24.00	10.08	10.08
70	7.00 Each	Artopex Inc. FT-SSUCD--... Doubler for Cantilever ...:Skipped Option Tag: Tag TG: FT-SSUCD Tag L1: 8 Pods % Off List: 58.00	32.00	13.44	94.08
71	4.00 Each	Artopex Inc. FT-SSUCL--... Cantilever - Left ...:Skipped Option Tag: Tag TG: FT-SSUCL Tag L1: 8 Pods % Off List: 58.00	65.00	27.30	109.20
72	10.00		65.00	27.30	273.00

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	Each	Artopex Inc. FT-SSUCR--... Cantilever - Right ...:Skipped Option Tag: Tag TG: FT-SSUCR Tag L1: 8 Pods % Off List: 58.00			
73	2.00 Each	Artopex Inc. FT-TBL5424--L-...-(NON) Tile to the Floor 54x24 - Laminate L:Low Pressure Laminate ...:Skipped Option (NON):No Optional Opening(s) Tag: Tag TG: FT-TBL54[W] Tag L1: 8 Pods % Off List: 58.00	146.00	61.32	122.64
74	27.00 Each	Artopex Inc. FT-TBL5442--L-...-(NON) Tile to the Floor 54x42 - Laminate L:Low Pressure Laminate ...:Skipped Option (NON):No Optional Opening(s) Tag: Tag TG: FT-TBL54[W] Tag L1: 8 Pods % Off List: 58.00	221.00	92.82	2,506.14
75	7.00 Each	Artopex Inc. FT-TBL5442--L-...-AC Tile to the Floor 54x42 - Laminate L:Low Pressure Laminate ...:Skipped Option AC:Opening Level A - Center Tag: Tag TG: FT-TBL54[W] Tag L1: 8 Pods % Off List: 58.00	231.00	97.02	679.14
76	4.00 Each	Artopex Inc. FT-TBL5460--L-...-(NON) Tile to the Floor 54x60 - Laminate L:Low Pressure Laminate ...:Skipped Option (NON):No Optional Opening(s) Tag: Tag TG: FT-TBL54[W] Tag L1: 8 Pods % Off List: 58.00	287.00	120.54	482.16
77	1.00 Each	Artopex Inc. FT-TBL5460--L-...-ALCR	317.00	133.14	133.14

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		Tile to the Floor 54x60 - Laminate L:Low Pressure LaminateSkipped Option ALCR:Openings Level A - Left, Center & Right Tag: Tag TG: FT-TBL54[W] Tag L1: 8 Pods % Off List: 58.00			
78	7.00 Each	Artopex Inc. FT-TBL5460--L---ALR Tile to the Floor 54x60 - Laminate L:Low Pressure LaminateSkipped Option ALR:Openings Level A - Left & Right Tag: Tag TG: FT-TBL54[W] Tag L1: 8 Pods % Off List: 58.00	307.00	128.94	902.58
79	7.00 Each	Artopex Inc. TZ-FPFF181628-L---(T.F.L.)---LN-... Freestanding FF Pedestal 17 3/4 x 15 5/8 x 27 7/8 without TopSkipped Option (T.F.L.):Low Pressure LaminateSkipped Option LN:NOKI LockSkipped Option Tag: Tag TG: TZ-FPFF181628-L Tag L1: 8 Pods % Off List: 58.00	987.00	414.54	2,901.78
80	1.00 Each	Artopex Inc. TZ-FPUUF181628-L---(T.F.L.)---LN-... Freestanding UUF Pedestal 17 3/4 x 15 5/8 x 27 7/8 without TopSkipped Option (T.F.L.):Low Pressure LaminateSkipped Option LN:NOKI LockSkipped Option Tag: Tag TG: TZ-FPUUF181628- Tag L1: 8 Pods % Off List: 58.00	987.00	414.54	414.54
81	7.00 Each	Artopex Inc. TZ-FSPUUF241628-L---(T.F.L.)---LN-... Support UUF Pedestal 24 x 15 5/8 x 27 7/8 with Finished Back - without TopSkipped Option (T.F.L.):Low Pressure LaminateSkipped Option LN:NOKI LockSkipped Option	1,005.00	422.10	2,954.70

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		Tag: Tag TG: TZ-FSPUUF241628 Tag L1: 8 Pods % Off List: 58.00			
82	1.00 Each	CDS D&I Receiving, Delivery and Installation % Off List: 0.00	0.00	4,675.00	4,675.00
Order Sub-Total :					\$41,232.64
TOTAL ORDER :					\$41,232.64

By signing this document the purchaser agrees to CDS' Terms & Conditions that follow

Signature: _____ Name: _____ Date: _____

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Uniform Conditions of Sale

1. PRICE:

All prices quoted are firm for up to 30 days from the date of this proposal, unless otherwise noted.

2. ORDERS:

It is understood and agreed that an order cannot be cancelled except by mutual consent in writing. A restocking charge of 30% will be imposed for all approved cancellations. Orders cannot be cancelled after factory production has begun.

3. TAX:

All orders will be subject to applicable sales tax. Purchaser's exempt from such tax must furnish certificates of exemption in a form acceptable to CDS and the State of Florida. Unless such certificates are received; CDS will include all such tax on invoices, and the Customer/Purchaser shall pay the same.

4. FREIGHT:

Unless freight is specifically included, all freight charges will be added to final invoice and paid by the Customer/Purchaser.

5. DELIVERY:

In the event that a delivery/installation is provided as a part of the sale, the following provisions shall apply:

A) JOBSITE:

The job shall be clear and free of debris prior to installation. Site preparation performed by CDS employees, including but not limited to clearing debris or moving of Purchaser's furniture, shall be charged to the Purchaser at CDS' normal hourly rate.

B) JOBSITE SERVICES:

Electric current, heat/air conditioning, elevator and/or hoisting service will be furnished without charge to CDS. Adequate facilities for offloading, staging, moving and handling of goods shall be provided by purchaser.

C) DELIVERY HOURS:

Prices are based on the installation being made during the normal eight hour, five day week, Monday thru Friday. If delivery and/or installation is required at a time other than this, it will be done at a quoted rate and Purchaser shall reimburse CDS for additional costs.

D) HANDLING:

If double handling becomes necessary, the Customer/Purchaser will be charged at CDS' normal hourly rate, plus any reconsignment charges from freight companies, plus storage.

E) RISK OF LOSS:

Upon delivery of goods by CDS to Purchaser, all risk of loss or shall pass to the Purchaser, including, but not limited to any loss or damage by site conditions; other trades, fire or other elements; and Purchaser agrees to hold harmless CDS from loss for such reasons.

6. DELIVERY DELAYS:

A) If premises of Purchaser are not ready for installation and/or delivery, the Purchaser agrees to pay for ninety percent (90%) of the value of the delivered goods in storage and ready for installation and/or delivery within 10 days of receipt of goods by CDS.

B) Storage: If premises are not ready for installation and/or delivery within 30 days after receipt of goods by CDS, the Purchaser agrees to pay a monthly storage and handling fee to CDS based on sq. ft.

C) CDS continually expedites orders and will attempt to obtain the commitment of the manufacturer to meet the delivery schedule

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Order Number	13144
Date	06/19/2025
Customer Name	City of St. Pete Beach
Salesperson	Lynn Elliott
Salesperson Email	lelliott@cdstampa.com
Terms	NET 30
Page	17 of 17

requirements, but can be held in no way responsible for delayed deliveries. Orders once entered cannot be cancelled due to delayed delivery unless manufacturers will accept cancellation from CDS.

7. DEPOSITS:

All orders will require a minimum 50% deposit which shall be retained by CDS until shipment, delivery and installation of entire order are complete. Deposit amounts will be deducted from the final invoice. No proration of any deposit will be made on partial delivery or installation.

8. ACCEPTANCE:

All goods shall be considered accepted after the purchaser or his agent has signed the delivery ticket. All claims or exceptions must be made in writing on the delivery ticket.

9. LIMITED LIABILITY:

The goods and services incidental to their sale described in this proposal are sold subject only to such warranties as are made by the manufacturers' of the goods. CDS will cooperate with purchaser in obtaining adjustments from manufacturers' for a breach of any such manufacturers warranty. However, CDS neither guarantees nor warrants that the manufacturer will comply with the terms of its warranty, and CDS does not adopt, guarantee or warrant that the manufacturer will comply with its obligations. CDS shall not be liable for defects in or loss of the goods sold, or caused by the goods sold.

Purchaser agrees to indemnify and hold harmless CDS and its agents and employees of and from any claims for damage or injury caused by the goods after delivery to purchaser.

10. TITLE AND OWNERSHIP:

All goods shall remain the property of CDS until all goods described in this purchase order have been paid for in full. Upon non-payment, CDS shall have the right, at its election, to recover possession of such goods, and in the event, Purchaser authorizes CDS to promptly enter upon its premises and to repossess and remove such goods at the expense of Purchaser.

11. TRADE/MANUFACTURE STANDARDS

All goods shall be subject to reasonable variation from standard in color, quantity, finish, and variations by the trade customs of the industry.

12. ADDITIONAL TERMS:

Purchaser acknowledges that once signed and accepted by both parties this proposal/order and performance hereunder, shall be deemed valid. Purchaser shall be liable for any part of the goods described in the proposal/order and any invoice submitted hereunder when delivered, and payment shall be due upon the terms and conditions hereof and any invoice submitted hereunder. Purchaser shall pay the monies due hereunder and all invoices submitted hereunder in accordance with their terms, and shall not be entitled to any set-off or to withhold any payment or purchase thereof. CDS' standard payment terms are NET upon delivery. All invoices not paid within our standard payment term will be charged 1 1/2% interest per month.



OFFICE SUPPLIES



Manasota Office Supplies, LLC

3230 59th Dr. E. Unit 108

Bradenton, Florida 34203

(941) 777-2823 (CUBE)

EIN 27-1487223

www.manasotaofficesupplies.com

Estimate

Estimate Date: May 31, 2025

Expiration Date: 30 Days

To City of St. Pete Beach

Laura Canary

155 Corey Ave.

St. Pete Beach, FL, 33706

727-367-2735

lc Canary@stpetebeach.org

Consultant	Florida - Statewide Furniture	Payment Terms	Due Date
Michael Lucido	Contract ID: 56120000-24-NY-ACS	Per State Contract	Per State Contract

Qty	Description	Contract Discount	List Total
13 Workstations			
13.00	Cubicle Workstations - See Layout	64%	\$ 72,214.00
	System Include(s)	Net Cost	\$ 25,997.04
	106" - Pass Thru Cable, Flexible Metal Conduit w/Wire Mesh, Distributes Power Through Non-Powered Panels		
	17" Mesh Jumper		
	72" Long, Reversible Floor Power Entry		
	Dedicated Circuit A, Duplex Receptacle		
	Dedicated Circuit B, Duplex Receptacle		
	15" Left Cantilever, Mounting Bracket Included		
	15" Right Cantilever, Mounting Bracket Included		
	22" Left Cantilever, Mounting Bracket Included		
	22" Right Cantilever, Mounting Bracket Included		
	Corner Bracket and Transaction Bracket, Left and Right, Sold as a Pair		
	Flat Bracket (Available in Black Only)		
	54"h, 2-Way, Universal Corner Post (With All Clips), Post Trims, Post Base Cap		
	54"h, 3-Way, Universal Corner Post (With All Clips), Post Trims, Post Base Cap		

	54"h, 4-Way, Universal Corner Post (With All Clips), No Post Trims, No Post Base Cap		
	54"h, 4-Way, Universal Corner Post (With All Clips), No Post Trims, No Post Base Cap		
	Pedestal Bracket/ Filler		
	54"h, End of Run Trim Insert for Panel		
	46"w x 5"d, Worksurface Support Channel, Use with 60"w Surface, Channel Should be 14" Shorter Than Top, Screws Included, Black Only		
	54"h x 42"w, 14"h Partly Glazed Panel, Non-Powered, Raceway Cover No Punch (2)		
	54"h x 60"w, 14"h Partly Glazed Panel, Power Harness, Raceway Cover No Punch, Raceway Cover with Punch		
	54"h x 60"w, 14"h Partly Glazed Panel, Power Harness, Raceway Cover with Punch (2)		
	Cutout Cover for Raceway Cutout Opening		
	23" d, B/B/F Pedestal, Worksurface Supporting		
	23" d, F/F Pedestal, Worksurface Supporting		
	60"w x 42"d1 x 24"d2, Left, Extended Curved Corner Worksurface with 3mm PVC Edge Trim 1" Thick, Std with 2 Scoops		
	60"w x 42"d1 x 24"d2, Right, Extended Curved Corner Worksurface with 3mm PVC Edge Trim 1" Thick, Std with 2 Scoops		
	42"w x 24"d, Rectangular Worksurface with 3mm PVC Edge Trim 1" Thick, Std with 1 Scoop		
	60"w x 24"d, Rectangular Worksurface with 3mm PVC Edge Trim 1" Thick, Std with 2 Scoops		
	Finishes:		
	Laminate - Undecided		
	Fabric - Undecided		
	Paint - Undecided		

ORDER WILL SHIP TO MOS REDISTRIBUTION CENTER

ANY RETURNS ARE SUBJECT TO A 25% RESOTCKING FEE.

OFFICE AREA MUST BE CLEAN AND FREE OF DEBRIS BEFORE WORK BEGINS

SOME ITEMS CANNOT BE RETURNED BECAUSE THEY ARE SPECIFIC TO YOUR ORDER.

ASSEMBLY & INSTALLATION INCLUDES INSTALLATION, ASSEMBLY, AND DEBRIS REMOVAL.

DUE TO ORDER SIZE, A DEDICATED TRUCK, ROUTE, & DELIVERY DATE MAY BE PROVIDED

ONCE ORDER IS RECEIVED, MOS WILL CONTACT CLIENT TO SCHEDULE INSTALLATION DATE

ONCE ORDER SHIPS, TRACKING INFORMATION WILL BE PROVIDED VIA FREIGHT COMPANY

LEAD-TIME IS 4-6 WEEKS ONCE ORDER IS PROCESSED AND ACKNOWLEDGED BY MANUFACTURER

ORDER WILL BE PROCESSED WITH MANUFACTURER WITHIN 48 BUSINESS HOURS OF CLEARED FUNDS

ONCE ORDER IS RECEIVED, MOS WILL CONTACT CLIENT TO SCHEDULE INSTALLATION DATE

Subtotal	\$ 25,997.04
Design	Waived
Tariff (If Applicable)	\$ -
Freight/Receiving from MFG.	\$ -
Delivery & Installation	\$ 3,900.00
Sales Tax (If Applicable)	Exempt
Deposit	Per State Contract
Total	\$ 29,897.04

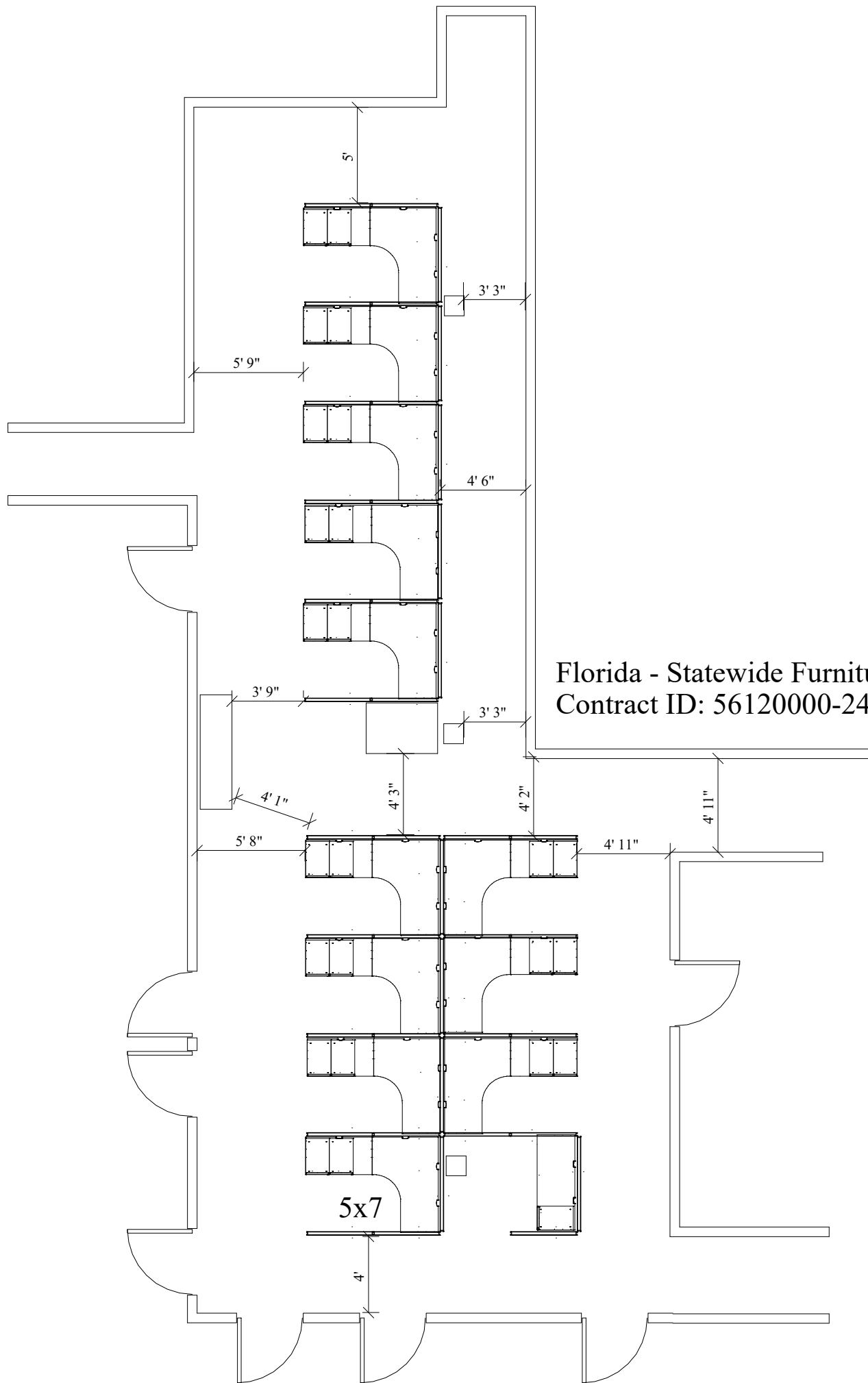
ORDER WILL BE PROCESSED WITH MANUFACTURER ONCE YOUR DEPOSIT HAS BEEN RECEIVED BY MOS CORP.
ONCE ORDER IS PROCESS WITH MANUFACTURER, PLEASE ALLOW 48 HOURS FOR ORDER TO BE ACKNOWLEDGED/QUEUED
MOS CAN NOT BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING FURNITURE, BUILDING, ELECTRICAL, OR ITS COMPONENTS

I HAVE READ AND UNDERSTAND THE ABOVE TERMS & CONDITIONS

(DATE)

PROJECT HAS BEEN COMPLETED TO YOUR SATISFACTION

(DATE)



Florida - Statewide Furniture
Contract ID: 56120000-24-NY-ACS

CITY COMMISSION MEETING CITY OF ST. PETE BEACH COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Authorize an Agreement with Stantec for a Community Redevelopment Area (CRA) Study and Finding of Necessity (FON) Report in the amount of \$21,720.00.

Action Request: Motion to Authorize an Agreement with Stantec for a Community Redevelopment Area (CRA) Study and a Finding of Necessity (FON) Report in the amount of \$21,720.00.

Strategic Objective: Economic Development and Smart Growth

Date: July 22, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: **CRA Presentation Overview / Finding of Necessity / University of Florida FIBER**

Purpose:

Staff will present an overview of Community Redevelopment Areas (CRAs) and Community Redevelopment Agencies, focusing on their role in addressing infrastructure deficiencies, supporting long-term resilience, and guiding sustainable community development efforts.

Finding of Necessity (FON):

As a foundational step in establishing a CRA, the **Finding of Necessity (FON)** identifies physical and economic conditions of decline within a defined area. This document provides the legal basis for CRA designation and enables the use of strategic redevelopment tools such as **Tax Increment Financing (TIF)**. **Matt Lewis, Principal Planner with Stantec**, will be present to address questions regarding the scope, timeline, and deliverables associated with the FON process

Key Objectives of the Finding of Necessity:

- **Assess Infrastructure Needs:** Identify aging, insufficient, or failing infrastructure
- **Support Long-Term Resiliency:** Evaluate vulnerabilities related to flooding, climate change, and disaster impacts
- **Promote Sustainable Development:** Encourage redevelopment strategies that balance growth with environmental stewardship

- **Justify CRA Formation:** Ensure compliance with Florida state requirements
- **Inform Redevelopment Planning:** Prioritize critical issues to guide future investments
- **Define CRA Boundaries:** Target areas most in need of revitalization and infrastructure improvements

Summary of Issues Addressed in the FON:

- **Blighted Conditions:** Deteriorating buildings and infrastructure systems
- **Economic Decline:** Indicators of underinvestment, vacancy, and stagnation
- **Inadequate Infrastructure:** Outdated roads, poor drainage, limited utilities, and underperforming public spaces
- **Public Safety Concerns:** Environmental and physical risks affecting community well-being
- **Need for Strategic Revitalization:** Support for targeted redevelopment that addresses infrastructure gaps and builds future resilience

University of Florida FIBER Program Participation:

Faculty members from the **University of Florida's FIBER (Florida Institute for Built Environment Resilience)** program will contribute expert insight into the intersection of the built environment, infrastructure planning, and community resilience. Their input will help ensure that the city's redevelopment efforts are aligned with best practices in sustainability, infrastructure modernization, and long-term resiliency planning.

Funding: \$21,720.00

Attachments:

1. 72225 CRA FON FIBER_FinPP
2. FINAL MAP Potential CRA Area
3. FON St. Pete Beach Resilience Improvements Scope
4. FON Fee



Community Redevelopment Agency (CRA)

Addressing Infrastructure Overload & Environmental Resiliency

What is a CRA?

Established by F.S. Chapter 163 Part II

A Community Redevelopment Agency (CRA) is a public agency created by a local government to revitalize areas facing economic decline, **blight, or infrastructure challenges**. Its mission is to improve physical conditions, attract private investment, and enhance quality of life in designated redevelopment zones.

St. Pete Beach - Why a CRA?

Resiliency-Based CRA Designation:

- Strengthen and modernize aging infrastructure vulnerable to sea level rise and climate change.
- Proactively harden critical systems to ensure long-term community resilience and public safety.
- Address blight through strategic improvements that enhance environmental sustainability and quality of life.
- Attract and coordinate investments supporting sustainable economic growth within the CRA.
- Improve infrastructure performance while reducing environmental risks like flooding.
- Leverage and layer funding.

How is a CRA Established?

Identify a Blighted Area

The local government must **identify an area showing signs of "blight"** as defined in Florida Statutes.

Blight indicators may include:

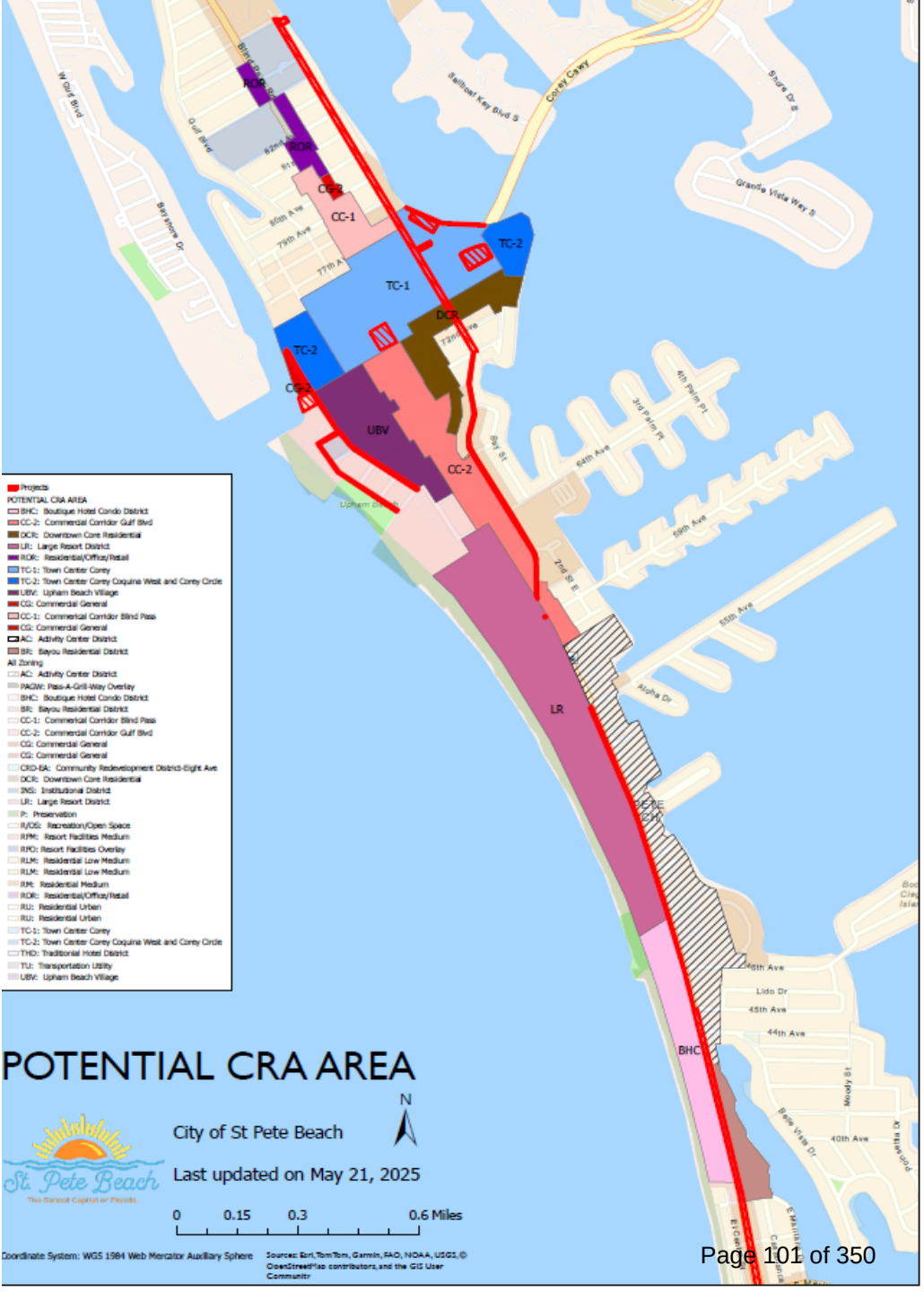
- Deteriorated buildings or infrastructure
- High vacancy rates
- Inadequate roadways or utilities
- Environmental contamination
- Unsafe or unhealthy conditions

Documentation: A "**Finding of Necessity**" (FON) report must be prepared to document the conditions.

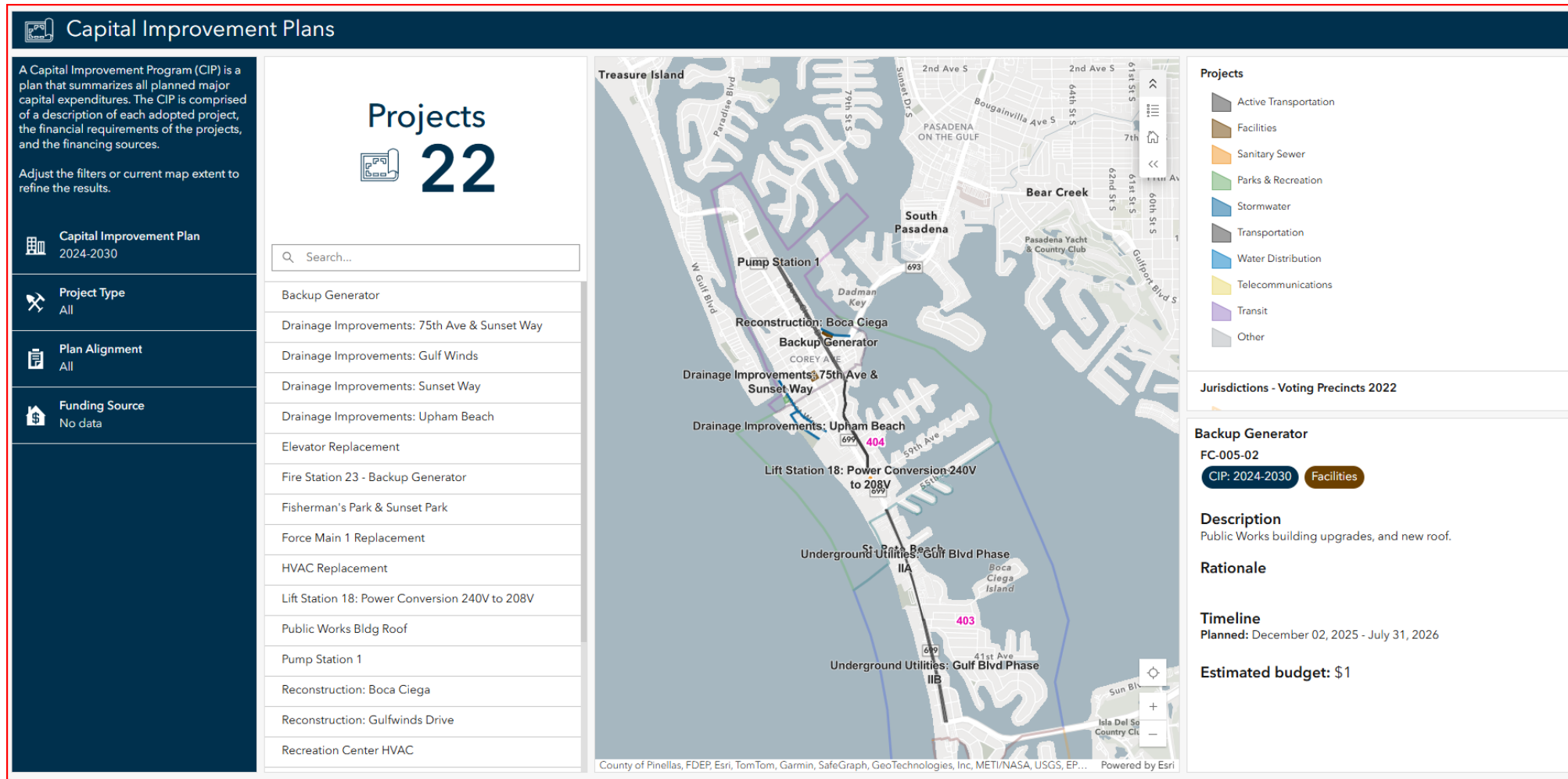
North: (ROR) Residential/Office/Retail

A **CRA (Community Redevelopment Area)** is a designated zone created by local government to address blight, infrastructure deficiencies, and long-term resiliency.

South: (BR) Bayou Residential District



CRA Infrastructure Map



<https://cspb.maps.arcgis.com/apps/dashboards/2908d5479d67475a9c6dfdb66d436c8a>

Finding of Necessity (FON)

The **Finding of Necessity** must:

- Clearly demonstrate the presence of blight
- Justify the creation of a CRA under the law

The report is presented to the local governing body (e.g., City Commission or County Board of Commissioners).

Adoption of a Resolution Declaring the Need for a CRA

- The governing body (city or county) **votes to adopt a resolution** confirming the area meets the criteria and that a CRA is needed.
- This action establishes the **intent** to create a CRA and move forward with planning.

Create a Community Redevelopment Plan

A **Community Redevelopment Plan (CRP)** is developed for the proposed CRA area.

- The plan includes:
 - Proposed projects (infrastructure, housing, public facilities)
 - Funding strategy (typically using **Tax Increment Financing – TIF**)
 - Community input and engagement strategies
 - Timelines, goals, and performance measures

The plan must align with the **local Comprehensive Plan**.

CRA and Plan Adoption

The local government adopts an **ordinance** formally:

- Establishing the CRA
- Establishes CRA Redevelopment Trust Fund (TIF)
- Approving the Community Redevelopment Plan

The ordinance also establishes the **CRA governing board**, which may be:

- The local governing body itself (e.g., City Commission)
- A separate appointed board

Notification and Coordination

If the **CRA affects county tax revenues**, interlocal agreements are required regarding revenue sharing or terms of TIF use.

Coordination with Pinellas County throughout the process is key

- As a Charter County, Pinellas grants the Delegation of Authority
- The County has established additional CRA policies – specifically for establishing or expanding CRAs and determining the County's TIF contribution

Once adopted, the CRA must notify:

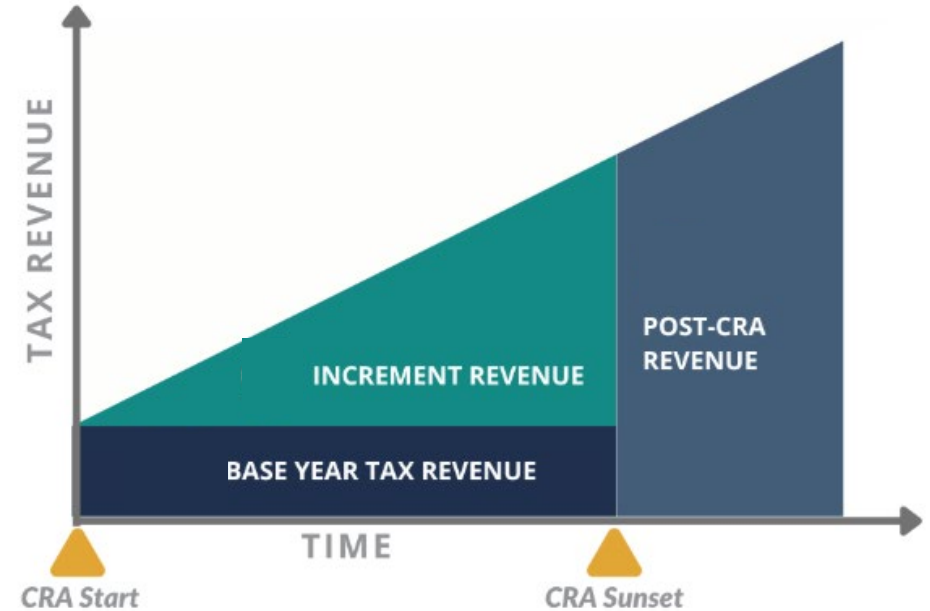
- The **Florida Department of Economic Opportunity (DEO)**
- All Taxing Authorities



Tax Increment Financing (TIF)

The CRA uses **TIF** as its primary funding tool:

- When the CRA is established, property tax values are calculated to determine a **base year** valuation.
- TIF captures the increase in property tax revenue within the CRA above the **base year** value
- As property values rise due to redevelopment, the "**increment**" (difference) is reinvested into the area to fund improvements, while taxes on the base year value continue going to the original taxing authorities.



TIF Practical Example

Assumptions:

City millage: **3.0913 mills**

County millage: **4.660 mills**

City participation: **95%**

County participation: **50%**

Base Year Value: **\$200 million**

Property Value (Year 1): **\$206,000,000**

Annual Property Value Growth: **3%**

Incremental Value = Current Value – Base Year (**\$6M**)

5-Year Projection with 50% County Participation

Year	Property Value	Incremental Value	City TIF@ 95% (3.0913mills)	County TIF @ 50% (4.6660)**	Total TIF
1	\$206,000,000	\$106,000,000	\$311,293	\$247,298	\$558,591
2	\$212,180,000	\$112,180,000	\$329,932	\$261,122	\$591,054
3	\$218,545,400	\$118,545,400	\$349,227	\$275,556	\$624,783
4	\$225,101,762	\$125,101,762	\$369,204	\$290,633	\$659,837
5	\$231,854,815	\$131,854,815	\$389,899	\$306,388	\$696,287

Total CRA TIF over 5 years: \$3,130,552

**** 5 Year County Contribution \$1,380,997**

Otherwise **not available** for Capital Projects within CRA District.



Implement the CRA and begin Redevelopment Activities

CRA is now a **functioning entity**, capable of:

- Entering into contracts
- Acquiring and disposing of property
- Applying for grants
- Issuing bonds
- Using **TIF** funds for capital improvements and public-private partnerships

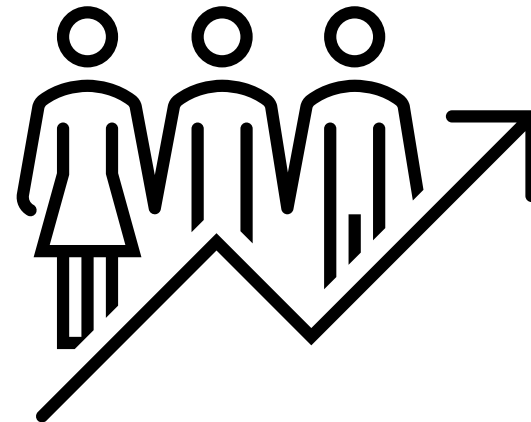


Implement the CRA and begin Redevelopment Activities

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University of Florida
Florida Institute Built Environment Resilience
(FIBER)



COMMUNICATION, POLICY, AND IMPLEMENTATION TO ADVANCE RESILIENT COMMUNITIES

Jeffrey A. Carney, AIA, AICP
Director and Professor
Florida Institute for Built Environment Resilience (FIBER)
School of Architecture



Florida Institute for Built Environment Resilience

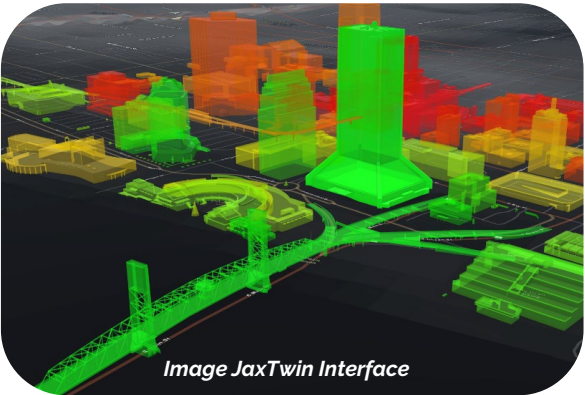
UF College of Design, Construction & Planning

Mission

FIBER seeks to build knowledge at the intersection of research, application and lived experience around ideas and innovations that foster built environment resilience

Actions

Research



Application



Training



Labs

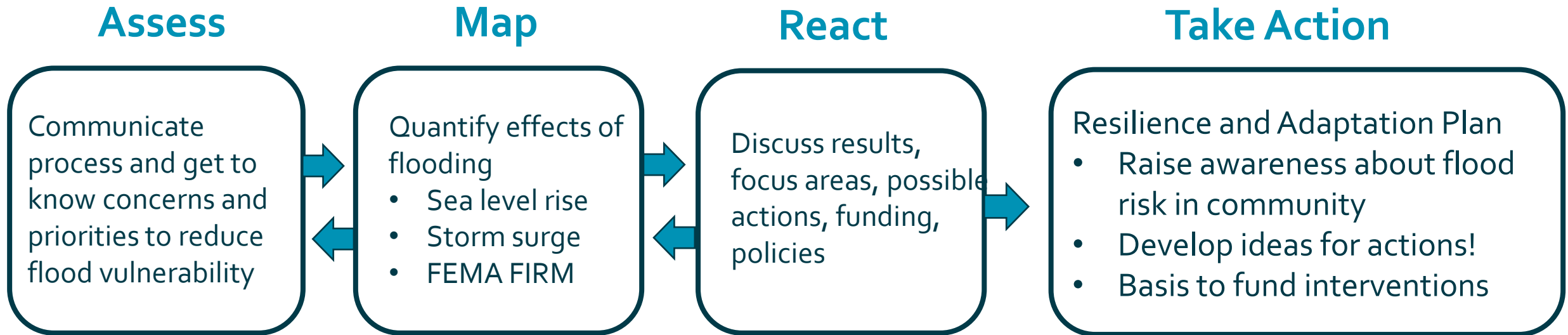


Cedar Key, FL

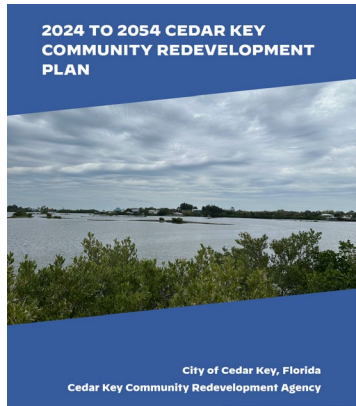
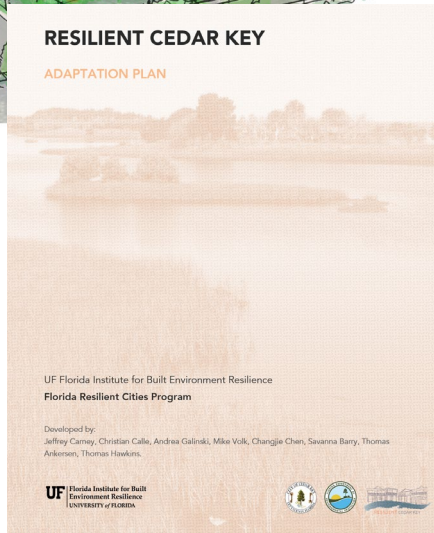
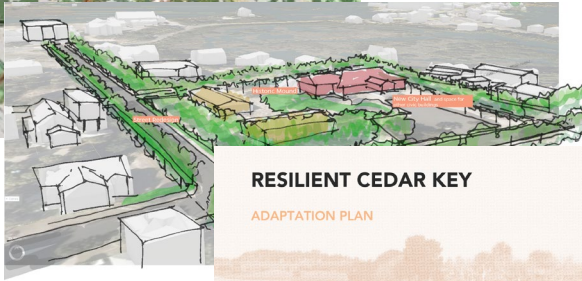
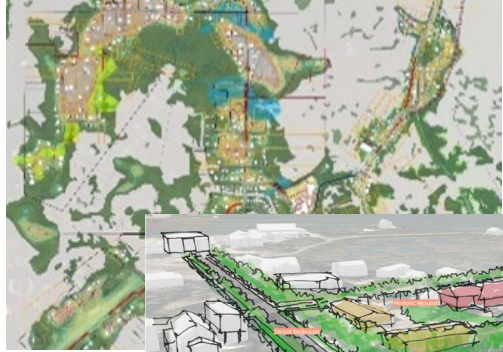


@jimcantore via X®

Action-Focused Planning Process



Moving Forward

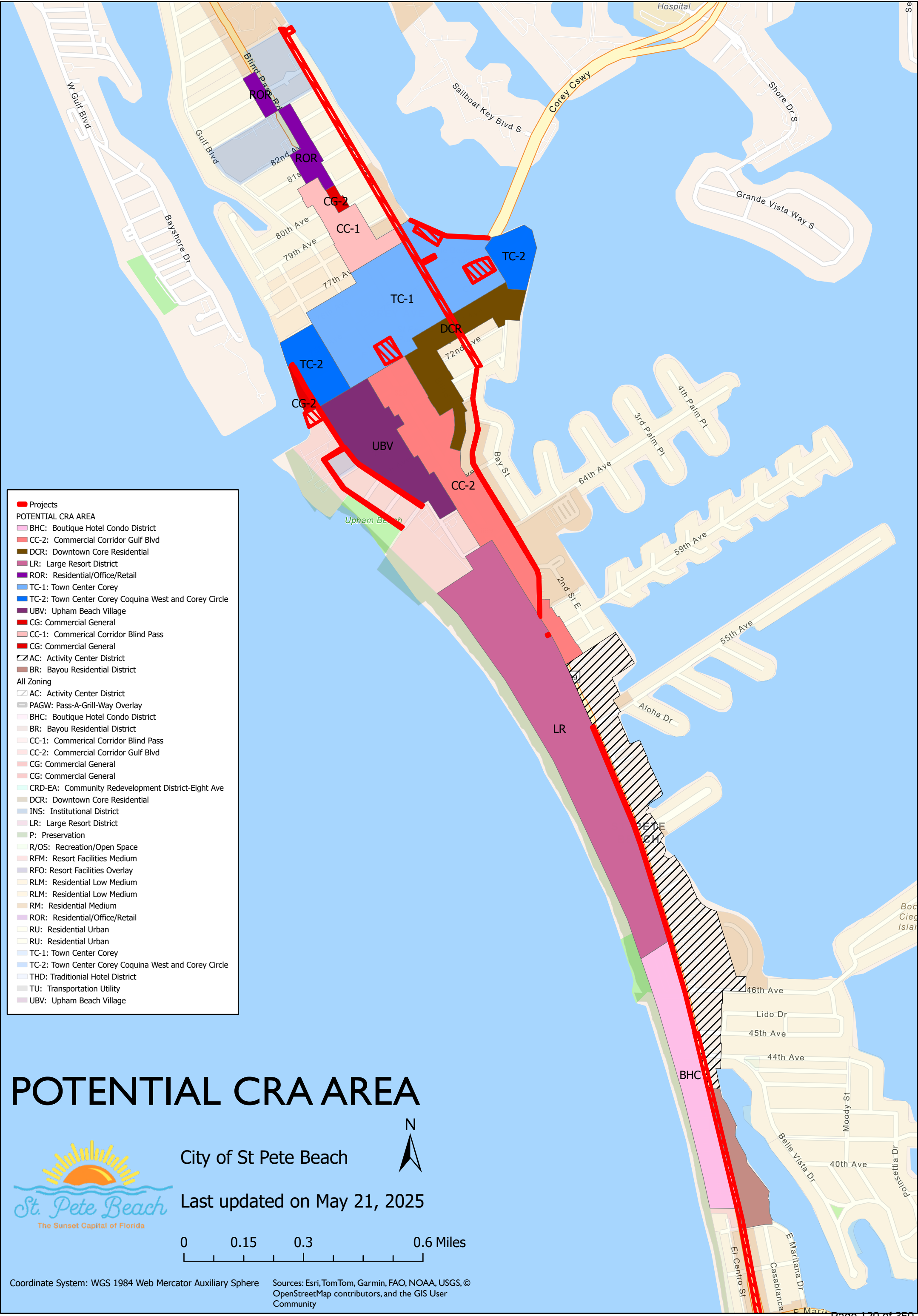


- Linking adaptation plan with City's CRA plan
- Catalyzing mitigation projects:
 - Relocation of City Hall & other city departments
 - Land acquisition grants
 - Prioritization of FEMA relief funds
 - Identifying target properties for buyout offers
- Preparing future applications for infrastructure funds

Questions?

Recommendation:

**Approval of Contract with Stantec for a
Finding of Necessity
(FON)**





SCOPE OF SERVICES – AMENDMENT 1

Finding of Necessity – Resilience Improvements

1.0 PROJECT OBJECTIVE

The City of St Pete Beach (“CITY”) wishes to engage Stantec to complete a Finding of Necessity, consistent with Florida Statutes, Section 163 Part III., for the purpose of establishing a Community Redevelopment Area and associated TIF over a portion of the City. Known issues in the subject area include availability of workforce and affordable housing after hurricanes Debby, Helene, and Milton and a predominance of infrastructure and buildings vulnerable to major storm events.

2.0 PROJECT SCOPE OF SERVICES

The City desires to engage Stantec to formally study if the subject area qualifies for inclusion within a Community Redevelopment Area. This formal study shall constitute a “Finding of Necessity” report and shall fulfill all corresponding requirements of Florida Statutes, including but limited to Section 163.355. It is anticipated that the Finding of Necessity Report will be presented at a required public hearing before the City Council.

2.1 Initial Investigations.

Stantec and the City will have a virtual Kick off Meeting, during which timeline, data needs, scope clarifications, communications, and roles will be discussed. The City will appoint a project manager who will serve as a central point of contact for the project.

Stantec will complete a desktop assessment of the City to determine the potential predominance of Slum and Blight indicators as they relate to Community Redevelopment Areas, Resiliency, and workforce and affordable housing. This will include a review of vulnerability assessments for identified vulnerable assets and infrastructure as well as sketch level descriptions of the following:

Slum Factors:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- (c) The existence of conditions that endanger life or property by fire or other causes.

Blight Factors:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder

of the county or municipality.

- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

Upon Completion of this initial assessment, Stantec will meet with City and discuss whether to proceed with Task 2.2.

2.2. Formal Finding of Necessity Report

If Pursued, the Formal Finding of Necessity Report will be organized as follows:

Introduction

- Location
- Purpose
- Statutory Requirements
- History/Prior Planning Efforts

General Characteristics

- Population
- Demographics
- Housing
- Economic
- Property Values

Public Safety

- Police Services
- Unsanitary or Unsafe Conditions

- Public Health

Structures and Land Uses

- Existing Land Use
- Conditions of Structures
- Current Zoning
- Current Future Land Use
- Historic Properties
- Development Trends

Infrastructure

- Street Conditions/Layout Public Transportation
- Bicycle and Pedestrian Facilities
- Parking
- Public Utilities (water, sewer, and stormwater)
- Public rights of way, including streets, sidewalks, and streetlights.

Summary of Findings

Legal Description

- The Legal description will be provided by the city and reviewed by Stantec for an additional fee.

Stantec will prepare the Finding as outlined above and includes the following tasks within this scope of services:

- Conduct one site visit, which may also include:
 - Visit the site to catalogue current conditions
 - One review meeting with the City staff
- Preparation of one (1) Finding of Necessity as outlined above.
- Attend one (1) required public hearing.

2.3. Project Management and Coordination

The decision to move from task 2.1 to 2.2 may require additional investigations. Stantec will reserve ten (10) hours of time for the Principal and Urban Planner to be allocated toward project meetings, meetings with elected officials, meetings with Pinellas County Staff, or other meetings or site visits not already scoped in tasks 2.1 and 2.2. Stantec will also reserve two (2) hours of Project Management Assistant time to ensure that records are maintained sufficient to meet City requirements.

3.0 SCHEDULE OF DELIVERABLES

The Preliminary Slum and Blight Assessment will be completed within one (1) month of the Notice to Proceed.

The Formal Finding of Necessity Report will be completed within one month of authorization to proceed with task 2.2.

The Public Hearing will be completed according to the schedule established by City.

4.0 SERVICES NOT INCLUDED

- Surveys
- Vulnerability Assessments
- Community Redevelopment Plans
- TIF Revenue Calculations
- Ordinance or Resolution Drafting

5.0 ADDITIONAL SERVICES

The CONSULTANT will provide additional services whenever requested in writing by the CITY based on a negotiated lump sum or not-to-exceed amount.

6.0 CITY RESPONSIBILITIES

The CITY will provide the following for the CONSULTANT to use and rely on:

- Data and reports as outlined in the Kick off Meeting.

7.0 COMPENSATION

For the above-described SCOPE OF SERVICES, the CITY will compensate the CONSULTANT lump sum amounts of \$9,450.00 for task 2.1, \$7,700.00 for task 2.2, and not to exceed \$4570.00 for task 2.3. The cumulative fee for the project will be \$21,720.00 should City proceed with all tasks. A detailed fee breakdown is included in Attachment A.



FEE ESTIMATE - Finding of Necessity

Planned Start Date
2025-04-18
Planned End Date
2025-06-20

Project Summary	Hours	Labour	Expense	Subs	Total
Fixed Fee	0.00	\$20,220.00	\$1,500.00	\$0.00	\$21,720.00
Time & Material	0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	0.00	\$20,220.00	\$1,500.00	\$0.00	\$21,720.00

WBS Code	Task Code	Task Name	Start Date	End Date
1		Finding of Necessity	2025-04-18	2025-06-19
1.1		Preliminary Slum and Blight Assessment	2025-04-18	2025-05-18
1.2		Final Report	2025-05-20	2025-06-19
2		Project Management and Coordination	2025-04-18	2025-06-19

Task Type	Hours	Labour	Expense	Subs	Total
Fixed Fee	0.00	\$16,150.00	\$1,000.00	\$0.00	\$17,150.00
Fixed Fee	0.00	\$8,950.00	\$500.00	\$0.00	\$9,450.00
Fixed Fee	0.00	\$7,200.00	\$500.00	\$0.00	\$7,700.00
Fixed Fee	0.00	\$4,070.00	\$500.00	\$0.00	\$4,570.00

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

Agenda Report

Agenda Title Name: Final Reading of Ordinance 2025-10: Amendments to Land Development Code DIVISION 26 - SIGN ORDINANCE

Action Request: Motion to adopt Ordinance 2025-10.

Strategic Objective: Community Prosperity

Date: July 22, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Frances Robustelli, City Manager

Summary of Issue: This ordinance reflects two minor changes requested by the City Commission at the July 8th hearing:

- 1) Modification of the definition of "vehicle sign" for clarity, and to permit non-commercial (personal-sized) vehicles containing signage to remain on residentially-zoned property.
- 2) Authorizing City Manager discretion to allow for one temporary banner, sandwich board sign, or other appropriate temporary sign per business following a property-level catastrophic event outside a locally-declared state of emergency.

The remainder of the ordinance remains unchanged from the July 8th reading.

Funding: N/A

Attachments:

1. Ordinance 2025-10
2. Exhibit A - Clean
3. Exhibit A - Markup
4. Business Impact Statement

Ordinance 2025-10

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.

WHEREAS, the City's sign ordinance is intended to be content neutral and regulate only the number, form and placement of signs, with goals that include promotion of corridor and site-specific aesthetics, improving pedestrian and traffic safety, and visually aligning signs with their associated structures.

WHEREAS, the amendments proposed herein are intended in part to maintain content neutrality of the City's sign regulations, particularly in light of the Reed v. Town of Gilbert U.S. Supreme Court decision.

WHEREAS, these amendments are also intended to standardize sign types and sizes across zoning districts and other defined areas of the City, and update application and enforcement standards, among other amendments, to provide for greater compliance with the City's sign ordinance while also providing greater surety to businesses and residents when it comes to application and enforcement of the City's sign code.

WHEREAS, the City's Planning Board, sitting as the Local Planning Agency, recommended these amendments to the City Commission at a vote of 5 to 0 on April 21, 2025 and found them to be consistent with the City Comprehensive Plan.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The Land Development Code is amended as shown in EXHIBIT A to this Ordinance.

SECTION 3. Codification. This Ordinance shall be codified in the Land Development Code of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, word, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, words, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect immediately upon passage.

FIRST READING: _____
SECOND READING: _____
PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

Adrian Petrila, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2025.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

City Attorney

“EXHIBIT A”

DIVISION 26 SIGN ORDINANCE

Sec. 26.1. - Purpose, intent and scope.

It is the purpose of this division to promote the public health, safety and general welfare through reasonable, consistent and nondiscriminatory sign standards. The sign regulations in this division are intended to be content-neutral and regulate only the number, form, and placement, not the content, of signs. In order to preserve and enhance the city as a desirable community in which to live, vacation and do business, a pleasing, visually attractive environment is of foremost importance. These sign regulations have been prepared with the intent of mitigating the impact signs have on traffic and pedestrian safety, enhancing the visual environment of the city, and promoting its continued well-being. These sign regulations are intended to:

- (a) Encourage the effective use of signs as a means of communications in the city;
- (b) Maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth;
- (c) Improve pedestrian and traffic safety;
- (d) Minimize the possible adverse affect of signs on nearby public and private property;
- (e) Foster the integration of signage with architectural and landscape designs;
- (f) Lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic;
- (g) Allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs;
- (h) Encourage and allow signs that are appropriate to the zoning district in which they are located and consistent with the category of use and function to which they pertain;
- (i) Curtail the size and number of signs and sign messages to the minimum reasonably necessary;
- (j) Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains;
- (k) Categorize signs based upon their structures and tailor the regulation of signs based upon those structures;
- (l) Preclude signs from conflicting with the principal permitted use of the site and adjoining sites;
- (m) Regulate signs in a manner so as to not interfere with, obstruct the vision of or distract motorists, bicyclists or pedestrians;
- (n) Except to the extent expressly preempted by state or federal law, ensure that signs are constructed, installed and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;
- (o) Preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all districts of the city;
- (p) Prohibit signage that will substantially and negatively impact wildlife;

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- (q) Allow for traffic control devices consistent with national standards and whose purpose is to promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and that notify road users of regulations and provide warning and guidance needed for the safe, uniform and efficient operation of all elements of the traffic stream;
 - (r) Protect property values by precluding to the maximum extent possible sign-types that create a nuisance to the occupancy or use of other properties as a result of their size, height, illumination, brightness, or movement;
 - (s) Protect property values by ensuring that sign-types, as well as the number of signs, are in harmony with buildings, neighborhoods, and conforming signs in the area;
 - (t) Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the city, is appropriate in scale to the surrounding buildings and landscape, and that complements the natural surroundings in recognition of this city's reliance on its natural surroundings and beautification efforts in retaining economic advantage for its resort community, as well as for its commercial properties;
 - (u) Provide flexibility and encourage variety in signage, and create an incentive to relate signage to the basic principles of good design; and
 - (v) Enable the fair and consistent enforcement of these sign regulations.

Sec. 26.2. - Definitions.

All words used in this division, except where specifically defined herein, shall carry their customary dictionary meanings when not inconsistent with the context in which they are used. The following terms, when used in this division, shall have the meanings ascribed to them in this section:

Abandoned or discontinued sign or sign structure means (a) A sign on or appurtenant to a building when that building has not been occupied for a period of 90 consecutive days or longer; or (b) a sign which contains structural components but no display or sign copy for a period of 90 consecutive days or longer. This term does not include individual panels within a sign for multi-tenant developments unless the multi-tenant development is more than 50 percent vacant, or transitional and emergency signage as referred to in Sec. 26.19.

Advertising means sign copy intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, sales event, activity, entertainment, or real or personal property.

Animated sign means a sign which includes action, motion, or color changes, or the optical illusion of action, motion or color changes, requiring electrical energy or set in motion by movement of the atmosphere, or made up of external sign elements that revolve or turn. The term "animated sign" does not include signs which display time of day, temperature, or both, and does not include electronic message board signs.

Artwork means a two- or three-dimensional representation of a creative idea that is expressed in an artistic form but does not in any way identify a business, product, business logo, or a commercial message. It serves as a means of communication, expression, and cultural understanding.

Attached sign means any sign attached to, on, or supported by any part of a building (e.g., walls, integral roof, awning, windows, or canopy) which encloses or covers usable space.

Awning means a cloth, plastic, or other nonstructural covering that is permanently attached to a building or other structure, or that can be raised or retracted to a position against the building or other structure when not in use.

Awning sign or canopy sign means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Banner means any sign or string of one or more signs, usually made of cloth or other lightweight material, which is used to attract attention, whether or not imprinted with words or characters, including, but not limited to, balloons and pennants. Flags shall not be considered banners.

Beacon means a stationary or revolving light which flashes or projects illumination, single color or multicolored, in any manner which has the effect of attracting or diverting attention, except, however, this term does not include any kind of lighting device which is required or necessary under the safety regulations of the Federal Aviation Administration or other similar agency. This definition does not apply to any similar type of lighting device contained entirely within a structure and which does not project light to the exterior of the structure.

Building frontage. See frontage, building.

Bus stop informational sign means a freestanding or attached noncommercial sign located at a bus stop and providing information as to the route, hours or times of service.

Canopy means a permanent or semi-permanent, on-premise roof-like projection or structure intended to provide shade or shelter.

Canopy sign or awning sign means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Changeable copy/message sign means a sign with the capability of content change by means of manual or remote input, including the following types:

- (1) *Manually activated.* Changeable sign whose message copy can be changed manually on a display surface.
- (2) *Electronically activated.* Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices, or may be from an external light source designed to reflect off of the changeable component display. See also *Electronic message board* sign.

Character means any symbol, mark, logo, or inscription.

Color means any distinct tint, hue or shade including white, black or gray.

Copy means the linguistic or graphic content of a sign.

Designer sign means a sign that is custom made wall or monument-type signs, reviewed by the city manager or designee, and found to be of a higher creative, artistic and three-dimensional, or sculptural nature than the standard types of signs typically used within the sign industry.

Double-faced sign means a single sign with items of information relating to the same business on both sides of the sign and mounted as a single structure.

Eave means the lowest horizontal line of a sloping roof.

Electronic message board sign means a sign by which the message copy can be electronically changed and controlled. This shall include but not be limited to changeable words, lines, logos, symbols, or illustrations and shall include all LED type signs regardless of if the sign periodically changes copy.

Erect means to build, construct, attach, hang, place, suspend or affix, and shall also include the painting of wall signs.

Facade means the exterior wall(s) of a building exposed to public view.

Flag means any fabric, or bunting containing distinct colors, patterns or symbols, used as an ornamental flag or as a symbol of government, political subdivision, corporation or business or other entity. (See also ornamental flag.)

Flagpole means a pole on which to raise a flag. A flagpole is not a freestanding pole sign.

Flashing sign means any illuminated sign on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purposes of this definition, any moving illuminated sign affected by intermittent lighting shall be deemed a flashing sign. This does not include official warning signs to the motoring public.

Foot-candle means a unit of measure of luminosity of a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Freestanding sign, monument or pole means a sign supported by structures or supports that are placed on or anchored in the ground or at ground level and which are independent of any building or other structure.

Frontage means the length of the property line of a parcel of land which runs parallel with and along a road right-of-way or street, exclusive of alleyways.

Frontage building, or building frontage, means the length of the single façade of a building or that portion of building occupied by a single office, business or enterprise, commonly referred to as "storefront", which is abutting a street, parking area, or other means of customer access such as an arcade, a mall or a walkway.

Government sign means any temporary or permanent sign erected by or on the order of a public official or quasi-public entity at the federal, state or local government level in the performance of any duty including, but not limited to, noncommercial signs identifying a government building, program or service (including bus or other public transit services), traffic control signs, street name signs, street address signs, warning signs, safety signs, informational signs, traffic or other directional signs, public notices of government events or actions, proposed changes of land use, any proposed rezoning, or any other government speech. This term includes signs erected on government property pursuant to lease, license, concession or similar agreements requiring or authorizing such signs.

Ground level means the level of finished grade of a parcel of land, exclusive of any filling, berming, or mounding, or excavating, solely for the purpose of locating a sign. Ground level on marina docks or floating structures shall be the finished grade of the landward portion of the adjoining parcel. .

Height means vertical distance measured from ground level nearest the base of the sign to the highest point on the sign.

Illuminated sign means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light, whether or not the source of light is directly affixed as part of the sign.

Integral roof sign means any sign erected or constructed as an integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches. .

Lawful message means any message not prohibited by state or federal law.

Lot. See definition of parcel.

Maintenance means the replacing, repairing or repainting of a portion of sign structure, periodically changing changeable copy or renewing copy which has been made unusable by ordinary wear, weather, or accident.

Marquee means any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Marquee sign means any sign attached to a marquee.

Multi-tenant building/development means a building or development where more than one business may be located, including businesses located above the first floor or otherwise without frontage on a public right-of-way.

Nameplate sign or *occupant identification sign* means a sign indicating the name and/or profession or address of a person or persons residing on the premises or legally occupying the premises.

Nonconforming sign means a sign which does not conform with the regulations provided in this division.

Parcel means land which has been or which is proposed to be used, developed, or built upon as a unit under single ownership.

Pennant means any series of small flag-like or streamer-like pieces of cloth, plastic, paper or similar material attached in a row to any staff, cord, building, or at only one or two edges, the remainder hanging loosely.

Permanent sign means any sign which, when installed, is intended for permanent use, and is so constructed as to be of lasting and enduring condition (beyond normal wear and tear). Unless otherwise provided for herein, a sign other than a temporary sign or portable sign shall be deemed a permanent sign.

Predictable event means an event of which the date or dates is or are known at the time the sign is erected. By way of example, predictable events shall include an election, garage sale, grand opening, parade, wedding, garage sales, and others with a definite date.

Portable sign means any sign, banner, or poster that is not permanently attached to the ground or structure, or a sign capable of being transported, including, but not limited to, signs designed to be transported by means of wheels or carried by a person, and signs converted to an A-frame sign or a T-frame sign. For purposes of this division, a cold-air inflatable sign shall be considered to be a portable sign.

Projecting sign means any sign affixed perpendicularly to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

Property means the overall area represented by the outside boundaries of a parcel of land or development containing one or more business establishments and/or residential units.

Revolving sign or *rotating sign* means an animated sign that revolves or turns or has external sign elements that revolve or turn. Such sign may be power-driven or propelled by the force of wind or air.

Roof sign means any sign erected and constructed wholly on or over the roof of a building, which is supported by the roof structure, or any sign that extends in whole or in part above the roofline of a building.

Safety sign. See Warning sign.

Sandwich board sign or *A-frame sign* means a portable, freestanding sign which is ordinarily in the shape of an "A," or some variation thereof when erected.

Shopping center means a group of commercial establishments developed, operated, managed, and/or owned as a planned unit under a single architectural plan. A shopping center may include a building or structure owned in fee simple, condominium, cooperative, leasehold or other ownership.

Sight visibility triangle means a triangular shaped portion of land established at street intersections or street and driveway intersections in which nothing is erected, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. For street intersections, this triangle is measured 20 feet in length from the intersection along the abutting curb lines to form a triangle; and for driveway

intersections, this triangle is measured ten feet from the intersection along the curb line and along the driveway line to form a triangle. (See illustration in section 6.21 herein.)

Sign means any device, fixture, placard or structure which uses color, form, graphics, illumination, architectural style or design with text, or writing to advertise, attract attention, announce the purpose of, or identify the purpose of any person or entity or to communicate information of any kind to the public. The term "sign" includes sign structure.

Sign area means the total square foot area of sign surface, , computed as described in section 26.15.

Sign face means the part of the sign that is or can be used to identify, display, advertise, communicate information, or for the visual representation which attracts or intends to attract the attention of the public for any purpose.

Sign structure means any structure which is designed specifically for the purpose of supporting a sign, which has supports or which is capable of supporting a sign. The definition shall include any decorative covers, braces, wires, supports, or other components attached to or placed around the sign structure.

Snipe sign means any sign tacked, nailed, posted, pasted, glued or otherwise attached to telephone poles, utility poles, or fences, with the message appearing thereon not applicable to the present use of the premises upon which the sign is located.

Street means a public right-of-way intended for the use of vehicular and pedestrian traffic.

Street address sign means any sign denoting the street address of the premises on which it is attached or located.

Subdivision monument identification sign means a monument sign which contains only the name of a platted subdivision or other residential development.

Temporary sign means a sign intended for a use not permanent in nature and shall include a sign formerly or commonly associated with a temporary use or structure, or a sign related to an event or occurrence at a future time, which shall be further defined by whether the event to which it pertains is predictable or unpredictable.

Traffic control device sign means any sign located within the right-of-way that is used as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Federal Highway Administrator as the national standard. A traffic control device sign includes those signs that are classified and defined by their function as regulatory signs (that give notice of traffic laws or regulations), warning signs (that give notice of a situation that might not readily be apparent), and guide signs (that show route designations, directions, distances, services, points of interest, and other geographical, recreational, or cultural information).

Unpredictable event means an event of which the date or dates is or are not known at the time the sign is erected. By way of example, unpredictable events may mean for rent or for sale periods, construction projects, and others without a definite date of ending.

Vehicle sign means a sign attached to or placed on a(n) on- or off-site inoperable vehicle, junk or abandoned vehicle as defined in section 98-67 of the Code of Ordinances, vehicle located on property in commercial or mixed use that has not been driven or moved in 72 hours, commercial vehicle as defined in Division 2 of this Code located on property in residential use that has not been driven or moved in 24 hours, commercial vehicle as defined in Division 2 of this code parked in the right-of-way that has not been driven or moved in 24 hours unless a waiver has been issued pursuant to Section 82-135 of the Code of Ordinances, or a vehicle with signage attached to it that renders the vehicle not safely drivable. The term vehicle as used herein shall include but not be limited to automobiles, trucks, boats, campers, and trailers, whether it is located on public or private property.

Visibility triangle. See Sight visibility triangle.

Wall sign means a sign which is painted on, fastened to, or erected against the wall of a building with its face in a parallel plane with the plane of the building facade or wall.

Warning sign or safety sign means a sign which only provides warning of a dangerous condition or situation that might not be readily apparent or that poses a threat of serious injury (e.g., gas line, high voltage, condemned building, etc.) or that only provides warning of a violation of law or prohibitions on parking, trespassing, hunting, fishing, swimming, or other activity on the property on which the sign is posted.

Waterside identification sign means a sign which can be only be viewed from the waters of the Gulf, Boca Ciega Bay, the intracoastal waterway or any other navigable waterway.

Wayfinding/Directional sign means a sign, which may or may not be a governmental/statutory sign, that shows route designations, destinations, directions, distances, services, points of interest, or other geographical, recreational, or cultural information for the aid of the traveling public, for facilitating a safe and orderly traffic flow and preventing sudden stops.

Wind sign means a sign which uses objects or material fastened in such a manner as to move upon being subjected to pressure by wind, and shall include pennants, ribbons, spinners, streamers or captive balloons; however, the term "wind sign" shall not include flags.

Window or door sign means any sign visible from the exterior of a building or structure which is painted on, attached, glued, or otherwise affixed in any fashion on the interior or exterior of the surface of a window or door.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13; Ord. No. 2016-24, § 2, 1-10-17; Ord. No. 2017-17, § 2, 11-14-17)

Cross reference(s)—Definitions, § 2.1.

Sec. 26.3. - Applicability.

- (a) *Applicability.* This division applies to any sign, permanent or temporary, displayed or erected which is visible and legible from a right-of-way.
- (b) *Relationship to other codes.* All signs shall comply with applicable building, electrical, and maintenance codes as adopted by the city. In the event any provisions of this division are in conflict with other applicable requirements, the more restrictive requirements shall apply.
- (c) This division does not regulate the following:
 - (1) A sign located entirely inside the premises of a building or enclosed space, and that is not visible from the right-of-way, public parking lot, or property outside of the zoning lot.
 - (2) A government sign.
 - (e3) Historic markers for local, state, or nationally designated historic resources.

Sec. 26.4. No content restrictions.

- (a) No sign or sign structure shall be subject to any limitation based upon the content (viewpoint) of the message contained on such sign or displayed on such sign structure.
- (b) It is the intent of the City Commission that protection of First Amendment rights shall be afforded such that any sign, display, or device allowed under this division may contain, in lieu of any other copy, any otherwise lawful message unrelated to the business located on the premises where the sign is erected. The message (copy) may occupy the entire sign face or any portion thereof. The sign face may be changed from commercial to noncommercial messages, or from one noncommercial or commercial message to another, as frequently as desired by the owner of the sign, provided that the applicable

size, height, setback, lighting, design, other applicable requirements, and dwell time criteria for electronic changeable message signs contained in this division and Code have been satisfied.

Sec. 26.5. - Sign permit required.

(a) *Generally.*

- (1) Allowed temporary and allowed permanent signs of the type described in section 26.13., shall be exempt from sign permitting hereunder.
- (2) No sign permit shall be issued for the erection of a prohibited sign.
- (3) Signs subject to this division shall be designed, constructed, and maintained in compliance with the City's building, electrical, maintenance, and all other applicable codes and ordinances and in compliance with all applicable state and federal law, codes and regulations.
- (4) Unless exempt from permitting, no sign shall be erected, altered, relocated, maintained or displayed until a sign permit is obtained from and appropriate fee paid to the city. Where electrical permits are required, they shall be obtained at the same time as the sign permit. The requirement of a building permit under the Florida Building Code is separate and independent of the requirement for a sign permit under this division.
- (5) A sign lawfully erected under permit may be repainted or have ordinary and customary non-structural repairs performed, including replacement of plastic or glass panels, without a new sign permit; however, if repair work causes such sign is to be structurally altered, relocated, or enlarged in any manner, a new sign permit shall be required and the altered sign must meet all requirements of this division and this Code. Nonconforming signs that have been substantially damaged, deteriorated beyond 25 percent of the assessed value of the sign, or destroyed shall not be issued a permit for repairs and shall be removed in accordance with section 26.6.

(b) *Fees.* Every person making an initial application for a sign permit shall pay fees to the city at the time of approval of the application. The fees shall be established by resolution of the city commission and shall be as stated in appendix A to this Code.

(c) *Permit Application.* A sign permit application for a permanent sign shall be made upon a form provided by the city. The sign permit application is in addition to any building permit application required by the Florida Building Code. The sign permit application shall be accompanied by plans and specifications drawn to scale, together with any site plan required by Division 5 of the Land Development Code. An applicant shall deliver a sign permit application for a permanent sign to the city's chief building official, or such other person as may be designated by the city. The sign permit application shall be reviewed for a determination of whether the proposed sign meets the applicable requirements of this division and any applicable zoning law. The applicant shall furnish the following information on or with the sign permit application form:

- (1) The legal description of the real property where the sign is proposed to be located.
- (2) The zoning district for the real property on which the sign(s) will be located.
- (3) The name, mailing address and telephone number (where available) of the owner(s) of the real property where the sign is proposed to be located.
- (4) A notarized statement of authorization signed by the owner(s) consenting to the placement of the proposed sign on the real property.
- (5) The name, mailing address and telephone number of the sign contractor.
- (6) Type of proposed sign(s) (e.g., attached wall sign, freestanding monument sign).

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- (7) Detailed scaled drawings to show the dimensions, design, structure, and location of each particular sign (when depicting the design of the sign it is not necessary to show the content of the sign as the sign reviewer is prohibited from taking this factor into consideration).
 - (8) Computations of the maximum total sign area, the maximum area for individual signs, and the height of each of the proposed signs.
 - (9) The setbacks for the proposed sign(s).
 - (10) The cost of the proposed sign(s).
 - (11) The number, type, location, and surface area for all existing signs on the same lot and/or building on which the sign will be located.
 - (12) If the proposed sign is to be an illuminated sign, the type, placement, intensity and hours of operation.
- (d) *Nullification.* A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six months after the date of the permit. If the sign is an integral part of a new building structure, then the permit shall be valid until completion of the building.
- (e) *Revocation.* If the city manager and/or their designee finds that any sign has been erected, altered or maintained in violation of this division, Florida Building Code, or any other ordinance of the city, or that there has been any false statement or misrepresentation of a material fact in the application or plans on which the permit was based, the owner of record of the property upon which such sign is located shall be notified by either certified mail or by hand delivery that such violation exists. The owner shall cause the violation to be remedied or shall file an appeal of the violation within three working days after receipt of the notice. If the permit holder fails or refuses to make corrections within ten days, or a shorter period when emergency conditions exist pursuant to 98-75, it shall be the duty of the building official, or designee, to revoke such permit and provide written notice of same to such permit holder. It shall be unlawful for any person to proceed with any work under the permit after such notice is issued. Where it is determined that such illegal sign poses an imminent threat to the health, safety or welfare of the public, the city may cause the immediate removal of the sign by its own action. Cost of such removal shall be paid by the property owner. In addition to removal, the city shall be entitled to proceed with alternative legal or equitable remedies, including injunctive relief.
- (f) *Appeals.* Whenever it is alleged that there has been an error in any order, action, decision, determination, or requirement by an administrative official in the enforcement and application of any provision contained within this division or any other provision of this Code pertaining to sign permits (including any allegation that an administrative official has failed to act within applicable time frames), the aggrieved party shall file a written appeal on or before 30 days from the day of the administrative decision in accordance with Section 3.14 of the Land Development Code.

Sec. 26.6. - Nonconforming signs.

All signs that lawfully existed at the time of the enactment of this division and that do not conform to the provisions of this division, but which were in compliance with the applicable regulations at the time they were constructed, erected, affixed, or maintained, shall be regarded as nonconforming signs.

- (a) Except as provided in this section, no nonconforming sign shall be moved, reconstructed, extended, enlarged, or structurally altered, unless changed to conform with this division.
- (b) Nonconforming signs may continue to be maintained, repaired, or the message of the sign may be changed provided that maintenance, repair, or changing the copy does not require structural alterations.

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- (c) Removal of a nonconforming sign, or replacement of a nonconforming sign with a sign conforming to this division, is required when:
 - (1) The nonconforming sign is substantially damaged, destroyed, or deteriorated to such extent that the cost of repair or restoration would equal or exceed 50 percent of the replacement cost of the sign; or
 - (2) A building or site on which the nonconforming sign is located is improved, repaired, rehabilitated, altered, or redeveloped at a cost which equals or exceeds 50 percent of the market value of the existing building or structure before the improvement or repair is started.
 - (d) In addition to the above, all legally erected nonconforming electronic message board signs, including all LED-type signs, must be made to conform to the applicable provisions of this division by January 1, 2027.
 - (e) Signs that exist on the effective date of this division that were not in conformance with previous regulations are illegal signs and shall conform with this division or be removed within ninety (90) calendar days of the effective date of this division.

Sec 26.7. - Variances.

- (a) Requests for variances from any provisions of this division, unless stated otherwise, shall be processed and authorized pursuant to section 3.12 general variances of the Land Development Code.
- (b) Variances from the terms of these regulations may not be contrary to the public interest. Variances may be granted where, owing to special conditions, the literal enforcement of the provisions would result in unnecessary hardship, not to include economic hardship. However, no variance shall be granted unless the criteria of section 3.12 are met. In addition to these usual criteria for variances to the provisions of this article, any additional signage allowed pursuant to variances shall be conditioned in such a way that, taking into consideration existing allowable signage in the area, the additional signage does not exacerbate visual clutter, driver distraction or traffic safety in the area.

Sec. 26.8. - Inspection and maintenance of signs.

- (a) *Inspection.* Signs for which a permit is required under this division may be inspected periodically by the building official, or designee, for compliance with this division, other codes of the City, and all terms upon which the sign permit may have been conditioned.
- (b) *Maintenance of signs.*
 - (1) All visible portions of a sign and its supporting structure shall be maintained in a safe condition, and present a neat and clean appearance according to the following:
 - a. Signs with illumination that have become flashing signs shall be repaired, renovated, or corrected to the original permitted function and order.
 - b. If the sign is painted, the painted surface shall be kept in good condition.
 - c. Every sign shall be kept in such manner as to constitute a complete or whole sign.
 - d. Every sign shall be able to withstand the wind pressure for which it was originally designed.
 - e. If a sign is a freestanding sign, the area around the base of the sign shall be landscaped, maintained, and kept free of weeds, overgrowth, debris, trash, litter, and any other unsightly conditions or nuisances as defined by chapter 98, article 3 property maintenance of the Code of Ordinances.

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- (2) The maintenance of signs shall be in keeping with the intent of chapter 98, article 3, section 98-66(d) to ensure the public health, safety and welfare is maintained. The owner and/or leaseholder shall be responsible for maintaining the signs concerned in good operating conditions and appearance and shall be responsible for maintaining the area immediately surrounding the sign. Failure to comply with chapter 98, article 3 shall constitute cause for revocation of the sign permit and removal of the sign, if the owner and/or leaseholder fail to correct same within ten days after written notice of violation for non-emergency deterioration or damage, or two days after written notice of violation when the city manager or designee has identified the situation as an emergency.

Sec. 26.9. - Enforcing official.

The city manager, or designee, shall be the enforcing official of this division. The enforcing official is charged with the duty of administering this division and securing compliance therewith. Further, the enforcing official shall make such inspection as may be necessary to ensure compliance with this division and shall initiate appropriate action, if any, to enforce the provisions of this division.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.10. - Violations and penalties.

- (a) The acts enumerated in this section shall be a violation of this division and shall be subject to the enforcement remedies and penalties provided by this division, by other city codes, and by state law. Such remedies may be pursued simultaneously.
- (b) It shall be a violation to:
 - (1) Install, create, erect or maintain any sign in a way that is inconsistent with any approved plan or permit governing such sign or the site on which the sign is located.
 - (2) Install, create, erect or maintain any sign requiring a permit without having first obtained such permit.
 - (3) Fail to remove any sign that is installed, created, erected or maintained in violation of this division or for which the sign permit has lapsed.
 - (4) Install, erect, place, or maintain any sign contrary to the provisions of this division, including any sign or sign structure not allowed within the applicable zoning district.
 - (5) Continue any such violation.
- (c) Each sign installed, created, erected or maintained in violation of this division shall be considered a separate violation, and each day of a continued violation shall be considered a separate violation.
- (d) Any violation of this division or any condition or requirement adopted pursuant to this division may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to law. The remedies of the city shall include but not be limited to the following:
 - (1) Issuing a stop work order for any and all work on any signs on the same site.
 - (2) Seeking an injunction or other order of restraint or abatement that requires the removal of the sign or the correction of the violation.
 - (3) For a sign which poses an immediate danger to the public health or safety, taking such measures as are available to the city under the applicable provisions of this division for such circumstances.

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- (e) A person in violation of this division shall be subject to prosecution and, upon conviction, shall be punished as set forth in section 1-14 of chapter 1, St. Pete Beach Code of Ordinances.

Sec. 26.11. - General sign requirements

- (a) All new signs shall comply with all applicable Florida Building Code requirements, design requirements, and other applicable requirements.
- (b) Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground facilities and conduits for water, sewage, electricity, or communications equipment or lines. Placement shall not interfere with natural or artificial drainage or surface or underground water.
- (c) No sign shall be erected so as to obstruct any fire escape, required exit, window, or door opening intended as a means of egress, nor shall it obstruct or interfere with roof access or any opening required for ventilation.
- (d) No sign, portable or otherwise, is to be placed or located to conflict with the intersection visibility requirements of section 6.21 of this Land Development Code.
- (e) All signs shall be installed and constructed in a professional and workmanlike manner and shall be maintained in good and safe structural condition and good physical appearance. All exposed structural components shall be painted, coated, or made of rust or wood rot inhibitive material.
- (f) *Signs on public lands.* Signs shall not be located on publicly owned land or easements or inside street rights-of-way except signs required or erected by permission of the authorized governmental agency. Such prohibited signs shall include, but not be limited to, handbills, posters, advertisements, or notices that are attached in any way upon lampposts, telephone poles, utility poles, bridges and sidewalks. All signs shall be moved by the owner of the sign at no expense to the applicable governmental jurisdiction when the signs are within any public property including existing rights-of-way. Nothing shall prohibit a duly authorized public official from removing a sign from public property.
- (g) *Official signs and notices.* Nothing in this division shall be construed to prevent or limit the display of legal notices, warnings, informational, direction, traffic, or other such signs which are legally required or necessary for the essential functions of government agencies.

Section 26.12. - Sign standards in all districts.

All permitted signs shall be subject to the below design requirements:

- (a) All permanent signs shall be compatible with the building(s) to which they relate and with the surrounding neighborhood.
- (b) The placement and location of signs shall not cover or obscure architectural features, finishes, doors, windows, or other elements of the building to which they relate unless designed to be an integral part of that element.
- (c) *Freestanding signs.*
 - (1) All newly-constructed or substantially-improved freestanding signs shall be monument signs, unless a variance is granted to allow for a freestanding pole sign pursuant to Section 26.7. When a variance is granted to permit a freestanding pole sign, a landscaped area of four feet in depth or the depth of the pole sign's cabinet, whichever is greater, and equal or greater to the width of the pole sign's cabinet, shall be installed beneath the sign. The landscaped area shall be planted and maintained for the life of the sign with groundcover and/or shrubs to provide reasonably complete coverage of the area within one growing season.

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- (2) The materials, finishes and colors of the base of freestanding signs, including monument and-pole base sign, shall match the architectural design of the building on the same site.
 - (3) All freestanding signs shall be placed in a landscaped setting appropriate to the size and scale of the sign.
 - (4) Tenant panels in freestanding signs for a multi-tenant development or shopping center, including those added to existing sign structures, shall be constructed of the same materials and illuminated by the same method.
 - (5) Freestanding signs shall not be permitted within any required side yard adjacent to property in an RU-1, RU-2, RLM-1 or RLM-2 district or within a required front yard established for protection of a right-of-way corridor.
 - (6) A freestanding sign shall not exceed 35 feet in height, or 135 square feet in sign area, in any district. No variance to this regulation may be granted and no variance application to this requirement shall be accepted.
 - (7) A freestanding sign shall not exceed 200 square feet in sign structure area, inclusive of the support structure base, architectural features, and sign area, or 200% of the permitted freestanding sign area in total sign structure area, whichever is less.
- (d) *Window signs.* One or more window signs may be displayed where attached signs are permitted. Permanent window signs shall not cover more than 50% of any contiguous window surface between frames, exclusive of grilles and muntin, and shall comply with all fire safety codes.
- (e) *Projecting signs.* Projecting signs shall have a minimum ground clearance of eight (8) feet and shall not project within two (2) feet of any curb.
- (e) *Illuminated signs.*
- (1) Illuminated signs, in addition to conforming to all other requirements of this division, shall be shielded in such a manner so that no direct source of light is cast into residential properties or into a public street or right-of-way.
 - (2) No sign shall have animated, blinking, flashing, or fluttering lights or other illumination devices which have a changing light intensity, brightness, color, or direction.
 - (3) Illuminated signs shall not interfere with pedestrian or motorist vision. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices. Similarly, no electronic changeable message sign shall be permitted if it may be confused with, construed as, or interfere with traffic control devices.
 - (4) The illumination shall not be reflective or phosphorescent and shall be placed in a manner that will not create a nuisance to other premises or create a traffic hazard to operators of motor vehicles on public thoroughfares.
 - (5) Externally illuminated signs are preferable to internally illuminated signs. Externally illuminated signs are permitted only with steady, stationary, and shielded lighting directed solely onto the sign from either above or below.
 - (6) Internally illuminated signs or portions of a sign that are internally illuminated shall not be larger than 50 square feet in area.
 - (7) Internally illuminated signs shall be expressly prohibited in the following areas:
 - a. Within 50 feet of a property with a single-family use or zoned for a single-family use;
 - b. Building facades or property frontage adjacent to Corey Avenue in the TC-1 or TC-2 district;

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- b. BR district;
 - c. Traditional hotel district;
 - d. UBV district; and
 - e. Pass-a-Grille Overlay district.

Sec. 26.13. - Exempt Signs.

The following sign types are exempt from the permitting process and are exempt from other provisions of this division, but are not exempt from the requirements imposed by this subsection or from applicable requirements of this division relating to construction, illumination, placement, safety, and nonconformity, and are not exempt from other regulations related to public health, safety and welfare.

- (a) *Street address signs.* For each parcel within the city, one attached street address sign shall be displayed for each building façade facing the primary street or waterfront. The address numbers shall be at least three inches in height if the dwelling or business establishment is located 50 feet or less from the curb or improved right-of-way, at least five inches in height if the dwelling or business establishment is located more than 50 feet from the curb or improved right-of-way, in Arabic numbers, and of contrasting color to background. For any site or parcels subject to a common plan of development on which one or more signs requiring a permit are proposed to be erected, the location, height, and area of street address signs shall be included in sign plan. Address numbers are subject to National Fire Protection Association (NFPA) code, as amended. One additional street address sign may be located on the monument sign or other sign at the entrance of the development.
- (b) *Artwork.* Artwork, provided it does not contain a commercial message. The portion of the artwork containing a commercial message shall be part of the computation of the allowable sign area, as described in section 26.15.
- (c) *Flags.* There shall be a maximum of one flagpole and three flags permitted for each parcel in the city. Flagpoles in residential districts shall not exceed 20 feet in height, and flagpoles in nonresidential districts shall not exceed 30 feet in height. The maximum size of such flags shall be as follows: The maximum distance from top to bottom of any flag shall be 20 percent of the total height of the flagpole, or in the absence of a flagpole, 20 percent of the distance from the top of the flag or insignia to the ground. Flags containing a commercial message shall be part of the computation of the allowable area for freestanding signs.
- (d) *Government signs.* Informational, directional and regulatory signs located within rights-of-way or on publicly-owned land that are installed by the City or other governmental signs installed with the approval of the City. Official regulatory or warning signs upon any body of water (river, bay, lake, or other body of water) within the limits of the City, informational or directional signs installed by the City or with the approval of the City upon any body of water within the limits of the City in connection with a water path or paddling trail.
- (e) *Machinery and equipment signs.* Machinery and equipment signs shall be allowed in all districts.
- (f) *Nameplate signs or occupant identification signs.* For each residence, business or other occupancy within the city, one nameplate sign may be displayed. For residences the nameplate or occupant identification signs shall not exceed two square feet in sign area. For any nonresidential use, the nameplate or occupant identification sign shall not exceed six square feet in sign area.
- (g) *Onsite directional signs.* Onsite directional signs, not exceeding four square feet in area per sign face.

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- (h) *Onsite parking space signs.* Onsite parking space number signs, not exceeding one square foot of sign face per sign, shall be allowed on each parcel in noncommercial use having multiple parking spaces onsite. One such sign shall be allowed for each parking space.
 - (i) *Onsite marina slip number signs.* Onsite marina slip number signs, not exceeding one square foot of sign face per sign, shall be allowed for each marina having marina slips. One such sign shall be allowed for each marina slip.
 - (j) *Warning signs and safety signs.* Warning signs and safety signs, not exceeding four square feet in sign area.
 - (k) *Special event sign.* A special event sign may be allowed subject to the conditions of the associated special event permit or City sponsorship conditions, along with any restrictions placed specifically on special event signage within this division. All other restrictions of this division, not specific to special event signs, shall not be applicable.
 - (l) *Temporary signs.* One temporary sign per property, not exceeding three square feet in area on residential property, and 16 square feet in area on nonresidential property, shall be allowed. Additionally, a number of temporary signs equal to the number of items on the election ballot shall be allowed on both residential and nonresidential property from thirty days prior to an election held in the city to two days following an election held in the city, provided all other restrictions of this sign type are met. A temporary sign for a non-election predictable event shall be posted no more than seven days prior to the event and removed no more than two days following the event. A temporary sign for a non-election unpredictable event shall be removed no more than two days following the event. This regulation does not pertain to a temporary sign otherwise regulated by a special event permit. Signs may be freestanding or attached wall signs and shall not be of a type prohibited in section 26.5. Temporary signs are further regulated by type as follows:
 - (1) *Freestanding temporary signs.* If freestanding, signs shall not exceed three feet in height on residential property and six feet in height on nonresidential property, shall be located outside of the visibility triangle required by section 6.21 of this Code, shall be located outside of any required pedestrian access, public safety access, or parking access or space, and shall be located a minimum of three feet from the sidewalk or curb line on private property.
 - (2) *Attached temporary signs.* If attached, signs shall be erected as permitted for a wall sign and shall not exceed in height the eave or parapet line of the building.

Sec. 26.14. - Prohibited signs.

The following signs and sign types are prohibited within the city limits.

- (a) Revolving signs; rotating signs.
- (b) Flashing signs, animated signs, multi-prism signs and beacon lights, except when required by the Federal Aviation Administration or other government agency.
- (c) Banners, except those used to advertise approved special events, those installed for 30 days after the issuance of a business' tax receipt for a new business, or when used during transitional or emergency events as regulated in Section 26.19. For special events, the banner may not be placed on the property in which the event is to take place more than 21 days prior to the special event. For new businesses, the size of the banner may not exceed the allowance otherwise permitted for attached signage, shall be attached to the building or face of an existing freestanding sign, and shall be secured to resist movement from wind.
- (d) Pennants, streamers, and all other fluttering, spinning, or similar type signs and advertising devices.

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- (e) Wind signs.
 - (f) Portable signs, other than sandwich board signs as allowed within certain zoning districts pursuant to this division.
 - (g) Roof signs, other than integral roof signs in nonresidential zoning districts.
 - (h) Abandoned and discontinued signs, except as temporarily permitted in Section 26.19.
 - (i) Snipe signs.
 - (j) Bus bench advertising signs; bus shelter advertising signs.
 - (k) Signs that emit sound, vapor, smoke, odor, particles or gaseous matter, or project three-dimensional images, holographic images or pyrotechnics, with the exception that signs emitting audible sound erected to accomplish compliance with the Americans with Disabilities Act shall be authorized.
 - (l) Signs that have unshielded illuminating devices, other than electronic changeable message sign displays permitted in accordance with this division.
 - (m) Signs that obstruct, conceal, hide or otherwise obscure from view any official traffic or governmental sign, signal or device.
 - (n) Any sign within a sight visibility triangle that obstructs a clear view of pedestrian or vehicular traffic.
 - (o) Any sign in or over the public right-of-way, except government signs or as otherwise provided by this division.
 - (p) Any sign attached to or painted on a seawall , pier, dock, or tie pole, other than a government sign, warning sign or safety sign, or signs otherwise required by local, state or federal law.
 - (q) Signs in or upon any river, bay, lake, or other body of water within the limits of the City, other than government signs, warning or safety signs or signs otherwise required by local, state or federal law. The City Manager or designee is authorized to remove and dispose of any temporary sign placed within the City right-of-way in violation of this ordinance.
 - (r) Any sign other than a traffic control device sign that uses the word "stop" or "danger," or presents or implies the need or requirement of stopping or the existence of danger, or which is a copy or limitation of official traffic control device signs, and which is adjacent to the right-of-way of any road, street, or highway.
 - (s) Any sign nailed, fastened, affixed to, hanging from, or painted on any tree or other vegetation, or part thereof (living or dead).
 - (t) Any sign prohibited by state or federal law.
 - (u) Vehicle signs, as defined by this division, and portable trailer signs.
 - (v) Any sign located on real property without the permission of the property owner.

Sec. 26.15. - Methods of Measurement

- (a) *Setbacks.* Required setbacks for signs in all zoning districts shall be measured from the property line to the nearest part of the sign.
- (b) *Height.* Height for freestanding signs in all zoning districts shall be computed as the distance from the base of the sign structure at ground level to the highest point of the sign structure. In cases where the ground level, as defined in this section, cannot reasonably be determined, sign height shall be derived on the assumption that the elevation of the ground at the base of the sign is equal to the average elevation at the front property line of the zoning lot.

(c) *Area.*

- (1) *Freestanding sign, monument base.* Sign area shall be computed as the extreme outer dimensions of the freestanding structure, excluding the support structure base and architectural features. When sign copy has been attached or painted on a background panel or area distinctively painted, textured, or constructed to serve as the background for the sign copy, sign area shall be computed as the area enclosed by the smallest single rectangle that can be drawn around the outside dimensions of the background panel or surface, including sign trim or frame, that encompasses all sign copy, logos, or other representation or image that directly or indirectly represents a business, product, or other commercial activity.
- (2) *Freestanding sign, pole base.* Sign area shall be computed as the area enclosed by the smallest single rectangle that will enclose the sign structure, exclusive of poles.
- (3) *Attached sign, single element.* Sign area shall be computed within a single perimeter composed of squares or rectangles that enclose the sign structure, background panel, or surface, including sign trim and frame.
- (4) *Attached sign, multiple elements.* When signs are constructed of individual elements, such as signs that consist of individual letters or signs have an additional background panel or surface for a logo, the area of all sign elements which together convey a single, complete message, shall be considered as a single sign. Sign area shall be computed by summing the area of each element enclosed by the smallest single rectangle that can be drawn around the complete message of sign copy, background panel or surface, including sign trim or frame.
- (5) *Signs painted directly on walls, awnings, canopies, or other structures.* The area of a sign painted directly on a wall, awning, canopy, marquee, or other structure that has not been distinctively painted, textured, or constructed to serve as a background for the sign copy, shall be computed as the area enclosed by the smallest single rectangle that can be drawn around the commercial message, including all sign copy, logos, or other representation or image that directly or indirectly represents a business, product, or other commercial activity. When a sign has been painted on a background panel or area distinctively painted, textured, or constructed to serve as the background for the sign copy, sign area shall be computed as the area enclosed by the smallest single rectangle that can be drawn around the outside dimensions of the background panel or surface, including sign trim or frame.
- (6) *Window signs.* Sign area shall be computed as the area enclosed by the smallest single rectangle that that can be drawn around the outside dimensions of the sign display, including sign trim or frame.
- (7) *Double-faced signs.* On a sign where two sign faces are back to back and directionally oriented 180 degrees from each other, the sign area shall be computed as the area of one sign face. Where the two faces of a double-faced sign are not equal in size, the larger sign face shall be used in the area computation. Where two sign faces are directionally oriented at an interior angle other than 180 degrees, both sign faces shall be counted toward sign area.

Sec. 26.16. - Adoption of Zoning Regulations

- (a) *Intent.* It is the intent of this section to regulate signs visible from a public right-of-way in a manner that is consistent with the land use classification which establishes the character of the area in which the signs are located and in keeping with the overall character of the community.
- (b) *Adoption of zoning regulations.* The boundaries of the various districts shown upon the official zoning map and the regulations of the comprehensive zoning ordinance contained in Land Development Code, governing the use of land and buildings and other matters set forth therein are made part of this

division. Except as provided in this division, no sign shall be erected, enlarged, reconstructed or structurally altered which does not comply with all the district regulations established by this division for the zoning district in which it is located.

- (d) If no height or size restriction is specifically provided regarding any sign located in the City, the height and size restrictions for a structure in the zone in which the sign is located will govern.
- (e) Any building or land use not conforming to the zoning ordinance provisions for the zone in which it is located, shall, nevertheless, comply with all provisions of this division for the zone in which it is located.
- (f) Except as provided in this division, no sign shall be erected, enlarged, reconstructed or structurally altered which does not comply with all the district regulations established by this division for the zoning district in which it is located.

Sec. 26.17. – Permitted signs and standards by zoning districts.

- (a) The following types of signs are permitted for businesses in the Activity Center (AC), Commercial Corridor-1 (CC-1), Commercial Corridor-2 (CC-2), and Institutional (INS) districts, as follows:

Table 26.17.a - Standards for Signs in the AC, CC-1, CC-2, CG-1, CG-2, INS Districts¹			
Permitted Sign Types	Freestanding Signs	Attached Signs	Projecting Signs
Maximum Quantity: businesses with less than 200 ft of frontage may choose up to 2 signs; business with 200 to 300 ft of frontage may choose up to 3 signs; businesses with more than 300 ft of frontage may choose up to 4 signs	1 per street frontage, not to exceed a maximum of 2. When a zoning lot contains multiple businesses, no more than one freestanding sign may be permitted for each 200 linear feet of lot frontage along any single frontage.	1 per building frontage not to exceed a maximum of 2, or 1 per building frontage per business if in a multi-tenant development.	1 per business
Maximum Area (per sign)	50 ft ² . When a zoning lot is permitted more than one freestanding sign along a street frontage, one freestanding sign of 100 ft ² may be substituted for two freestanding signs of 50 ft ² but shall be set back at least ten feet from the front property line.	1 ft ² per linear foot of building frontage Not to exceed an aggregate area of 100 ft ²	12 ft ²
Maximum Height	12 feet	Shall not appear above the fascia on hip, gable or mansard roofs, or the highest point of the roof inclusive of the parapet on flat roofs.	-
Maximum Width	A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 with its height.	-	-

¹ Subject to additional standards set forth in Section 26.18.

- (b) The following types of signs are permitted for businesses in the Boutique Hotel/Condo (B/HC), Large Resort (LR), and Resort Facilities Medium (RFM) districts, as follows:

Table 26.17.b - Standards for Signs in the B/HC and LR Districts²			
Permitted Sign Types	Freestanding Signs	Attached Signs	Projecting Signs
Maximum Quantity: businesses with less than 200 ft of frontage may choose up to 2 signs; business with 200 to 300 ft of frontage may choose up to 3 signs; businesses with more than 300 ft of frontage may choose up to 4 signs	1 per street frontage, not to exceed a maximum of 2, per business frontage. When a zoning lot contains multiple businesses, no more than one freestanding sign may be permitted for each 200 linear feet of lot frontage along any single frontage.	1 per building frontage not to exceed a maximum of 2, or 1 per building frontage per business if in a multi-tenant development.	1 per business
Maximum Area (per sign)	50 ft ² . When a zoning lot is permitted more than one freestanding sign along a street frontage, one freestanding sign of 100 ft ² may be substituted for two freestanding signs of 50 ft ² but shall be set back at least ten feet from the front property line.	1 ft ² per linear foot of building frontage Not to exceed an aggregate area of 100 ft ²	12 ft ²
Maximum Height	12 feet	Shall not appear above the fascia on hip, gable or mansard roofs, or the highest point of the roof inclusive of the parapet on flat roofs.	
Maximum Width	A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 with its height.	-	-

² Subject to additional standards set forth in Section 26.18.

- (c) The following types of signs are permitted for businesses in the Resort Facilities Medium (RFM) District, as follows:

Table 26.17.c - Standards for Signs in the RFM District²			
Permitted Sign Types	Freestanding Signs	Attached Signs	Projecting Signs
Maximum Quantity: businesses with less than 200 ft of frontage may choose up to 2 signs; business with 200	1 per street frontage, not to exceed a maximum of 2, per business frontage. When	1 per building frontage not to exceed a maximum of 2, or 1 per building frontage per	1 per business

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to 300 ft of frontage may choose up to 3 signs; businesses with more than 300 ft of frontage may choose up to 4 signs	a zoning lot contains multiple businesses, no more than one freestanding sign may be permitted for each 200 linear feet of lot frontage along any single frontage.	business if in a multi-tenant development.	
Maximum Area (per sign)	135 ft ²	1 ft ² per linear foot of building frontage Not to exceed an aggregate area of 100 ft ²	12 ft ²
Maximum Height	20 feet	Shall not appear above the fascia on hip, gable or mansard roofs, or the highest point of the roof inclusive of the parapet on flat roofs.	
Maximum Width	A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 with its height.	-	-

² Subject to additional standards set forth in Section 26.18.

- (d) The following types of signs are permitted for businesses in the Town Center Core (TC-1), Town Center Corey Circle and Coquina West (TC-2), Upham Beach Village (UBV), Residential/Office/Retail (ROR), Bayou Residential (BR), and Community Redevelopment District-Eighth Avenue (CRD-EA) districts, as follows:

Table 26.17.d - Standards for Signs in the TC-1, TC-2, UBV, ROR, and CRD-EA³ Districts⁴			
Permitted Sign Types	Freestanding Signs	Attached Signs	Projecting Signs
Maximum Quantity: businesses with less than 200 ft of frontage may choose up to 2 signs; business with 200 to 300 ft of frontage may choose up to 3 signs; businesses with more than 300 ft of frontage may choose up to 4 signs	For street frontages along Gulf Blvd, Boca Ciega, Blind Pass, and Pass-a-Grille Way except for 7 th to 9 th Avenues: 1 For all other streets, including Pass-a-Grille Way between 7 th and 9 th Avenues: Not permitted	1 per building frontage per business	1 per business
Maximum Area (per sign)	40 ft ²	1 ft ² per linear foot of building frontage, not to exceed a maximum area of 40 ft ²	12 ft ²
Maximum Height	8 feet	Shall not appear above the fascia on hip, gable or mansard roofs, or the highest point of the roof	-

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		inclusive of the parapet on flat roofs.	
Maximum Width	A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 with its height.	-	-

³ Subject to additional standards set forth in Division 40, as may be amended.

⁴ Subject to additional standards set forth in Section 26.18.

- (e) The following types of signs are permitted depending on property use in the Residential Urban districts (RU-1 and RU-2), Residential Low Medium districts (RLM-1 and RLM-2) districts, Residential Medium (RM) district, and Downtown Core Residential (DCR) district, as follows:

Table 26.17.e - Standards for Signs in the RU-1, RU-2, RLM-1, RLM-2, RM, DCR, and TH Districts⁵			
Permitted Sign Types	Freestanding Signs	Attached Signs	Projecting Signs
Maximum Quantity: 2	For residential uses: 1 subdivision identification sign at the neighborhood entrance. The subdivision identification sign shall be constructed with a monument base. For non-residential uses: 1	1 per non-residential parcel	Not permitted
Maximum Area (per sign)	24 ft ²	8 ft ² or 1 ft ² per linear foot of building frontage, whichever is less	-
Maximum Height	6 feet	Shall not appear above the first floor of the building	-
Maximum Width	A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 compared with its height.	-	-

⁵ Subject to additional standards set forth in Section 26.18.

- (f) Additional restrictions on signage in the Pass-A-Grille Overlay District may be found in Division 20, as may be amended.

Sec. 26.18. - Standards for Specific Sign Types.

In addition to the regulations prescribed by this sign code generally, the following regulations for certain sign types shall apply.

- (a) *Electronic message board signs.* The following conditions and restrictions shall apply to electronic message board signs:
- (1) *Location.* Electronic message board signs are only permitted for nonresidential uses on properties adjacent to Gulf Boulevard from 37th Avenue to 75th Avenue. Electronic message board signs shall only be located in a front yard, and in no case shall be closer than 10 feet from the front yard property line.

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- (2) *Design.* An electronic message board sign shall only be permitted as an integral component of a freestanding sign. The width, depth, and color of the cabinet containing the electronic message board shall be compatible with the design of the primary sign structure.
 - (3) *Size.* An electronic message board sign shall comprise no more than 50 percent of the overall sign area of the freestanding sign and shall not, in any case, exceed 32 square feet in area.
 - (4) *Brightness.* Maximum illumination intensity level for electronic message board signs shall not exceed 0.3 foot candles over ambient light when measured at 50 linear feet from the base of the sign.
 - (4) *Dwell time.* The minimum amount of time that a message or display on an electronic message board sign remains fixed shall be one minute.
 - (5) *Static images and messages.* The image or message shall be static. There shall be no animation, flashing, scintillating lighting, movement, or the varying of light intensity during the message. Messages or images shall not scroll and shall not give any appearance or optical illusion of movement.
 - (6) *Default mechanism.* The sign shall have a default mechanism or setting that will cause the sign to turn off or show a "full black" image if a visible malfunction or failure occurs.
 - (7) Electronic message board signs, including LED-type, shall only be permitted as defined above. All other existing nonconforming electronic message board signs shall be subject to the amortization schedule set forth in section 26.6.
- (b) *Waterside identification signs.* For each parcel within the City with a residential complex or licensed commercial establishment(s) that has at least one façade that can only be viewed from a navigable waterway, one (1) waterside identification sign shall be allowed per such façade. A waterside identification sign may be either a freestanding sign or an attached sign. A waterside identification sign shall not exceed eight (8) feet in height and shall not exceed 40 square feet in sign area. A waterside identification sign shall not be illuminated. A waterside identification sign shall be in addition to the signage otherwise allowed pursuant to the other provisions of this division.
 - (c) *Attached menu display signs.* For each parcel with either (a) a restaurant without drive-thru service, or (b) with a transient lodging facility that has restaurant facilities open to the general public in addition to registered guests, one (1) attached menu display sign shall be allowed. An attached menu display sign shall be a wall sign not exceeding 12 square feet in sign area. An attached menu display sign shall be in addition to the signage otherwise allowed pursuant to the other provisions of this division.
 - (d) *Drive-thru menu signs.* For each parcel with a licensed commercial establishment that utilizes a drive-thru lane, one (1) drive-thru menu sign shall be allowed for each drive-thru lane. A drive-thru menu sign may be either a free-standing sign or an attached sign and shall not exceed 40 square feet in sign area and ten (10) feet in height. Drive-thru menu signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
 - (e) *Sandwich board/A-frame signs.* One (1) sandwich board sign shall be allowed for each licensed commercial establishment. Sandwich board signs shall not be placed in the right-of-way, shall not be placed within the visibility triangle required for intersections at streets and driveways, as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall not obstruct walkways or fire access, shall have no illumination of any kind, and may be displayed only during the time when the business to which the sign is associated is open to the public. This sandwich board shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.

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- (f) *Theater signs.* For each parcel with a theater use, one attached sign shall be allowed. An attached theater sign shall be a wall or marquee sign not exceeding 15 square feet in sign area for each auditorium within the theater, subject to a maximum limit of 64 square feet in sign area. An attached theater sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
 - (g) *Boat or beach concession signs.* Boat or beach concession signs shall only be permitted in the RFM district. Each licensed boat or beach concession rental business operating along the Gulf and on the site of a business having Gulf frontage may be permitted signs as follows:
 - (1) *Permission required.* The applicant shall provide the city with a letter, granting approval for placement of the signs, from the owner of the real property upon which signs are to be located prior to the issuance of a permit.
 - (2) *Lighted signs.* Lighted signs shall be prohibited.
 - (3) *Sandwich board signs.* Operators may display sandwich board sign at the building frontage adjacent to the sandy beach during the hours of business operation in accordance with subparagraphs (i) through (iv) below. Such signs shall be removed from the beach when the business is closed.
 - (i) *Maximum area:* Eight square feet per face.
 - (ii) *Number permitted:* One.
 - (iii) *Maximum height:* Five feet.
 - (iv) *Setbacks:* 40 feet from the visible water line.
 - (4) *Tiki hut or ticket office signs.* Operators may display signs on the tiki huts or ticket offices as follows:
 - (i) *Maximum area:* Eight square feet per face.
 - (ii) *Number permitted:* Three per tiki hut; not more than two on one side.
 - (iii) *Location:* Signs may be attached to or painted on the sides of the tiki hut at a point no higher than four feet above the ground, provided however, that one of the signs may be raised and attached at a point on the side of the tiki hut just below the eave of the roof.
 - (5) *Operators without a tiki hut or ticket office.* Licensed board or beach concession rental businesses that do not use a tiki hut or other structure for their businesses shall be permitted to keep one sandwich board sign on the beach, provided such sign is no larger than eight square feet in area per face, five feet in height, located outside of any pedestrian or emergency easement, and is removed from the beach nightly. Signs shall be kept a minimum of 40 feet landward of the visible water line at all times.

Sec 26.19. - Transitional and Emergency Signage

- (a) Notwithstanding any other restriction of this Division, a business' signage that is damaged to less than 50% of its depreciated value, and which is maintained in a safe condition, shall not be considered abandoned during the following circumstances:
 - (1) During a declared local state of emergency, retroactive to the date of the emergency event;
 - (2) Following a local state of emergency, for the length of time it takes to restore the business to occupiable pre-damage condition, provided that such restoration does not constitute a substantial improvement and the property is maintained with an active building permit during this timeframe;

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- (3) For 90 days following the completion of work listed in (2), preceding.
- (b) Notwithstanding any other restriction of this Division, a business may have one banner during the following timeframes and subject to the following conditions:
- (1) One banner may be placed in the same location as a permitted attached sign from the date of permit issuance for the attached sign until the sign is installed, not to exceed 180 days. The banner shall be no larger in square footage than the attached sign which is permitted for the location and shall be fastened to the building to resist movement from wind.
 - (2) In addition to other permitted signage, one banner may be permitted per operational business during the declaration of a local state of emergency. The banner shall be no larger in square footage than the size of an attached sign permitted for the business, and shall be removed within seven days following the end of the local state of emergency. The banner shall be fastened to the building containing the business to resist movement from wind.
- (3) When the conditions of (b)(2) preceding are not in effect but a business or shopping center has experienced a catastrophic event that obscures the view of a business or businesses on the property, or its approved signage, the City Manager is empowered to authorize up to one additional temporary sign per affected business and one per affected multi-tenant shopping center. The City Manager may set the timeframe for placement and removal of the signage based on the severity and business or shopping center impacts of the particular event. This temporary signage may be one of the following:
- a. One banner securely attached to the wall of the building or portion thereof where the business is located that does not exceed the permitted size of an attached sign for the business, and/or one freestanding banner per multi-tenant shopping center that does not exceed 50 square feet;
 - b. One sandwich board sign per business that may be located anywhere on private property but shall otherwise follow the dimensional, visibility, and removal requirements of section 26.18.(e).; or,
 - c. Another freestanding or attached sign type deemed appropriate by the City Manager.

Sec. 26.20. - Severability.

- (a) *Generally.* If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division.
- (b) *Severability where less speech results.* Without diminishing or limiting in any way the declaration of severability set forth above in subsection 26.34(a), or elsewhere in this division, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.
- (c) *Severability of provisions pertaining to prohibited signs.* Without diminishing or limiting in any way the declaration of severability set forth above in subsection 26.35(a), or elsewhere in this division, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division or any other law is declared unconstitutional by the valid judgment or decree of

any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division that pertains to prohibited signs, including specifically those signs and sign-types prohibited and not allowed under section 26.4 of this division. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 26.4 is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 26.4

- (d) *Severability of prohibition on billboards.* If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division and/or any other code provisions and/or laws are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the prohibition on billboards as contained herein.

DIVISION 26 SIGN ORDINANCE¹

Sec. 26.1. - Purpose, intent and scope.

It is the purpose of this division to promote the public health, safety and general welfare through reasonable, consistent and nondiscriminatory sign standards. The sign regulations in this division are intended to be ~~not intended to censor speech or to regulate viewpoints, but instead are intended to~~ content-neutral and regulate the ~~secondary effects of speech and especially insofar as those secondary effects may adversely affect aesthetics and traffic and pedestrian safety~~ only the number, form, and placement, not the content, of signs. In order to preserve and enhance the city as a desirable community in which to live, vacation and do business, a pleasing, visually attractive environment is of foremost importance. ~~The regulation of signs within the city is a highly contributive means by which to achieve this desired end.~~ These sign regulations have been prepared with the intent of mitigating the impact signs have on traffic and pedestrian safety, enhancing the visual environment of the city, and promoting its continued well-being. ~~These sign regulations and~~ are intended to:

- (a) Encourage the effective use of signs as a means of communications in the city;
- (b) Maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth;
- (c) Improve pedestrian and traffic safety;
- (d) Minimize the possible adverse affect of signs on nearby public and private property;
- (e) Foster the integration of signage with architectural and landscape designs;
- (f) Lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic;
- (g) Allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs;
- (h) Encourage and allow signs that are appropriate to the zoning district in which they are located and consistent with the category of use and function to which they pertain;
- (i) Curtail the size and number of signs and sign messages to the minimum reasonably necessary ~~to identify a residential or business location and the nature of any such business;~~
- (j) Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains;
- (k) Categorize signs based upon ~~the function that they serve~~ their structures and tailor the regulation of signs based upon ~~their function~~ those structures;
- (l) Preclude signs from conflicting with the principal permitted use of the site and adjoining sites;
- (m) Regulate signs in a manner so as to not interfere with, obstruct the vision of or distract motorists, bicyclists or pedestrians;

¹Editor's note(s)—Ord. No. 2013-14, § 1(Exh. A), adopted April 23, 2013, amended Div. 26 in its entirety to read as set out herein. Former Div. 26, §§ 26.1—26.40, pertained to similar subject matter and derived from Ord. No. 2011-42, § 1(Exh. A), adopted Jan. 24, 2012; Ord. No. 2012-16, § 1(Exh. A), adopted Sept. 12, 2012.

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- (n) Except to the extent expressly preempted by state or federal law, ensure that signs are constructed, installed and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;
 - (o) Preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all districts of the city;
 - (p) Prohibit signage that will substantially and negatively impact wildlife;
 - (pg) Allow for traffic control devices consistent with national standards and whose purpose is to promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and that notify road users of regulations and provide warning and guidance needed for the safe, uniform and efficient operation of all elements of the traffic stream;
 - (qr) Protect property values by precluding to the maximum extent possible sign-types that create a nuisance to the occupancy or use of other properties as a result of their size, height, illumination, brightness, or movement;
 - (rs) Protect property values by ensuring that sign-types, as well as the number of signs, are in harmony with buildings, neighborhoods, and conforming signs in the area;
 - (st) Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the city, is appropriate in scale to the surrounding buildings and landscape, and that complements the natural surroundings in recognition of this city's reliance on its natural surroundings and beautification efforts in retaining economic advantage for its resort community, as well as for its commercial properties; ~~and~~
 - (u) Provide flexibility and encourage variety in signage, and create an incentive to relate signage to the basic principles of good design; and
 - (v) Enable the fair and consistent enforcement of these sign regulations.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.2. - Definitions.

All words used in this division, except where specifically defined herein, shall carry their customary dictionary meanings when not inconsistent with the context in which they are used, ~~except that the~~ The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, ~~except where the context clearly indicates a different meaning:~~

Abandoned or discontinued sign or sign structure means (a) A sign on or appurtenant to a building when that building has not been occupied ~~pertaining to or associated with an event, business, service, or purpose which is no longer ongoing and which has been inactive or out of business~~ for a period of 90 consecutive days or longer; or (b) a sign which contains structural components but no display or sign copy for a period of 90 consecutive days or longer. This term does not include individual panels within a sign for multi-tenant developments unless the multi-tenant development is more than 50 percent vacant, or transitional and emergency signage as referred to in Sec. 26.19.

Advertising means sign copy intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, sales event, activity, entertainment, or real or personal property.

Animated sign means a sign which includes action, motion, or color changes, or the optical illusion of action, motion or color changes, including signs requiring electrical energy or set in motion by movement of the atmosphere, or made up of external sign elements that revolve or turn. The term "animated sign" does not include signs which display time of day, temperature, or both, and does not include electronic message board signs.

Area of ground supports means the total area of a freestanding sign's structural elements.

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(Supp. No. 47)

Artwork means a two- or three-dimensional representation of a creative idea that is expressed in an artistic form and manner as to provide aesthetic enjoyment for the viewer rather than to specifically identify a business, product, business logo, or a commercial message. It serves as a means of communication, expression, and cultural understanding.

Attached sign means a wall sign, an integral roof sign, marquee sign or a canopy sign any sign attached to, on, or supported by any part of a building (e.g., walls, integral roof, awning, windows, or canopy) which encloses or covers usable space.

Awning means a cloth, plastic, or other nonstructural covering that is permanently attached to a building or other structure, or that can be raised or retracted to a position against the building or other structure when not in use.

Awning sign or canopy sign means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Banner means any sign or string of one or more signs, usually made of cloth or other lightweight material, which is used to attract attention, whether or not imprinted with words or characters, including, but not limited to, balloons and pennants. Flags shall not be considered banners.

Beacon means a stationary or revolving light which flashes or projects illumination, single color or multicolored, in any manner which has the effect of attracting or diverting attention, except, however, this term does not include any kind of lighting device which is required or necessary under the safety regulations of the Federal Aviation Administration or other similar agency. This definition does not apply to any similar type of lighting device contained entirely within a structure and which does not project light to the exterior of the structure.

Billboard means a sign structure and/or sign utilized for advertising an establishment, an activity, a product, service or entertainment, which is sold, produced, manufactured, available or furnished at a place other than on the property on which said sign structure and/or sign is located.

Building frontage. See frontage, building.

Bus stop informational sign means a freestanding or attached noncommercial sign located at a bus stop and providing information as to the route, hours or times of service.

Canopy means a permanent or semi-permanent, on-premise roof-like projection or structure intended to provide shade or shelter.

Canopy sign or awning sign means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Changeable copy/message sign means a sign with the capability of content change by means of manual or remote input, including the following types:

- (1) Manually activated. Changeable sign whose message copy can be changed manually on a display surface.
- (2) Electronically activated. Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices, or may be from an external light source designed to reflect off of the changeable component display. See also Electronic message board sign.

Character means any symbol, mark, logo, or inscription.

Color means any distinct tint, hue or shade including white, black or gray.

Commercial message means any sign wording, logo, or other representation or image that directly or indirectly names, advertises, or calls attention to a product, service, sale or sales event or other commercial activity.

Construction sign means a temporary on-premise sign identifying the ongoing construction activity during the time that a building permit is active and prior to completion of the work for which the permit was issued, containing sign copy is limited to the ongoing construction activity and identifying the contractor and/or any subcontractor engaged to perform construction activity on the site.

Copy means the linguistic or graphic content of a sign.

Designer sign means a sign that is custom made wall or monument-type signs, reviewed by the city manager or his designee, and found to be of a higher creative, artistic and three-dimensional, or sculptural nature than the standard types of signs typically used within the sign industry.

Double-faced sign means a single sign with items of information relating to the same business on both sides of the sign and mounted as a single structure.

Drive-thru menu sign means a sign placed so as to be viewed from a drive-thru lane and which contains only a listing of the products, with prices, offered for sale by the business on which the sign is located and which may provide a mechanism for ordering the products while viewing the sign.

Eave means the lowest horizontal line of a sloping roof.

Election sign means a temporary sign erected or displayed for the purpose of expressing support for or opposition to a candidate or stating a position regarding an issue upon which the voters of the city shall vote.

Electronic message board sign means a sign by which the message copy can be electronically changed and controlled. This shall include but not be limited to changeable words, lines, logos, symbols, or illustrations and shall include all LED type signs regardless of if the sign periodically changes copy.

Erect means to build, construct, attach, hang, place, suspend or affix, and shall also includes the painting of wall signs.

Facade means the entire building front exterior wall(s) of a building exposed to public view.

Flag means any fabric, or bunting containing distinct colors, patterns or symbols, used as an ornamental flag or as a symbol of government, political subdivision, corporation or business or other entity. (See also ornamental flag.)

Flagpole means a pole on which to raise a flag. A flagpole is not a freestanding pole sign.

Flashing sign means a sign which permits light to be turned on or off intermittently more frequently than once per minute any illuminated sign on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purposes of this definition, any moving illuminated sign affected by intermittent lighting shall be deemed a flashing sign. This does not include official warning signs to the motoring public.

Foot-candle means a unit of measure of luminosity of a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Footlambert means the centimeter gram second unit of brightness equal to the brightness of a perfectly diffused surface that radiates or reflects one lumen per square centimeter.

Free expression sign means a sign, not in excess of three square feet in size (area) and the top of the sign is not more than six feet off the ground, communicating information or views on matters of public policy concern or containing any other noncommercial message, that is otherwise lawful.

Freestanding sign, monument or pole means a sign supported by structures or supports that are placed on or anchored in the ground or at ground level and which are independent of any building or other structure.

Frontage means the length of the property line of a parcel of land which runs parallel with and along a road right-of-way or street, exclusive of alleyways.

Frontage building, or building frontage, means the length of the single face of a building or that portion of building occupied by a single office, business or enterprise, commonly referred to as "store-front", which is abutting a street, parking area, or other means of customer access such as an arcade, a mall or a walkway.

~~*Garage or yard sale or garage-yard sign* means any on-site temporary sign pertaining to the sale of personal property in, at or upon any residentially-zoned property located in the city. Garage or yard sales shall include, but not be limited to, all such sales, and shall include the advertising of the holding of any such sale, or the offering to make any sale, whether made under any name such as garage sale, lawn sale, yard sale, front yard sale, backyard sale, home sale, attic sale, rummage sale, patio sale, flea market sale, or any similar designation.~~

Government sign means any temporary or permanent sign erected by or on the order of a public official or quasi-public entity at the federal, state or local government level in the performance of any duty including, but not limited to, noncommercial signs identifying a government building, program or service (including bus or other public transit services), traffic control signs, street name signs, street address signs, warning signs, safety signs, informational signs, traffic or other directional signs, public notices of government events or actions, proposed changes of land use, any proposed rezoning, or any other government speech. This term includes signs erected on government property pursuant to lease, license, concession or similar agreements requiring or authorizing such signs.

Ground level means the level of finished grade of a parcel of land, exclusive of any filling, berming, or mounding, or excavating, solely for the purpose of locating a sign. Ground level on marina docks or floating structures shall be the finished grade of the landward portion of the adjoining parcel.

~~*Grand opening sign* means an on-premises temporary sign announcing the opening of a newly licensed business, that does not exceed 16 square feet in sign area and that is not displayed for longer than 30 days after the issuance date of the occupational license for the new business.~~

Height means vertical distance measured from ground level nearest the base of the sign to the highest point on the sign.

~~*Holiday and seasonal decorations* mean decorations that pertain to legal or other recognized holidays or to a season of the year.~~

Illuminated sign means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light, whether or not the source of light is directly affixed as part of the sign.

Integral roof sign means any sign erected or constructed as an integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches. ~~No integral portion of the roof shall extend more than five feet above the structural roof.~~

Lawful message means any message not prohibited by state or federal law.

Lot. See definition of parcel.

Maintenance means the replacing, repairing or repainting of a portion of sign structure, periodically changing changeable copy or renewing copy which has been made unusable by ordinary wear, weather, or accident.

Marquee means any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Marquee sign means any sign attached to a marquee.

Menu display sign means a fully enclosed or otherwise protected from the elements sign structure, including, but not limited to, a box, shadow box or cabinet, attached to a wall or freestanding, which is used solely for the purpose of displaying restaurant menus. A menu display may be used for a restaurant without drive-thru service and for transient lodging facilities which have restaurant facilities open to the general public in addition to the registered guests. Menu display sign structures shall be limited to one per establishment, having a maximum surface area of not more than 12 square feet, and the zoning districts in which they are permitted.

Multi-tenant building/development means a building or development where more than one business may be located, including businesses located above the first floor or otherwise without frontage on a public right-of-way.

Nameplate sign or occupant identification sign means a sign indicating the name and/or profession or address of a person or persons residing on the premises or legally occupying the premises.

Noncommercial message means any message, which is not a commercial message.

Noncommercial on-site directional sign means an on-site sign providing direction or information to pedestrian or vehicular traffic that is related or reasonably necessary to the movement of pedestrian or vehicular traffic on the premises, and not displaying a commercial message, e.g., "entrance," "exit," "caution," "no parking," "one way only," "no trespassing," and the like.

Nonconforming sign means a sign which does not conform with the regulations provided in this division.

Off-premises sign or off-site sign means any sign relating in its subject matter to commodities, accommodations, services or activities on a premises other than the premises on which the sign is located. See also Billboard. This does not include a locally recognized non-profit Chamber of Commerce that promotes its members within the city.

On-premises sign or on-site sign means any sign relating in its subject matter to the commodities, accommodations, service or activities on the premises on which it is located.

Ornamental flag means any fabric or similar material containing patterns, drawings or symbols used for decorative purposes and designed to be flown as a flag.

Parcel means land which has been or which is proposed to be used, developed, or built upon as a unit under single ownership.

Parapet means a false front or wall extension above the roof of a building.

Pennant means any series of small flag-like or streamer-like pieces of cloth, plastic, paper or similar material attached in a row to any staff, cord, building, or at only one or two edges, the remainder hanging loosely.

Permanent sign means any sign which, when installed, is intended for permanent use, and is so constructed as to be of lasting and enduring condition (beyond normal wear and tear). For the purposes of this division any sign with an intended use in excess of 12 months from the date of installation shall be deemed a permanent sign. Unless otherwise provided for herein, a sign other than a temporary sign or portable sign shall be deemed a permanent sign.

Predictable event means an event of which the date or dates is or are known at the time the sign is erected. By way of example, predictable events shall include an election, garage sale, grand opening, parade, wedding, garage sales, and others with a definite date.

Portable sign means any sign, banner, or poster that is not permanently attached to the ground or structure, or a sign capable of being transported, including, but not limited to, signs designed to be transported by means of wheels or carried by a person, and signs converted to an A-frame sign or a T-frame sign. For purposes of this division, a cold-air inflatable sign shall be considered to be a portable sign.

~~*Premises* means any property owned, leased or controlled by the person actively engaged in business at that location.~~

Projecting sign means any sign affixed perpendicularly to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

Property means the overall area represented by the outside boundaries of a parcel of land or development containing one or more business establishments and/or residential units.

~~*Real estate sign* means a sign advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed temporarily.~~

Revolving sign or *rotating sign* means any sign that revolves or rotates an animated sign that revolves or turns or has external sign elements that revolve or turn. Such sign may be power-driven or propelled by the force of wind or air.

Roof sign means any sign erected and constructed wholly on or over the roof of a building, which is supported by the roof structure, or any sign that extends in whole or in part above the roofline of a building.

Roofline means the highest continuous horizontal line of a roof. On a sloping roof, the roofline is the principal ridgeline or the highest line common to one or more principal slopes of roof. On a flat roof, the roofline is the highest continuous line of a roof or parapet, whichever is higher.

Safety sign. See Warning sign.

Sandwich board sign or *A-frame sign* means a portable double-faced, freestanding sign not exceeding 12 square feet in area designed such that it can be displayed during business hours and easily removed at the close of business which is ordinarily in the shape of an "A," or some variation thereof when erected.

Shopping center means a group of five or more independent commercial establishments developed, operated, managed, and/or owned and operated as a planned unit, with off-street parking provided on the property under a single architectural plan. A shopping center may include a building or structure owned in fee simple, condominium, cooperative, leasehold or other ownership.

Sight visibility triangle means a triangular shaped portion of land established at street intersections or street and driveway intersections in which nothing is erected, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. For street intersections, this triangle is measured 20 feet in length from the intersection along the abutting curb lines to form a triangle; and for driveway intersections, this triangle is measured ten feet from the intersection along the curb line and along the driveway line to form a triangle. (See illustration in section 6.21 herein.)

Sign means any device, fixture, placard or structure which uses color, form, graphics, illumination, architectural style or design with text, or writing to advertise, attract attention, announce the purpose of, or identify the purpose of any person or entity or to communicate information of any kind to the public. The term "sign" includes sign structure.

Sign area means the total square foot area of sign surface, including all parts thereof devoted to the background, computed by bounding the exterior of the sign structure or surface with a series of straight or curved lines tangent thereto (see illustrative examples in section 26.3, herein). The area of a sign painted directly on a wall or awning and signs with letters attached directly to walls or awnings shall be calculated by constructing an imaginary series of straight lines or lines formed, bounded or characterized by curves around the outside of all elements of the sign computed as described in section 26.15.

Sign face means the part of the sign that is or can be used to identify, display, advertise, communicate information, or for the visual representation which attracts or intends to attract the attention of the public for any purpose.

Sign structure means any structure which is designed specifically for the purpose of supporting a sign, which has supports or which is capable of supporting a sign. The definition shall include any decorative covers, braces, wires, supports, or other components attached to or placed around the sign structure.

Snipe sign means any sign tacked, nailed, posted, pasted, glued or otherwise attached to telephone poles, utility poles, or fences, with the message appearing thereon not applicable to the present use of the premises upon which the sign is located.

Statutory sign means a sign required by any statute of the State of Florida or the United States.

Street means a public right-of-way intended for the use of vehicular and pedestrian traffic.

Street address sign means any sign denoting the street address of the premises on which it is attached or located.

Subdivision monument identification sign means a monument sign which contains only the name of a platted subdivision or other residential development.

Temporary sign means a sign intended for a use not permanent in nature and shall include a sign formerly or commonly associated with a temporary use or structure, or a sign related to an event or occurrence at a future time, which shall be further defined by whether the event to which it pertains is predictable or unpredictable. For the purposes of this division, a sign with an intended use of one year or less shall be deemed a temporary sign.

Time and temperature sign means a sign which displays the current time and temperature at intervals no more frequently than once per minute and which contains no other messages. Time and temperature signs are regulated within the zoning districts in which they are allowed.

Traffic control device sign means any sign located within the right-of-way that is used as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Federal Highway Administrator as the national standard. A traffic control device sign includes those signs that are classified and defined by their function as regulatory signs (that give notice of traffic laws or regulations), warning signs (that give notice of a situation that might not readily be apparent), and guide signs (that show route designations, directions, distances, services, points of interest, and other geographical, recreational, or cultural information).

Unpredictable event means an event of which the date or dates is or are not known at the time the sign is erected. By way of example, unpredictable events may mean for rent or for sale periods, construction projects, and others without a definite date of ending.

Vehicle sign means a sign attached to or placed on a(n) vehicle, including, but not limited to, automobiles, trucks, boats, campers, and trailers, and that is located on public or private property, and is intended to can be viewed from a right-of-way for the purpose of providing advertisement of products or services, or directing people to a business or activity. This includes signs attached to the following vehicles: On- or off-site inoperable vehicles, junk or abandoned vehicles as defined in section 98-67 of the Code of Ordinances, vehicles located on property in commercial or mixed use that have not been driven or moved in 72 hours, commercial vehicle as defined in Division 2 of this Code located on property in residential use that has not been driven or moved in 24 hours, commercial vehicle as defined in Division 2 of this code parked in the right-of-way that has not been driven or moved in 24 hours unless a waiver has been issued pursuant to Section 82-135 of the Code of Ordinances, or a vehicle with signage attached to it that renders the vehicle not safely drivable. This definition excludes those signs that identify a business organization or its principal services and contact information on a vehicle during that period of time such vehicle is regularly and customarily used to traverse the public street during the normal course of business. The term vehicle as used herein shall include but not be limited to automobiles, trucks, boats, campers, and trailers, whether located on public or private property.

Visibility triangle. See Sight visibility triangle.

Wall sign means a sign which is painted on, fastened to, or erected against the wall of a building with its face in a parallel plane with the plane of the building facade or wall, ~~which is used for advertising.~~

Warning sign or safety sign means a sign which only provides warning of a dangerous condition or situation that might not be readily apparent or that poses a threat of serious injury (e.g., gas line, high voltage, condemned building, etc.) or that only provides warning of a violation of law ~~(e.g., no trespassing, no hunting allowed, etc.)~~ or prohibitions on parking, trespassing, hunting, fishing, swimming, or other activity on the property on which the sign is posted.

Waterside identification sign means a sign identifying a residential complex, single business property or shopping center and which can be only be viewed from the waters of the Gulf of Mexico, Boca Ciega Bay, the intracoastal waterway or any other navigable waterway.

Wayfinding/Directional sign means a sign, which may or may not be a governmental/statutory sign, that shows route designations, destinations, directions, distances, services, points of interest, or other geographical, recreational, or cultural information for the aid of the traveling public, for facilitating a safe and orderly traffic flow and preventing sudden stops.

Window sign means any sign painted on or mounted in any fashion on the interior or exterior of the surface of a window.

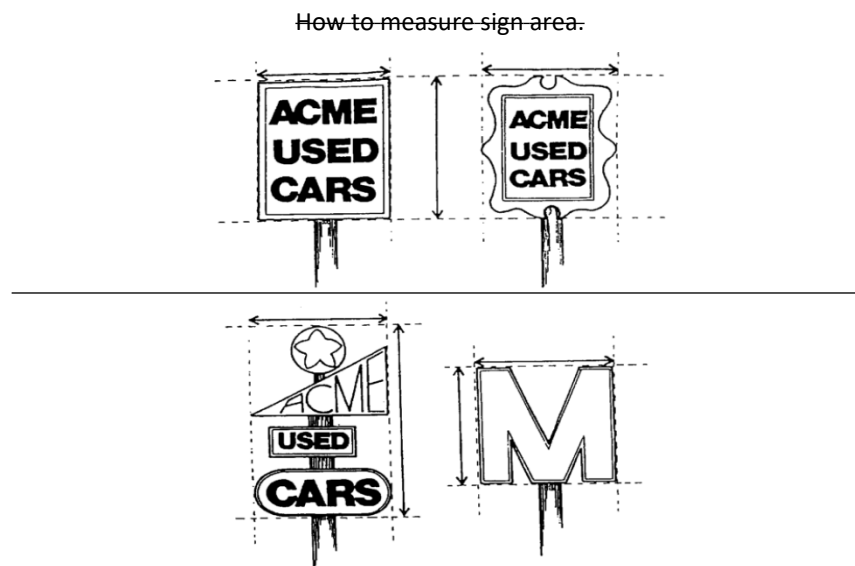
Wind sign means a sign which uses objects or material fastened in such a manner as to move upon being subjected to pressure by wind, and shall include pennants, ribbons, spinners, streamers or captive balloons to express a commercial message; however, the term "wind sign" shall not include flags.

Window or door sign means any sign visible from the exterior of a building or structure which is painted on, attached, glued, or otherwise affixed in any fashion on the interior or exterior of the surface of a window or door. (Ord. No. 2013-14, § 1(Exh. A), 4-23-13; Ord. No. 2016-24, § 2, 1-10-17; Ord. No. 2017-17, § 2, 11-14-17)

Cross reference(s)—Definitions, § 2.1.

Sec. 26.3. Illustrations of type of signs and methods of measurement.

The following diagrams illustrate the types of signs and methods of measurement:



(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.63. - ExemptionsApplicability.

- (a) Applicability. This division applies to any sign, permanent or temporary, displayed or erected which is visible and legible from a right-of-way.
- (b) Relationship to other codes. All signs shall comply with applicable building, electrical, and maintenance codes as adopted by the city. In the event any provisions of this division are in conflict with other applicable requirements, the more restrictive requirements shall apply.
- (c) This division does not pertain to regulate the following:
 - (a1) A sign, ~~other than a window sign~~, located entirely inside the premises of a building or enclosed space, and that is not visible from the right-of-way, public parking lot, or property outside of the zoning lot.
 - (b2) A government statutory sign.
 - (c3) Historic markers for local, state, or nationally ~~locally~~ designated historic resources.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.94. ~~Substitution of noncommercial speech for commercial speech~~ No content restrictions.

~~Notwithstanding anything contained in this Division or Code to the contrary, any sign erected pursuant to the provisions of this Division or Code may, at the option of the owner, contain a noncommercial message unrelated to the business located on the premises where the sign is erected. The noncommercial message (copy) may occupy the entire sign face or any portion thereof. The sign face may be changed from commercial to noncommercial messages, or from one noncommercial message to another, as frequently as desired by the owner of the sign, provided that the size, height, setback, other dimensional criteria, and dwell time criteria for electronic changeable message signs contained in this Division and Code have been satisfied.~~

- (a) ~~Notwithstanding anything in this division or Code to the contrary, n~~No sign or sign structure shall be subject to any limitation based upon the content (viewpoint) of the message contained on such sign or displayed on such sign structure.
- (b) It is the intent of the City Commission that protection of First Amendment rights shall be afforded such that any sign, display, or device allowed under this division may contain, in lieu of any other copy, any otherwise lawful message unrelated to the business located on the premises where the sign is erected. The message (copy) may occupy the entire sign face or any portion thereof. The sign face may be changed from commercial to noncommercial messages, or from one noncommercial or commercial message to another, as frequently as desired by the owner of the sign, provided that the applicable size, height, setback, lighting, design, other applicable requirements, and dwell time criteria for electronic changeable message signs contained in this division and Code have been satisfied.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.115. - Sign permit required.

- (a) Generally.
 - (a1) Allowed temporary and allowed permanent signs of the type described in section 26.2513., shall be exempt from sign permitting hereunder.

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- (b2) No sign permit shall be issued for the erection of a prohibited sign.
- (3) Signs subject to this division shall be designed, constructed, and maintained in compliance with the City's building, electrical, maintenance, and all other applicable codes and ordinances and in compliance with all applicable state and federal law, codes and regulations.
- (e4) Unless exempt from permitting, no permanent sign shall be erected, altered, relocated, maintained or displayed until a sign permit is obtained from and appropriate fee paid to the city. Where electrical permits are required, they shall be obtained at the same time as the sign permit. The requirement of a building permit under the Florida Building Code is separate and independent of the requirement for a sign permit under this division.
- (e5) A sign lawfully erected under permit may be repainted or have ordinary and customary non-structural repairs performed, including replacement of plastic or glass panels, without a new sign permit; however, if repair work causes such sign is to be structurally altered ~~or repaired,~~ relocated, or enlarged in any manner, a new sign permit shall be required and the altered ~~or repaired~~ sign must meet all requirements of this division and this Code. Nonconforming signs that have been substantially damaged, deteriorated beyond 5025 percent of the assessed value of the sign, or destroyed shall not be issued a permit for repairs and shall be removed in accordance with section 26.6.
- (b) Fees. Every person making an initial application for a sign permit shall pay fees to the city at the time of approval of the application. The fees shall be established by resolution of the city commission and shall be as stated in appendix A to this Code.
- (c) Permit Application. A sign permit application for a permanent sign shall be made upon a form provided by the city. The sign permit application is in addition to any building permit application required by the Florida Building Code. The sign permit application shall be accompanied by plans and specifications drawn to scale, together with any site plan required by Division 5 of the Land Development Code. An applicant shall deliver a sign permit application for a permanent sign to the city's chief building official, or such other person as may be designated by the city. The sign permit application shall be reviewed for a determination of whether the proposed sign meets the applicable requirements of this division and any applicable zoning law. ~~The applicant shall furnish the following information on or with the sign permit application form:~~
- (1) The legal description of the real property where the sign is proposed to be located.
 - (2) The zoning district for the real property on which the sign(s) will be located.
 - (3) The name, mailing address and telephone number (where available) of the owner(s) of the real property where the sign is proposed to be located.
 - (4) A notarized statement of authorization signed by the owner(s) consenting to the placement of the proposed sign on the real property.
 - (5) The name, mailing address and telephone number of the sign contractor.
 - (6) Type of proposed sign(s) (e.g., attached wall sign, freestanding monument sign).
 - (7) Detailed scaled drawings to show the dimensions, design, structure, and location of each particular sign (when depicting the design of the sign it is not necessary to show the content of the sign as the sign reviewer is prohibited from taking this factor into consideration).
 - (8) Computations of the maximum total sign area, the maximum area for individual signs, and the height of each of the proposed signs.
 - (9) The setbacks for the proposed sign(s).

(10) The cost of the proposed sign(s).

(11) The number, type, location, and surface area for all existing signs on the same lot and/or building on which the sign will be located.

(12) If the proposed sign is to be an illuminated sign, the type, placement, intensity and hours of operation.

An applicant shall deliver a sign permit application for a permanent sign to the city's chief building official, or such other person as may be designated by the city. The sign permit application shall be reviewed for a determination of whether the proposed sign meets the applicable requirements of this division and any applicable zoning law.

(d) Nullification. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six months after the date of the permit. If the sign is an integral part of a new building structure, then the permit shall be valid until completion of the building.

(e) Revocation. If the city manager and/or their designee finds that any sign has been erected, altered or maintained in violation of this division, Florida Building Code, or any other ordinance of the city, or that there has been any false statement or misrepresentation of a material fact in the application or plans on which the permit was based, the city shall notify the owner of record of the property upon which such sign is located shall be notified by either certified mail or by hand delivery that such violation exists. The owner shall cause the violation to be remedied or shall file an appeal of the violation within three working days after receipt of the notice. If the permit holder fails or refuses to make corrections within ten days, or a shorter period when emergency conditions exist pursuant to 98-75, it shall be the duty of the building official, or designee, to revoke such permit and provide written notice of same to such permit holder. It shall be unlawful for any person to proceed with any work under the permit after such notice is issued. Where it is determined that such illegal sign poses an imminent threat to the health, safety or welfare of the public, the city may cause the immediate removal of the sign by its own action. Cost of such removal shall be paid by the property owner. In addition to removal, the city shall be entitled to proceed with alternative legal or equitable remedies, including injunctive relief.

(f) Appeals. Whenever it is alleged that there has been an error in any order, action, decision, determination, or requirement by an administrative official in the enforcement and application of any provision contained within this division or any other provision of this Code pertaining to sign permits (including any allegation that an administrative official has failed to act within applicable time frames), the aggrieved party shall file a written appeal on or before 30 days from the day of the administrative decision in accordance with Section 3.14 of the Land Development Code.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.7. Building permits.

It shall be unlawful for any person or business or the person in charge of the business to erect, construct, alter or maintain an outdoor advertising display sign, as defined in the Florida Building Code, without first obtaining a building permit from the city in accordance with the provisions of the Florida Building Code and applicable law. Permit fees shall be paid in accordance with the applicable city fee schedules. The requirement of a building permit under the Florida Building Code is separate and independent of the requirement for a sign permit under this division.

Sec. 26.56. - Nonconforming signs.

A nonconforming sign that was lawfully erected may continue to be maintained: (a) until the nonconforming sign is substantially damaged or destroyed, or (b) until the real property on which the sign is located is redeveloped, whichever of the foregoing occurs first. At such time the sign is substantially damaged or destroyed

or at such time the real property is redeveloped, the nonconforming sign must either (a) be removed or (b) be brought into conformity with this division and with any other applicable law or regulation. For the purpose of this section, the term "redevelopment" shall mean a substantial improvement of the principal structure on the real property.

All signs that lawfully existed at the time of the enactment of this division and that do not conform to the provisions of this division, but which were in compliance with the applicable regulations at the time they were constructed, erected, affixed, or maintained, shall be regarded as nonconforming signs.

- (a) Except as provided in this section, no nonconforming sign shall be moved, reconstructed, extended, enlarged, or structurally altered, unless changed to conform with this division.
- (b) Nonconforming signs may continue to be maintained, repaired, or the message of the sign may be changed provided that maintenance, repair, or changing the copy does not require structural alterations.
- (c) Removal of a nonconforming sign, or replacement of a nonconforming sign with a sign conforming to this division, is required when:
 - (1) The nonconforming sign is substantially damaged, destroyed, or deteriorated to such extent that the cost of repair or restoration would equal or exceed 50 percent of the replacement cost of the sign; or
 - (2) A building or site on which the nonconforming sign is located is improved, repaired, rehabilitated, altered, or redeveloped at a cost which equals or exceeds 50 percent of the market value of the existing building or structure before the improvement or repair is started.
- (d) In addition to the above, all legally erected nonconforming electronic message board signs, including all LED-type signs, must be made to conform to the applicable provisions of this division by January 1, 2027.
- (e) Signs that exist on the effective date of this division that were not in conformance with previous regulations are illegal signs and shall conform with this division or be removed within ninety (90) calendar days of the effective date of this division.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13; Ord. No. 2016-24, § 3, 1-10-17)

Sec 26.7. - Variances.

- (a) Requests for variances from any provisions of this division, unless stated otherwise, shall be processed and authorized pursuant to section 3.12 general variances of the Land Development Code.
- (b) Variances from the terms of these regulations may not be contrary to the public interest. Variances may be granted where, owing to special conditions, the literal enforcement of the provisions would result in unnecessary hardship, not to include economic hardship. However, no variance shall be granted unless the criteria of section 3.12 are met. In addition to these usual criteria for variances to the provisions of this article, any additional signage allowed pursuant to variances shall be conditioned in such a way that, taking into consideration existing allowable signage in the area, the additional signage does not exacerbate visual clutter, driver distraction or traffic safety in the area.

Sec. 26.148. - Inspection and Maintenance of signs.

- (a) Inspection. Signs for which a permit is required under this division may be inspected periodically by the building official, or designee, for compliance with this division, other codes of the City, and all terms upon which the sign permit may have been conditioned.

(b) Maintenance of signs.

- (1) All visible portions of a sign and its supporting structure shall be maintained in a safe condition, and present a neat and clean appearance according to the following:
 - a. Signs with illumination that have become flashing signs shall be repaired, renovated, or corrected to the original permitted function and order. If the sign is lighted, all lights shall be maintained in working order and functioning in a safe manner.
 - b. If the sign is painted, the painted surface shall be kept in good condition.
 - c. Every sign shall be kept in such manner as to constitute a complete or whole sign.
 - d. Every sign shall be able to withstand the wind pressure for which it was originally designed.
 - e. If a sign is a freestanding sign, the area around the base of the sign shall be landscaped, maintained, and kept free of weeds, overgrowth, debris, trash, litter, and any other unsightly conditions or nuisances as defined by chapter 98, article 3 property maintenance of the Code of Ordinances.
- (2) The maintenance of signs shall be in keeping with the intent of chapter 98, article 3, section 98-66(d) to ensure the public health, safety and welfare is maintained. The owner and/or leaseholder shall be responsible for maintaining the signs concerned in good operating conditions and appearance and shall be responsible for maintaining the area immediately surrounding the sign. Failure to comply with chapter 98, article 3 shall constitute cause for revocation of the sign permit and removal of the sign, if the owner and/or leaseholder fail to correct same within ten days after written notice of violation for non-emergency deterioration or damage, or two days after written notice of violation when the city manager or designee has identified the situation as an emergency.
- (2) ~~Nonconforming signs may suffer only ordinary and customary repairs and maintenance. As provided in section 26.11, a lawfully erected nonconforming sign shall not be structurally altered except in full conformance with this division.~~

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.15. Appeals.

- (a) ~~Whenever it is alleged that there has been an error in any order, action, decision, determination, or requirement by an administrative official in the enforcement and application of any provision contained within this division or any other provision of this Code pertaining to sign permits (including any allegation that an administrative official has failed to act within applicable time frames), the aggrieved party shall file a written appeal in accordance with Section 3.14 of the Land Development Code.~~

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.169. - Enforcing official.

The city manager, or designee, shall be the enforcing official of this division. The enforcing official is charged with the duty of administering this division and securing compliance therewith. Further, the enforcing official shall make such inspection as may be necessary to ensure compliance with this division and shall initiate appropriate action, if any, to enforce the provisions of this division.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.17. — Failure to comply.

If the city manager finds that any sign has been erected, altered or maintained in violation of this division, the city shall notify the owner of record of the property upon which such sign is located by either certified mail or by hand delivery that such violation exists. The owner shall cause the violation to be remedied or shall file an appeal of the violation within three working days after receipt of the notice. Where it is determined that such illegal sign poses an imminent threat to the health, safety or welfare of the public, the city may cause the immediate removal of the sign by its own action. Cost of such removal shall be paid by the property owner. In addition to removal, the city shall be entitled to proceed with alternative legal or equitable remedies, including injunctive relief.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.180. - Violations and penalties.

- (a) The acts enumerated in this section shall be a violation of this division and shall be subject to the enforcement remedies and penalties provided by this division, by other city codes, and by state law. Such remedies may be pursued simultaneously.
- (b) It shall be a violation to:
 - (1) Install, create, erect or maintain any sign in a way that is inconsistent with any approved plan or permit governing such sign or the site on which the sign is located.
 - (2) Install, create, erect or maintain any sign requiring a permit without having first obtained such permit.
 - (3) Fail to remove any sign that is installed, created, erected or maintained in violation of this division or for which the sign permit has lapsed.
 - (4) Install, erect, place, or maintain any sign contrary to the provisions of this division, including any sign or sign structure not allowed within the applicable zoning district.
 - (5) Continue any such violation.
- (c) Each sign installed, created, erected or maintained in violation of this division shall be considered a separate violation, and each day of a continued violation shall be considered a separate violation.
- (d) Any violation of this division or any condition or requirement adopted pursuant to this division may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to law. The remedies of the city shall include but not be limited to the following:
 - (1) Issuing a stop work order for any and all work on any signs on the same site.
 - (2) Seeking an injunction or other order of restraint or abatement that requires the removal of the sign or the correction of the violation.
 - (3) For a sign which poses an immediate danger to the public health or safety, taking such measures as are available to the city under the applicable provisions of this division for such circumstances.
- (e) A person in violation of this division shall be subject to prosecution and, upon conviction, shall be punished as set forth in section 1-14 of chapter 1, St. Pete Beach Code of Ordinances.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.19. Adoption of zoning regulations.

The boundaries of the various districts shown upon the official zoning map and the regulations of the comprehensive zoning ordinance contained in Land Development Code, governing the use of land and buildings and other matters set forth therein are made part of this division. Except as provided in this division, no sign shall be erected, enlarged, reconstructed or structurally altered which does not comply with all the district regulations established by this division for the zoning district in which it is located.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.11. - General sign requirements

- (a) All new signs shall comply with all applicable Florida Building Code requirements, design requirements, and other applicable requirements.
- (b) Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground facilities and conduits for water, sewage, electricity, or communications equipment or lines. Placement shall not interfere with natural or artificial drainage or surface or underground water.
- (c) No sign shall be erected so as to obstruct any fire escape, required exit, window, or door opening intended as a means of egress, nor shall it obstruct or interfere with roof access or any opening required for ventilation.
- (d) No sign, portable or otherwise, is to be placed or located to conflict with the intersection visibility requirements of section 6.21 of this Land Development Code.
- (e) All signs shall be installed and constructed in a professional and workmanlike manner and shall be maintained in good and safe structural condition and good physical appearance. All exposed structural components shall be painted, coated, or made of rust or wood rot inhibitive material.
- (f) Signs on public lands. Signs shall not be located on publicly owned land or easements or inside street rights-of-way except signs required or erected by permission of the authorized governmental agency. Such prohibited signs shall include, but not be limited to, handbills, posters, advertisements, or notices that are attached in any way upon lampposts, telephone poles, utility poles, bridges and sidewalks. All signs shall be moved by the owner of the sign at no expense to the applicable governmental jurisdiction when the signs are within any public property including existing rights-of-way. Nothing shall prohibit a duly authorized public official from removing a sign from public property.
- (g) Official signs and notices. Nothing in this division shall be construed to prevent or limit the display of legal notices, warnings, informational, direction, traffic, or other such signs which are legally required or necessary for the essential functions of government agencies.

Section 26.12. - Sign standards in all districts.

All permitted signs shall be subject to the below design requirements:

- (a) All permanent signs shall be compatible with the building(s) to which they relate and with the surrounding neighborhood.
- (b) The placement and location of signs shall not cover or obscure architectural features, finishes, doors, windows, or other elements of the building to which they relate unless designed to be an integral part of that element.
- (c) Freestanding signs.

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- (1) All newly-constructed or substantially-improved freestanding signs shall be monument signs, unless a variance is granted to allow for a freestanding pole sign pursuant to Section 26.7. When a variance is granted to permit a freestanding pole sign, a landscaped area of four feet in depth or the depth of the pole sign's cabinet, whichever is greater, and equal or greater to the width of the pole sign's cabinet, shall be installed beneath the sign. The landscaped area shall be planted and maintained for the life of the sign with groundcover and/or shrubs to provide reasonably complete coverage of the area within one growing season.
 - (2) The materials, finishes and colors of the base of freestanding signs, including monument and-pole base sign, shall match the architectural design of the building on the same site.
 - (3) All freestanding signs shall be placed in a landscaped setting appropriate to the size and scale of the sign.
 - (4) Tenant panels in freestanding signs for a multi-tenant development or shopping center, including those added to existing sign structures, shall be constructed of the same materials and illuminated by the same method.
 - (5) Freestanding signs shall not be permitted within any required side yard adjacent to property in an RU-1, RU-2, RLM-1 or RLM-2 district or within a required front yard established for protection of a right-of-way corridor.
 - (6) A freestanding sign shall not exceed 35 feet in height, or 135 square feet in sign area, in any district. No variance to this regulation may be granted and no variance application to this requirement shall be accepted.
 - (7) A freestanding sign shall not exceed 200 square feet in sign structure area, inclusive of the support structure base, architectural features, and sign area, or 200% of the permitted freestanding sign area in total sign structure area, whichever is less.
- (d) Window signs. One or more window signs may be displayed where attached signs are permitted. Permanent window signs shall not cover more than 50% of any contiguous window surface between frames, exclusive of grilles and muntin, and shall comply with all fire safety codes.
- (e) Projecting signs. Projecting signs shall have a minimum ground clearance of eight (8) feet and shall not project within two (2) feet of any curb.
- (e) Illuminated signs.
- (1) Illuminated signs, in addition to conforming to all other requirements of this division, shall be shielded in such a manner so that no direct source of light is cast into residential properties or into a public street or right-of-way.
 - (2) No sign shall have animated, blinking, flashing, or fluttering lights or other illumination devices which have a changing light intensity, brightness, color, or direction.
 - (3) Illuminated signs shall not interfere with pedestrian or motorist vision. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices. Similarly, no electronic changeable message sign shall be permitted if it may be confused with, construed as, or interfere with traffic control devices.
 - (4) The illumination shall not be reflective or phosphorescent and shall be placed in a manner that will not create a nuisance to other premises or ~~interfere with vehicular movements~~ create a traffic hazard to operators of motor vehicles on public thoroughfares.

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- (5) Externally illuminated signs are preferable to internally illuminated signs. Externally illuminated signs are permitted only with steady, stationary, and shielded lighting directed solely onto the sign from either above or below.
 - (6) Internally illuminated signs or portions of a sign that are internally illuminated shall not be larger than 50 square feet in area.
 - (7) Internally illuminated signs shall be expressly prohibited in the following areas:
 - a. Within 50 feet of a property with a single-family use or zoned for a single-family use;
 - b. Building facades or property frontage adjacent to Corey Avenue in the TC-1 or TC-2 district;
 - b. BR district;
 - c. Traditional hotel district;
 - d. UBV district; and
 - e. Pass-a-Grille Overlay district.

Sec. 26.2513. - All districts Exempt Signs.

The regulations in this division apply in every zoning district in the city, except where otherwise specified or indicated. Sign permits are not required for signs and sign types described and identified in this section, below. The following sign types are exempt from the permitting process and are exempt from other provisions of this division, but are not exempt from the requirements imposed by this subsection or from applicable requirements of this division relating to construction, illumination, placement, safety, and nonconformity, and are not exempt from other regulations related to public health, safety and welfare.

- (a) *Street address signs.* For each parcel within the city, one attached street address sign ~~may~~ shall be displayed for each ~~public street~~ building façade facing the primary street or waterfront. ~~For parcels in residential use, the street address sign shall not exceed two square feet in sign area. For each parcel in nonresidential use, the street address sign shall not exceed six square feet in sign area. The address numbers shall be at least three inches in height if the dwelling or business establishment is located 50 feet or less from the curb or improved right-of-way, at least five inches in height if the dwelling or business establishment is located more than 50 feet from the curb or improved right-of-way, in Arabic numbers, and of contrasting color to background. For any site or parcels subject to a common plan of development on which one or more signs requiring a permit are proposed to be erected, the location, height, and area of street address signs shall be included in sign plan. Address numbers are subject to National Fire Protection Association (NFPA) code, as amended. One additional street address sign may also be located on the monument sign or other sign at the entrance of the development.~~
- (~~h~~b) *Artwork.* ~~Artwork is allowed in all districts, provided it does not contain a commercial message. The portion of the artwork containing a commercial message shall be part of the computation of the allowable sign area, as described in section 26.15.~~
- (~~u~~) *Bus stop informational signs.* ~~Bus stop informational signs up to three square feet in area.~~
- (~~m~~) *Construction signs.* ~~One construction sign shall be allowed on each parcel within the city. Construction signs shall not exceed three square feet in sign area for residential properties, and 16 square feet in sign area for nonresidential properties.~~
- (j)c) *Flags.* There shall be a maximum of one flagpole and three flags permitted for each parcel in the city. Flagpoles in residential districts shall not exceed 20 feet in height, and flagpoles in nonresidential districts shall not exceed 30 feet in height. The maximum size of such flags shall be as follows: The maximum distance from top to bottom of any flag shall be 20 percent of the total height of the

flagpole, or in the absence of a flagpole, 20 percent of the distance from the top of the flag or insignia to the ground. Flags containing a commercial message shall be part of the computation of the allowable area for freestanding signs.

- (d) Government signs. Informational, directional and regulatory signs located within rights-of-way or on publicly-owned land that are installed by the City or other governmental signs installed with the approval of the City. Official regulatory or warning signs upon any body of water (river, bay, lake, or other body of water) within the limits of the City, informational or directional signs installed by the City or with the approval of the City upon any body of water within the limits of the City in connection with a water path or paddling trail.
- (le) Machinery and equipment signs. Machinery and equipment signs shall be allowed in all districts.
- (bf) Nameplate signs or occupant identification signs. For each residence, business or other occupancy within the city, one nameplate sign may be displayed. For residences the nameplate or occupant identification signs shall not exceed two square feet in sign area. For any nonresidential use, the nameplate or occupant identification sign shall not exceed six square feet in sign area.
- (eg) Noncommercial-onsite Onsite directional signs. ~~Noncommercial-onsite~~ Onsite directional signs, not exceeding four square feet in sign area, shall be allowed on each parcel within the city per sign face.
- (dh) Noncommercial-~~o~~Onsite parking space signs. ~~Noncommercial-~~o~~Onsite~~ parking space number signs, not exceeding one square foot of sign face per sign, shall be allowed on each parcel in noncommercial use having multiple parking spaces onsite. One such sign shall be allowed for each parking space.
- (ei) Noncommercial-~~o~~Onsite marina slip number signs. ~~Noncommercial-~~o~~Onsite~~ marina slip number signs, not exceeding one square foot of sign face per sign, shall be allowed for each marina having marina slips. One such sign shall be allowed for each marina slip.
- (n) Real estate signs. For each parcel within the city, one real estate sign may be displayed on each parcel of land or part thereof that is for sale, lease, or rent; however, when more than one dwelling unit or nonresidential space on a parcel of land is for sale, lease, or rent, there may be one real estate sign for each such unit or space. In addition, waterfront lots may display one additional real estate sign within the required waterfront yard. Real estate signs shall not exceed three square feet in sign area for residential properties, and 16 square feet in sign area for nonresidential properties. The real estate sign shall be removed immediately upon the sale, lease or rent of the real estate that was offered for sale, lease, or rent.
- (kj) Warning signs and safety signs. Warning signs and safety signs, not exceeding four square feet in sign area, shall be allowed in all districts.
- (k) Special event sign. A special event sign may be allowed subject to the conditions of the associated special event permit or City sponsorship conditions, along with any restrictions placed specifically on special event signage within this division. All other restrictions of this division, not specific to special event signs, shall not be applicable.

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- (el) Temporary signs. One temporary sign per property, not exceeding three square feet in area on residential property, and 16 square feet in area on nonresidential property, shall be allowed. Additionally, a number of temporary signs equal to the number of items on the election ballot shall be allowed on both residential and nonresidential property from thirty days prior to an election held in the city to two days following an election held in the city, provided all other restrictions of this sign type are met. A temporary sign for a non-election predictable event shall be posted no more than seven days prior to the event and removed no more than two days following the event. A temporary sign for a non-election unpredictable event shall be removed no more than two days following the

event. This regulation does not pertain to a temporary sign otherwise regulated by a special event permit. Signs may be freestanding or attached wall signs and shall not be of a type prohibited in section 26.5. Temporary signs are further regulated by type as follows:

- (1) *Freestanding temporary signs.* If freestanding, signs shall not exceed three feet in height on residential property and six feet in height on nonresidential property, shall be located outside of the visibility triangle required by section 6.21 of this Code, shall be located outside of any required pedestrian access, public safety access, or parking access or space, and shall be located a minimum of three feet from the sidewalk or curb line on private property.
 - (2) *Attached temporary signs.* If attached, signs shall be erected as permitted for a wall sign and shall not exceed in height the eave or parapet line of the building.
- (f) *Free expression signs.* For each parcel within the city and for each residential unit within a multifamily residence, one free expression sign not exceeding three square feet in sign area may be displayed. The free expression sign may be displayed as an attached sign or as a freestanding sign; if displayed as a freestanding sign, the free standing sign shall not exceed three feet in height. A free expression sign is in addition to any other sign permitted under this Code and is permitted in any zoning district. Only one such sign shall be permitted on each such parcel or each residential unit. The sign must be located within six feet of a building located on the lot or parcel; or if there is no building on the lot or parcel, the sign must be located at least 15 feet from any street.
- (g) *Election signs.* For each lot within the city one election sign for each issue may be displayed. An election sign may be displayed as an attached sign or as a freestanding sign. On parcels that are in residential use, the election sign shall not exceed three square feet in sign area; and, if the election sign is displayed as a freestanding sign on the parcel, the election sign shall not exceed three feet in height. On parcels that are in nonresidential use, the election sign shall not exceed 12 square feet in sign area; and, if the election sign is displayed as a freestanding sign on the parcel, the election sign shall not exceed six feet in height. Freestanding election signs shall be set back at least three feet behind the sidewalk or, if there is no sidewalk, ten feet from the edge of pavement. Election signs are prohibited on public property and public right-of-way. An election sign shall be removed within seven (7) calendar days following the election to which it pertains.

For this section, the term lot means: the least fractional part of subdivided lands having limited fixed boundaries and an assigned number, letter, legal description or other name through which it may be identified

- (o) *Temporary garage-yard sale signs.* For each parcel with a lawful residential use, one temporary garage-yard sale sign may be displayed. A temporary garage-yard sale sign shall not exceed four square feet in sign area. A temporary garage-yard sale sign may not be displayed for a period longer than two days during any calendar month and shall be removed upon the conclusion of the sale.
- (p) *Temporary grand opening signs.* For each new business or business name change, one temporary grand opening sign shall be permitted for 30 days after the issuance of an occupational license for the new business or the business name change. A temporary grand opening sign shall not exceed 12 16 square feet in sign area. A temporary grand opening sign may be a temporary covering, such as a toaster cover, sign boot, or sign sock, which covers an existing permitted attached or freestanding sign.
- (q) *Temporary seasonal signage.* During the period November 15 until January 7 each year, each business holding a valid business tax receipt shall be allowed to display one additional sign of the types allowed for the applicable zoning district, excluding freestanding pole or monument signs. Such sign shall not require a permit, but must conform to the dimensional requirements of the code.
- (r) *Window signs.* For each parcel within the city, one or more window signs may be displayed. On parcels that are in residential use, the window sign(s) shall not exceed an aggregate of three square feet in sign

area. On parcels that are in nonresidential use, the window sign(s) shall not be restricted from the date of adoption of this ordinance until December 31, 2012; following which such signage shall not exceed an aggregate of more than 50 percent of any window surface.

- ~~(s) Temporary holiday and seasonal decorations.~~ Temporary holiday and seasonal decorations shall be allowed in all districts.
- ~~(t) Temporary valet parking station signs.~~ One temporary valet parking station sign no more than four square feet in sign area shall be allowed on each parcel. The temporary valet parking station sign shall only be visible during hours that the valet is operating.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13; Ord. No. 2016-24, § 5, 1-10-17)

Sec. 26.4-14. - Prohibited signs.

The following signs and sign types are prohibited within the city limits and shall not be erected. Any lawfully existing permanent sign or sign type which is among the prohibited signs and sign types listed below shall be deemed a nonconforming sign subject to the provisions of section 26.5.

- ~~(a) Billboards; off-site signs.~~
- ~~(ab) Revolving signs; rotating signs.~~
- ~~(be) Flashing signs or, animated signs, multi-prism signs and beacon lights, except when required by the Federal Aviation Administration or other government agency.~~
- ~~(cd) Banners, except those used to advertise approved special events, approved with a special event permit those installed for 30 days after the issuance of a business' tax receipt for a new business, or when used during transitional or emergency events as regulated in Section 26.19. For special events, the banner may not be placed on the property in which the event is to take place more than 21 days prior to the special event. For new businesses, the size of the banner may not exceed the allowance otherwise permitted for attached signage, shall be attached to the building or face of an existing freestanding sign, and shall be secured to resist movement from wind.~~
- ~~(d) Pennants, streamers, and all other fluttering, spinning, or similar type signs and advertising devices.~~
- ~~(e) Wind signs.~~
- ~~(f) Portable signs, other than sandwich board signs as allowed within certain zoning districts pursuant to this division.~~
- ~~(g) Roof signs, other than integral roof signs in nonresidential zoning districts.~~
- ~~(h) Abandoned and discontinued signs, except as temporarily permitted in Section 26.19.~~
- ~~(i) Snipe signs.~~
- ~~(j) Bus bench advertising signs; bus shelter advertising signs.~~
- ~~(k) Signs that emit sound, vapor, smoke, odor, particles or gaseous matter, or project three-dimensional images, holographic images or pyrotechnics, with the exception that signs emitting audible sound erected to accomplish compliance with the Americans with Disabilities Act shall be authorized.~~
- ~~(l) Signs that have unshielded illuminating devices, other than electronic changeable message sign displays permitted in accordance with this division.~~
- ~~(m) Signs that obstruct, conceal, hide or otherwise obscure from view any official traffic or governmental sign, signal or device.~~
- ~~(n) Any attached sign that exceeds 100 square feet in area.~~

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- ~~(o) Any freestanding sign that is higher than 35 feet.~~
 - ~~(p) Any freestanding sign that exceeds 135 square feet in sign area.~~
 - ~~(q) Any sign within a sight visibility triangle that obstructs a clear view of pedestrian or vehicular traffic.~~
 - ~~(r) Any sign in or over the public right-of-way, other than traffic control device signs, bus stop informational signs, warning signs or safety signs except government signs or as otherwise provided by this division.~~
 - ~~(s) Any sign attached to or painted on a seawall or, pier, dock, or tie pole, other than a government sign, warning sign or safety sign, or signs otherwise required by local, state or federal law.~~
 - ~~(t) Signs in or upon any river, bay, lake, or other body of water within the limits of the City, other than government signs, warning or safety signs or signs otherwise required by local, state or federal law. The City Manager or designee is authorized to remove and dispose of any temporary sign placed within the City right-of-way in violation of this ordinance.~~
 - ~~(u) Any sign other than a traffic control device sign that uses the word "stop" or "danger," or presents or implies the need or requirement of stopping or the existence of danger, or which is a copy or limitation of official traffic control device signs, and which is adjacent to the right-of-way of any road, street, or highway.~~
 - ~~(v) Any sign nailed, fastened or, affixed to, hanging from, or painted on any tree or other vegetation, or part thereof (living or dead).~~
 - ~~(w) Any sign prohibited by state or federal law.~~
 - ~~(x) Vehicle signs, as defined by this division, and portable trailer signs.~~
 - ~~(y) Any sign located on real property without the permission of the property owner.~~
 - ~~(z) Beacons, except as required by federal or state law.~~

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.15. - Methods of Measurement

- (a) Setbacks. Required setbacks for signs in all zoning districts shall be measured from the property line to the nearest part of the sign.
- (b) Height. Height for freestanding signs in all zoning districts shall be computed as the distance from the base of the sign structure at ground level to the highest point of the sign structure. In cases where the ground level, as defined in this section, cannot reasonably be determined, sign height shall be derived on the assumption that the elevation of the ground at the base of the sign is equal to the average elevation at the front property line of the zoning lot.
- (c) Area.
 - (1) Freestanding sign, monument base. Sign area shall be computed as the extreme outer dimensions of the freestanding structure, excluding the support structure base and architectural features. When sign copy has been attached or painted on a background panel or area distinctively painted, textured, or constructed to serve as the background for the sign copy, sign area shall be computed as the area enclosed by the smallest single rectangle that can be drawn around the outside dimensions of the background panel or surface, including sign trim or frame, that encompasses all sign copy, logos, or other representation or image that directly or indirectly represents a business, product, or other commercial activity.

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- (2) Freestanding sign, pole base. Sign area shall be computed as the area enclosed by the smallest single rectangle that will enclose the sign structure, exclusive of poles.
 - (3) Attached sign, single element. Sign area shall be computed within a single perimeter composed of squares or rectangles that enclose the sign structure, background panel, or surface, including sign trim and frame.
 - (4) Attached sign, multiple elements. When signs are constructed of individual elements, such as signs that consist of individual letters or signs have an additional background panel or surface for a logo, the area of all sign elements which together convey a single, complete message, shall be considered as a single sign. Sign area shall be computed by summing the area of each element enclosed by the smallest single rectangle that can be drawn around the complete message of sign copy, background panel or surface, including sign trim or frame.
 - (5) Signs painted directly on walls, awnings, canopies, or other structures. The area of a sign painted directly on a wall, awning, canopy, marquee, or other structure that has not been distinctively painted, textured, or constructed to serve as a background for the sign copy, shall be computed as the area enclosed by the smallest single rectangle that can be drawn around the commercial message, including all sign copy, logos, or other representation or image that directly or indirectly represents a business, product, or other commercial activity. When a sign has been painted on a background panel or area distinctively painted, textured, or constructed to serve as the background for the sign copy, sign area shall be computed as the area enclosed by the smallest single rectangle that can be drawn around the outside dimensions of the background panel or surface, including sign trim or frame.
 - (6) Window signs. Sign area shall be computed as the area enclosed by the smallest single rectangle that can be drawn around the outside dimensions of the sign display, including sign trim or frame.
 - (7) Double-faced signs. On a sign where two sign faces are back to back and directionally oriented 180 degrees from each other, the sign area shall be computed as the area of one sign face. Where the two faces of a double-faced sign are not equal in size, the larger sign face shall be used in the area computation. Where two sign faces are directionally oriented at an interior angle other than 180 degrees, both sign faces shall be counted toward sign area.

Sec. 26.16. - Adoption of Zoning Regulations

- (a) Intent. It is the intent of this section to regulate signs visible from a public right-of-way in a manner that is consistent with the land use classification which establishes the character of the area in which the signs are located and in keeping with the overall character of the community.
- (b) Adoption of zoning regulations. The boundaries of the various districts shown upon the official zoning map and the regulations of the comprehensive zoning ordinance contained in Land Development Code, governing the use of land and buildings and other matters set forth therein are made part of this division. Except as provided in this division, no sign shall be erected, enlarged, reconstructed or structurally altered which does not comply with all the district regulations established by this division for the zoning district in which it is located.
- (d) If no height or size restriction is specifically provided regarding any sign located in the City, the height and size restrictions for a structure in the zone in which the sign is located will govern.
- (e) Any building or land use not conforming to the zoning ordinance provisions for the zone in which it is located, shall, nevertheless, comply with all provisions of this division for the zone in which it is located.

- (f) Except as provided in this division, no sign shall be erected, enlarged, reconstructed or structurally altered which does not comply with all the district regulations established by this division for the zoning district in which it is located.

Sec. 26.17. – Permitted signs and standards by zoning districts.

- (a) The following types of signs are permitted for businesses in the Activity Center (AC), Commercial Corridor-1 (CC-1), Commercial Corridor-2 (CC-2), and Institutional (INS) districts, as follows:

<i>Table 26.17.a - Standards for Signs in the AC, CC-1, CC-2, CG-1, CG-2, INS Districts¹</i>			
<u>Permitted Sign Types</u>	<u>Freestanding Signs</u>	<u>Attached Signs</u>	<u>Projecting Signs</u>
<u>Maximum Quantity:</u> <u>businesses with less than 200 ft of frontage may choose up to 2 signs;</u> <u>business with 200 to 300 ft of frontage may choose up to 3 signs;</u> <u>businesses with more than 300 ft of frontage may choose up to 4 signs</u>	<u>1 per street frontage, not to exceed a maximum of 2.</u> <u>When a zoning lot contains multiple businesses, no more than one freestanding sign may be permitted for each 200 linear feet of lot frontage along any single frontage.</u>	<u>1 per building frontage not to exceed a maximum of 2, or 1 per building frontage per business if in a multi-tenant development.</u>	<u>1 per business</u>
<u>Maximum Area (per sign)</u>	<u>50 ft². When a zoning lot is permitted more than one freestanding sign along a street frontage, one freestanding sign of 100 ft² may be substituted for two freestanding signs of 50 ft² but shall be set back at least ten feet from the front property line.</u>	<u>1 ft² per linear foot of building frontage</u> <u>Not to exceed an aggregate area of 100 ft²</u>	<u>12 ft²</u>
<u>Maximum Height</u>	<u>12 feet</u>	<u>Shall not appear above the fascia on hip, gable or mansard roofs, or the highest point of the roof inclusive of the parapet on flat roofs.</u>	<u>=</u>
<u>Maximum Width</u>	<u>A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 with its height.</u>	<u>=</u>	<u>=</u>

¹ Subject to additional standards set forth in Section 26.18.

- (b) The following types of signs are permitted for businesses in the Boutique Hotel/Condo (B/HC) and Large Resort (LR) districts, as follows:

<i>Table 26.17.b - Standards for Signs in the LR and RFM Districts²</i>			
<u>Permitted Sign Types</u>	<u>Freestanding Signs</u>	<u>Attached Signs</u>	<u>Projecting Signs</u>
<u>Maximum Quantity:</u> <u>businesses with less than 200 ft of frontage may choose up to 2 signs;</u> <u>business with 200 to 300 ft of frontage may</u>	<u>1 per street frontage, not to exceed a maximum of 2, per business frontage. When a zoning lot contains</u>	<u>1 per building frontage not to exceed a maximum of 2, or 1 per building frontage per business if in a multi-tenant development.</u>	<u>1 per business</u>

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<u>choose up to 3 signs; businesses with more than 300 ft of frontage may choose up to 4 signs</u>	<u>multiple businesses, no more than one freestanding sign may be permitted for each 200 linear feet of lot frontage along any single frontage.</u>		
<u>Maximum Area (per sign)</u>	<u>50 ft². When a zoning lot is permitted more than one freestanding sign along a street frontage, one freestanding sign of 100 ft² may be substituted for two freestanding signs of 50 ft² but shall be set back at least ten feet from the front property line.</u>	<u>1 ft² per linear foot of building frontage</u> <u>Not to exceed an aggregate area of 100 ft²</u>	<u>12 ft²</u>
<u>Maximum Height</u>	<u>12 feet</u>	<u>Shall not appear above the fascia on hip, gable or mansard roofs, or the highest point of the roof inclusive of the parapet on flat roofs.</u>	
<u>Maximum Width</u>	<u>A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 with its height.</u>	<u>=</u>	<u>=</u>

² Subject to additional standards set forth in Section 26.18.

(c) The following types of signs are permitted for businesses in the Resort Facilities Medium (RFM) District, as follows:

<i>Table 26.17.c - Standards for Signs in the RFM District²</i>			
<u>Permitted Sign Types</u>	<u>Freestanding Signs</u>	<u>Attached Signs</u>	<u>Projecting Signs</u>
<u>Maximum Quantity: businesses with less than 200 ft of frontage may choose up to 2 signs; business with 200 to 300 ft of frontage may choose up to 3 signs; businesses with more than 300 ft of frontage may choose up to 4 signs</u>	<u>1 per street frontage, not to exceed a maximum of 2, per business frontage. When a zoning lot contains multiple businesses, no more than one freestanding sign may be permitted for each 200 linear feet of lot frontage along any single frontage.</u>	<u>1 per building frontage not to exceed a maximum of 2, or 1 per building frontage per business if in a multi-tenant development.</u>	<u>1 per business</u>
<u>Maximum Area (per sign)</u>	<u>135 ft²</u>	<u>1 ft² per linear foot of building frontage</u>	<u>12 ft²</u>

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		<u>Not to exceed an aggregate area of 100 ft²</u>	
<u>Maximum Height</u>	<u>20 feet</u>	<u>Shall not appear above the fascia on hip, gable or mansard roofs, or the highest point of the roof inclusive of the parapet on flat roofs.</u>	
<u>Maximum Width</u>	<u>A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 with its height.</u>	<u>=</u>	<u>=</u>

² Subject to additional standards set forth in Section 26.18.

- (d) The following types of signs are permitted for businesses in the Town Center Core (TC-1), Town Center Corey Circle and Coquina West (TC-2), Upham Beach Village (UBV), Residential/Office/Retail (ROR), Bayou Residential (BR), and Community Redevelopment District-Eighth Avenue (CRD-EA) districts, as follows:

<i>Table 26.17.d - Standards for Signs in the TC-1, TC-2, UBV, ROR, and CRD-EA³ Districts⁴</i>			
<u>Permitted Sign Types</u>	<u>Freestanding Signs</u>	<u>Attached Signs</u>	<u>Projecting Signs</u>
<u>Maximum Quantity: businesses with less than 200 ft of frontage may choose up to 2 signs; business with 200 to 300 ft of frontage may choose up to 3 signs; businesses with more than 300 ft of frontage may choose up to 4 signs</u>	<u>For street frontages along Gulf Blvd, Boca Ciega, Blind Pass, and Pass-a-Grille Way except for 7th to 9th Avenues: 1</u> <u>For all other streets, including Pass-a-Grille Way between 7th and 9th Avenues: Not permitted</u>	<u>1 per building frontage per business</u>	<u>1 per business</u>
<u>Maximum Area (per sign)</u>	<u>40 ft²</u>	<u>1 ft² per linear foot of building frontage, not to exceed a maximum area of 40 ft²</u>	<u>12 ft²</u>
<u>Maximum Height</u>	<u>8 feet</u>	<u>Shall not appear above the fascia on hip, gable or mansard roofs, or the highest point of the roof inclusive of the parapet on flat roofs.</u>	<u>=</u>
<u>Maximum Width</u>	<u>A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 with its height.</u>	<u>=</u>	<u>=</u>

³ Subject to additional standards set forth in Division 40, as may be amended.

⁴ Subject to additional standards set forth in Section 26.18.

- (e) The following types of signs are permitted depending on property use in the Residential Urban districts (RU-1 and RU-2), Residential Low Medium districts (RLM-1 and RLM-2) districts, Residential Medium (RM) district, and Downtown Core Residential (DCR) district, as follows:

<u>Table 26.17.e - Standards for Signs in the RU-1, RU-2, RLM-1, RLM-2, RM, DCR, and TH Districts⁵</u>			
<u>Permitted Sign Types</u>	<u>Freestanding Signs</u>	<u>Attached Signs</u>	<u>Projecting Signs</u>
<u>Maximum Quantity: 2</u>	For residential uses: <u>1 subdivision identification sign at the neighborhood entrance. The subdivision identification sign shall be constructed with a monument base.</u> For non-residential uses: <u>1</u>	<u>1 per non-residential parcel</u>	<u>Not permitted</u>
<u>Maximum Area (per sign)</u>	<u>24 ft²</u>	<u>8 ft² or 1 ft² per linear foot of building frontage, whichever is less</u>	<u>=</u>
<u>Maximum Height</u>	<u>6 feet</u>	<u>Shall not appear above the first floor of the building</u>	<u>=</u>
<u>Maximum Width</u>	<u>A freestanding sign shall not have a sign area width that exceeds an aspect of 2:1 compared with its height.</u>	<u>=</u>	<u>=</u>

⁵ Subject to additional standards set forth in Section 26.18.

- (f) Additional restrictions on signage in the Pass-A-Grille Overlay District may be found in Division 20, as may be amended.

Sec. 26.18. - Standards for Specific Sign Types.

In addition to the regulations prescribed by this sign code generally, the following regulations for certain sign types shall apply.

- (a) Electronic message board signs. The following conditions and restrictions shall apply to electronic message board signs:
- (1) Location. Electronic message board signs are only permitted for nonresidential uses on properties adjacent to Gulf Boulevard from 37th Avenue to 75th Avenue. Electronic message board signs shall only be located in a front yard, and in no case shall be closer than 10 feet from the front yard property line.
 - (2) Design. An electronic message board sign shall only be permitted as an integral component of a freestanding sign. The width, depth, and color of the cabinet containing the electronic message board shall be compatible with the design of the primary sign structure.
 - (3) Size. An electronic message board sign shall comprise no more than 50 percent of the overall sign area of the freestanding sign and shall not, in any case, exceed 32 square feet in area.
 - (4) Brightness. Maximum illumination intensity level for electronic message board signs shall not exceed 0.3 foot candles over ambient light when measured at 50 linear feet from the base of the sign.
 - (4) Dwell time. The minimum amount of time that a message or display on an electronic message board sign remains fixed shall be one minute.

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- (5) Static images and messages. The image or message shall be static. There shall be no animation, flashing, scintillating lighting, movement, or the varying of light intensity during the message. Messages or images shall not scroll and shall not give any appearance or optical illusion of movement.
- (6) Default mechanism. The sign shall have a default mechanism or setting that will cause the sign to turn off or show a "full black" image if a visible malfunction or failure occurs.
- (7) Electronic message board signs, including LED-type, shall only be permitted as defined above. All other existing nonconforming electronic message board signs shall be subject to the amortization schedule set forth in section 26.6.
- (b) Waterside identification signs. For each parcel within the City with a residential complex or licensed commercial establishment(s) that has at least one façade that can only be viewed from a navigable waterway, one (1) waterside identification sign shall be allowed per such façade. A waterside identification sign may be either a freestanding sign or an attached sign. A waterside identification sign shall not exceed eight (8) feet in height and shall not exceed 40 square feet in sign area. A waterside identification sign shall not be illuminated. A waterside identification sign shall be in addition to the signage otherwise allowed pursuant to the other provisions of this division.
- (c) Attached menu display signs. For each parcel with either (a) a restaurant without drive-thru service, or (b) with a transient lodging facility that has restaurant facilities open to the general public in addition to registered guests, one (1) attached menu display sign shall be allowed. An attached menu display sign shall be a wall sign not exceeding 12 square feet in sign area. An attached menu display sign shall be in addition to the signage otherwise allowed pursuant to the other provisions of this division.
- (d) Drive-thru menu signs. For each parcel with a licensed commercial establishment that utilizes a drive-thru lane, one (1) drive-thru menu sign shall be allowed for each drive-thru lane. A drive-thru menu sign may be either a free-standing sign or an attached sign and shall not exceed 40 square feet in sign area and ten (10) feet in height. Drive-thru menu signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (e) Sandwich board/A-frame signs. One (1) sandwich board sign shall be allowed for each licensed commercial establishment. Sandwich board signs shall not be placed in the right-of-way, shall not be placed within the visibility triangle required for intersections at streets and driveways, as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall not obstruct walkways or fire access, shall have no illumination of any kind, and may be displayed only during the time when the business to which the sign is associated is open to the public. This sandwich board shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (f) Theater signs. For each parcel with a theater use, one attached sign shall be allowed. An attached theater sign shall be a wall or marquee sign not exceeding 15 square feet in sign area for each auditorium within the theater, subject to a maximum limit of 64 square feet in sign area. An attached theater sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (g) Boat or beach concession signs. Boat or beach concession signs shall only be permitted in the RFM district. Each licensed boat or beach concession rental business operating along the Gulf and on the site of a business having Gulf frontage may be permitted signs as follows:
- (1) Permission required. The applicant shall provide the city with a letter, granting approval for placement of the signs, from the owner of the real property upon which signs are to be located prior to the issuance of a permit.
- (2) Lighted signs. Lighted signs shall be prohibited.

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- (3) Sandwich board signs. Operators may display sandwich board sign ~~on~~ at the building frontage adjacent to the sandy beach during the hours of business operation in accordance with subparagraphs (i) through (iv) below. Such signs shall be removed from the beach when the business is closed.
- (i) Maximum area: Eight square feet per face.
 - (ii) Number permitted: One.
 - (iii) Maximum height: Five feet.
 - (iv) Setbacks: 40 feet from the visible water line.
- (4) Tiki hut or ticket office signs. Operators may display signs on the tiki huts or ticket offices as follows:
- (i) Maximum area: Eight square feet per face.
 - (ii) Number permitted: Three per tiki hut; not more than two on one side.
 - (iii) Location: Signs may be attached to or painted on the sides of the tiki hut at a point no higher than four feet above the ground, provided however, that one of the signs may be raised and attached at a point on the side of the tiki hut just below the eave of the roof.
- (5) Operators without a tiki hut or ticket office. Licensed board or beach concession rental businesses that do not use a tiki hut or other structure for their businesses shall be permitted to keep one sandwich board sign on the beach, provided such sign is no larger than eight square feet in area per face, five feet in height, located outside of any pedestrian or emergency easement, and is removed from the beach nightly. Signs shall be kept a minimum of 40 feet landward of the visible water line at all times.

Sec 26.19. - Transitional and Emergency Signage

- (a) Notwithstanding any other restriction of this Division, a business' signage that is damaged to less than 50% of its depreciated value, and which is maintained in a safe condition, shall not be considered abandoned during the following circumstances:
- (1) During a declared local state of emergency, retroactive to the date of the emergency event;
 - (2) Following a local state of emergency, for the length of time it takes to restore the business to occupiable pre-damage condition, provided that such restoration does not constitute a substantial improvement and the property is maintained with an active building permit during this timeframe;
 - (3) For 90 days following the completion of work listed in (2), preceding.
- (b) Notwithstanding any other restriction of this Division, a business may have one banner during the following timeframes and subject to the following conditions:
- (1) One banner may be placed in the same location as a permitted attached sign from the date of permit issuance for the attached sign until the sign is installed, not to exceed 180 days. The banner shall be no larger in square footage than the attached sign which is permitted for the location and shall be fastened to the building to resist movement from wind.
 - (2) In addition to other permitted signage, one banner may be permitted per operational business during the declaration of a local state of emergency. The banner shall be no larger in square footage than the size of an attached sign permitted for the business, and shall be removed within seven days following the end of the local state of emergency. The banner shall be fastened to the building containing the business to resist movement from wind.

(3) When the conditions of (b)(2) preceding are not in effect but a business or shopping center has experienced a catastrophic event that obscures the view of a business or businesses on the property, or its approved signage, the City Manager is empowered to authorize up to one additional temporary sign per affected business and one per affected multi-tenant shopping center. The City Manager may set the timeframe for placement and removal of the signage based on the severity and business or shopping center impacts of the particular event. This temporary signage may be one of the following:

- a. One banner securely attached to the wall of the building or portion thereof where the business is located that does not exceed the permitted size of an attached sign for the business, and/or one freestanding banner per multi-tenant shopping center that does not exceed 50 square feet;
- b. One sandwich board sign per business that may be located anywhere on private property but shall otherwise follow the dimensional, visibility, and removal requirements of section 26.18.(e).; or,
- (2)c. Another freestanding or attached sign type deemed appropriate by the City Manager.

Sec. 26.26. Residential Zoning Districts.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, the following permanent signs are also allowed within RU-1, RU-2, RLM-1, RLM-2, RM, Districts. The permanent signs described below require a sign permit:

- (a) *Subdivision monument identification signs.* For each platted subdivision or neighborhood entrance within any RU-1, RU-2, RLM-1 and RLM-2 Residential Districts, one subdivision monument identification sign not exceeding six feet in height and 24 square feet in sign area shall be allowed.
- (b) *Freestanding monument signs.* For each parcel with a lawful nonresidential use within the RU-1, RU-2, RLM-1 and RLM-2 Residential Districts, one freestanding monument sign shall be allowed. The freestanding monument sign shall be subject to the following limitations:
 - (1) *Maximum height.* The monument sign shall not exceed six feet in height.
 - (2) *Maximum size.* The monument sign shall not exceed 18 square feet in sign area. However, in the event that the parcel is greater than one acre in size and has two street frontages, two freestanding monument signs shall be allowed, but each freestanding monument sign shall be subject to the maximum height and maximum size criteria described above.
- (c) *Attached signs.* For each parcel with a lawful nonresidential use within the RU-1, RU-2, RLM-1 and RLM-2 Residential Districts, one attached sign shall be allowed. The attached sign shall be subject to the following limitations:
 - (1) *Maximum size.* An attached sign shall not exceed six square feet in sign area.
 - (2) *Height restrictions.* An attached sign may not appear above the first floor of a building.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.27. RM and DCR Residential Districts.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, the following permanent signs are also allowed within RM Residential District. The permanent signs described below require a sign permit:

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- (a) *Subdivision monument identification signs.* For each platted subdivision or neighborhood entrance within any RM or DCR Residential District, one subdivision monument identification sign not exceeding six feet in height and 24 square feet in sign area shall be allowed.
 - (b) *Freestanding monument signs.* For each parcel with a lawful nonresidential use within the RM or DCR Residential District, one freestanding monument sign shall be allowed. The freestanding monument sign shall be subject to the following limitations:
 - (1) *Maximum height.* The monument sign shall not exceed eight feet in height.
 - (2) *Maximum size.* The monument sign shall not exceed 24 square feet in sign area. However, in the event that the parcel is greater than one acre in size and has two street frontages, two freestanding monument signs shall be allowed, but each freestanding monument sign shall be subject to the maximum height and maximum size criteria described above.
 - (c) *Attached signs.* For each parcel with a lawful nonresidential use within the RM or DCR districts, one attached sign shall be allowed. The attached sign shall be subject to the following limitations:
 - (1) *Maximum size.* An attached sign shall not have a sign area that exceeds (a) eight square feet or (b) one square foot for each linear foot of building frontage, whichever is less.
 - (2) *Height restrictions.* An attached sign may not appear above the first floor of a building.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.28. ROR Residential/Office/Retail District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business within the ROR District may have up to three of the following signs in [subsections] (a)–(e) below, subject to permit approval and compliance with the conditions for each type of sign:

- (a) *Subdivision monument identification signs.* For each platted subdivision or neighborhood entrance within any ROR Residential/Office/Retail District, one subdivision monument identification sign not exceeding six feet in height and 24 square feet in sign area shall be allowed.
- (b) *Freestanding monument signs.* For each parcel with a lawful nonresidential use within the ROR Residential/Office/Retail District, one freestanding monument sign shall be allowed. The freestanding monument sign shall be subject to the following limitations:
 - (1) *Maximum height.* The monument sign shall not exceed ten feet in height.
 - (2) *Maximum size.* The monument sign shall not exceed 40 square feet in sign area. However, in the event that the parcel is greater than one acre in size and has two street frontages, two freestanding monument signs shall be allowed, but each freestanding monument sign shall be subject to the maximum height and maximum size criteria described above.
- (c) *Attached signs.* For each parcel with a lawful nonresidential use within the ROR Residential/Office/Retail District, attached signs shall be allowed. Attached signs shall be subject to the following limitations:
 - (1) *Maximum size.* An attached sign shall not have a sign area that exceeds one square foot for each linear foot of building frontage.
 - (2) *Height restrictions.* An attached sign may not appear above the second floor of a building.
- (d) One sandwich board sign or one designer sign, subject to the following:

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- (1) *Sandwich board*—Shall be located in front of the storefront for which it advertises and shall not be placed in the right-of-way, shall not be placed within the visibility triangle required for intersections at streets and driveways, as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall have no illumination of any kind, and may be displayed only during the time when the business is open to the public.
 - (2) *Designer sign*—Shall not be located on public right-of-way or within the visibility triangle required by this Code and shall be no larger than five feet tall by three feet wide by three feet deep.
 - (e) A projecting sign, provided that the sign is no larger than 12 square feet in area, does not project within two feet of any curb, and has a minimum ground clearance of seven feet.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.29. RFM Resort Facilities Medium District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, the following permanent signs and temporary signs are also allowed within RFM Resort Facilities Medium District. The permanent signs described below require a sign permit:

- (a) *Freestanding monument signs*. For each parcel with a lawful nonresidential use within any RFM Resort Facilities Medium District, one freestanding monument sign shall be allowed. The freestanding monument sign shall be subject to the following limitations:
 - (1) *Maximum height*. The monument sign shall not exceed 20 feet in height.
 - (2) *Maximum size*. The monument sign shall not exceed 135 square feet in sign area. However, in the event that the parcel is greater than one acre in size and has two street frontages or more than 400 feet along one street frontage, two freestanding monument signs shall be allowed, but each freestanding monument sign shall be subject to the maximum height and maximum size criteria described above.
- (b) *Attached signs*. For each parcel with a lawful nonresidential use within the RFM Resort Facilities Medium District, attached signs shall be allowed. Attached signs shall be subject to the following limitations:
 - (1) *Maximum number*. Up to three attached signs shall be allowed with a combined sign area not exceeding the maximum permitted in paragraph (c)(2); however, in the event the parcel contains a multi-tenant development, each individual business use may have one attached sign.
 - (2) *Maximum size*. An attached sign shall not have a sign area that exceeds one square foot for each linear foot of building frontage.
 - (3) *Height restrictions*. An attached sign may not appear above the second floor of a building.
- (c) *Drive-thru menu signs*. For each parcel with a lawful nonresidential use that utilizes a drive-thru lane within RFM Resort Facilities Medium District, one drive-thru menu sign shall be allowed for each drive-thru lane. An allowed drive-thru menu sign may be either a free-standing sign or an attached sign, and shall not exceed 40 square feet in sign area and ten feet in height. Drive-thru menu signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (d) *Attached menu display signs*. For each parcel within RFM Resort Facilities Medium District with (a) a restaurant without drive-thru service or (b) with a transient lodging facility that has restaurant facilities open to the general public, one attached menu display sign shall be allowed. An attached menu display sign shall be a wall sign not exceeding 12 square feet in sign area. An attached menu display sign shall

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be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.

- (e) *Theater signs.* For each parcel with a theater within RFM Resort Facilities Medium District, one attached theater sign shall be allowed. An attached theater sign shall be a wall sign not exceeding 15 square feet in sign area for each auditorium within the theater, subject to a maximum limit of 64 square feet in sign area. An attached theater sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (f) *Waterside identification signs.* For each parcel within RFM Resort Facilities Medium District with a residential complex, business property or shopping center theater that can only be viewed from a navigable waterway, one waterside identification sign shall be allowed. A waterside identification sign may be either a free-standing sign or an attached sign. A waterside identification sign shall not exceed eight feet in height and shall not exceed 20 square feet in sign area. A waterside identification sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (g) *Boat or beach concession signs.* Each licensed boat or beach concession rental business operating along the Gulf of Mexico and on the site of a business having Gulf frontage may be permitted signs as follows:
 - (1) *Permission required.* The applicant shall provide the city with a letter, granting approval for placement of the signs, from the owner of the real property upon which signs are to be located prior to the issuance of a permit.
 - (2) *Advertising permitted.* Signs at boat or beach concession rental business licensed sites shall only provide descriptions of the specific activities and services offered at the site where the sign is located. Such signs shall not be permitted to advertise or imply the availability of any activities or services that are not specifically available at the site.
 - (3) *Lighted signs.* Lighted signs shall be prohibited.
 - (4) *Sandwich board signs.* Operators may display sandwich board sign on the sandy beach during the hours of business operation in accordance with subparagraphs (i) through (iv) below. Such signs shall be removed from the beach when the business is closed.
 - (i) *Maximum area:* 12 square feet per face.
 - (ii) *Number permitted:* One.
 - (iii) *Maximum height:* Five feet.
 - (iv) *Setbacks:* 40 feet from the water's edge.
 - (5) *Tiki hut or ticket office signs.* Operators may display signs on the tiki huts or ticket offices as follows:
 - (i) *Maximum area:* Eight square feet per face.
 - (ii) *Number permitted:* Three per tiki hut; not more than two on one side.
 - (iii) *Location:* Signs may be attached to or painted on the sides of the tiki hut at a point no higher than four feet above the ground, provided however, that one of the signs may be raised and attached at a point on the side of the tiki hut just below the eave of the roof.
 - (6) *Operators without a tiki hut or ticket office.* Licensed board or beach concession rental businesses that do not use a tiki hut or other structure for their businesses shall be permitted to keep one sandwich board sign on the beach overnight, provided such sign is no larger than eight square

feet in area per face and is located or protected so as to not be a hazard to people walking on the beach after dark.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.30. CG-1 Commercial District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business within the CG-1 District may have up to three of the following signs in [subsections] (a)–(f) below, subject to permit approval and compliance with the conditions for each type of sign (businesses with more than 300 feet of frontage may choose up to four signs from [subsections] (a)–(f)):

- (a) *Freestanding monument signs.* Up to two freestanding monument signs are permitted, provided that the sign face does not exceed 50 square feet in area, is not taller than eight feet in height, and is not located within the visibility triangle as required by this Code. The sign may be located within the front yard setback but shall be located at least ten feet from the front lot line, and shall not be located within any easement dedicated for pedestrian or utility improvements. If the business owner chooses to have one monument sign instead of two, the sign may be up to 100 square feet in area, but shall not exceed eight feet in height. However, this sign shall be counted as two of the three or four permitted.
- (b) *Attached signs.* Subject to the following:
 - (1) *Maximum size.* An attached sign shall not exceed a sign face area equal to one square foot for each linear foot of building frontage.
 - (2) *Height restrictions.* An attached sign may not appear above the second floor of a building.
- (c) *Drive-thru menu signs.* For each parcel with a lawful nonresidential use that utilizes a drive-thru lane within the CG-1 Commercial District, one drive-thru menu sign shall be allowed for each drive-thru lane. An allowed drive-thru menu sign may be either a free-standing sign or an attached sign, and shall not exceed 40 square feet in sign area and ten feet in height. Drive-thru menu signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (d) *Attached menu display signs.* For each parcel within the CG-1 Commercial District with a restaurant without drive-thru service or with a transient lodging facility that has restaurant facilities open to the general public, one attached menu display sign shall be allowed. An attached menu display sign shall be a wall sign not exceeding 12 square feet in sign area. An attached menu display sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (e) *Theater signs.* For each parcel with a theater within the CG-1 Commercial District, one attached theater sign shall be allowed. An attached theater sign shall be a wall sign not exceeding 15 square feet in sign area for each auditorium within the theater. An attached theater sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (f) *Waterside identification signs.* For each parcel within the CG-1 Commercial District with a residential complex, business property or shopping center theater that can only be viewed from a navigable waterway, one waterside identification sign shall be allowed. A waterside identification sign may be either a freestanding sign or an attached sign. A waterside identification sign shall not exceed eight feet in height and shall not exceed 20 square feet in sign area. A waterside identification sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

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Sec. 26.31. CG-2 Commercial District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business within the CG-2 District may have up to three of the following signs in [subsections] (a)–(f) below, subject to permit approval and compliance with the conditions for each type of sign (businesses with more than 300 feet of frontage may choose up to four signs from [subsections] (a)–(f)):

- (a) *Freestanding monument.* Up to two freestanding monument signs are permitted, provided that the sign face does not exceed 50 square feet in area, is not taller than eight feet in height, and is not located within the visibility triangle as required by this Code. The sign may be located within the front yard setback but shall be located at least ten feet from the front lot line, and shall not be located within any easement dedicated for pedestrian or utility improvements. If the business owner chooses to have one monument sign instead of two, the sign may be up to 100 square feet in area, but shall not exceed eight feet in height. However, this sign shall be counted as two of the three or four permitted.
 - (1) *Maximum height.* The monument sign shall not exceed eight feet in height.
 - (2) *Maximum size.* The monument sign shall not exceed 50 square feet in sign area.
 - (3) *Setback.* The sign shall be set back at least ten feet from the property line.
- (b) *Attached signs.* Attached signs shall be subject to the following limitations:
 - (1) *Maximum size.* An attached sign shall not exceed a sign face area equal to one square foot for each linear foot of building frontage.
 - (2) *Height restrictions.* An attached sign may not appear above the second floor of a building.
- (c) *Attached menu display signs.* An attached menu display sign shall not exceed 12 square feet in sign area.
- (d) *Theater signs.* For each parcel with a theater within the CG-2 Commercial District, one attached theater sign shall be allowed. An attached theater sign shall be a wall sign not exceeding 15 square feet in sign area for each auditorium within the theater. An attached theater sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (e) *Waterside identification signs.* For each parcel within the CG-2 Commercial District with a residential complex, business property or shopping center theater that can only be viewed from a navigable waterway, one waterside identification sign shall be allowed. A waterside identification sign may be either a free-standing sign or an attached sign. A waterside identification sign shall not exceed eight feet in height and shall not exceed 20 square feet in sign area. A waterside identification sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (f) *One sandwich board sign or one designer sign, subject to the following:*
 - (1) *Sandwich board*—Shall be located in front of the storefront for which it advertises and shall not be placed in the right-of-way, shall not be placed within the visibility triangle required for intersections at streets and driveways, as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall have no illumination of any kind, and may be displayed only during the time when the business is open to the public.
 - (2) *Designer sign*—Shall not be located on public right-of-way or within the visibility triangle required by this Code and shall be no larger than five feet tall by three feet wide by three feet deep.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.32. INS Institutional District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each institution may choose up to three signs from [subsections] (a)–(c) below, subject to the limitations for each sign.

- (a) *Freestanding monument signs.* For each parcel with a lawful nonresidential use within any INS Institutional District, one freestanding monument sign shall be allowed. The freestanding monument sign shall be subject to the following limitations:
 - (1) *Maximum height.* The monument sign shall not exceed eight feet in height.
 - (2) *Maximum size.* The monument sign shall not exceed 50 square feet in sign area. However, in the event that the parcel is greater than one acre in size and has two street frontages, two freestanding monument signs shall be allowed, but each freestanding monument sign shall be subject to the maximum height and maximum size criteria described above.
- (b) *Attached signs.* For each parcel with a lawful nonresidential use within the INS Institutional District, attached signs shall be allowed. Attached signs shall be subject to the following limitations:
 - (1) *Maximum number.* Only one attached sign shall be allowed.
 - (2) *Maximum size.* An attached sign shall not exceed a sign face area equal to (a) 24 square feet or (b) one square foot for each linear foot of building frontage, whichever is less.
 - (3) *Height restrictions.* An attached sign may not appear above the first floor of a building.
- (c) One sandwich board sign or one designer sign, subject to the following:
 - (1) *Sandwich board*—Shall be located in front of the storefront for which it advertises and shall not be placed in the right-of-way, shall not be placed within the visibility triangle required for intersections at streets and driveways as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall have no illumination of any kind, and may be displayed only during the time when the business is open to the public.
 - (2) *Designer sign*—Shall not be located on public right-of-way or within the visibility triangle required by this Code and shall be no larger than five feet tall by three feet wide by three feet deep.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.33. TC-1 and TC-2 Districts.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business within the TC-1 or TC-2 District may have up to three of the following signs in [subsections] (a)–(f) below, subject to permit approval and compliance with the conditions for each type of sign. One of the allowable signs may be internally illuminated subject to section 26.23. Such signs shall not be located on any building façade or property frontage adjacent to Corey Avenue.

- (a) One sandwich board sign or one designer sign, subject to the following:
 - (1) *Sandwich board*—Shall be located in front of the storefront for which it advertises and will not be placed in the right-of-way, not be placed within the visibility triangle required for intersections at streets and driveways, as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall have no illumination of any kind, and may be displayed only during the time when the business is open to the public.

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- (2) *Designer sign*—Shall not be located on public right-of-way or within the visibility triangle required by this Code and shall be no larger than five feet tall by three feet wide by three feet deep.
- (b) A marquee or canopy sign;
- (c) A menu display sign;
- (d) A projecting sign, provided that the sign is no larger than 12 square feet in area, does not project within two feet of any curb, and has a minimum ground clearance of seven feet;
- (e) A wall sign, provided the sign is not internally illuminated, unless such sign is on a parcel which abuts Gulf Boulevard south of 76th Avenue, in which case internal illumination shall be allowed. The area of the sign may be one square foot for every linear foot of building frontage, per business, not to exceed a total of 50 square feet.
- (f) A freestanding monument sign, provided that the sign face does not exceed 40 square feet in area, is not taller than eight feet in height, does not block any pedestrian walkway, and is not located within the visibility triangle as required by this Code. The sign may be located within the front yard setback.
- (g) *Waterside identification signs.* For facades of a building that can only be viewed from a navigable waterway, one waterside identification sign shall be allowed. A waterside identification sign may be either a free-standing sign or an attached sign. A waterside identification sign shall not exceed 40 square feet in area.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13; Ord. No. 2016-24, § 6, 1-10-17)

Sec. 26.34. LR and BHC Districts.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business within the LR or BHC District that has an exclusive entrance to the interior of the building from the exterior of the building may have up to three of the following signs in [subsections] (a)–(e) below, subject to permit approval and compliance with the conditions for each type of sign (businesses with more than 300 feet of frontage may choose up to four from [subsections] (a)–(e) below):

- (a) A marquee or canopy sign;
- (b) A menu display sign;
- (c) A wall sign. The area of the sign may be one square foot for every linear foot of building frontage, per business, not to exceed a total of 70 square feet.
- (d) Up to two freestanding monument signs, provided that the sign face does not exceed 50 square feet in area, is not taller than 12 feet in height, and is not located within the visibility triangle as required by this Code. The sign may be located within the front yard setback but shall be located at least ten feet from the front lot line, and shall not be located within any easement dedicated for pedestrian or utility improvements. If the business owner chooses to have one monument sign instead of two, the sign may be up to 100 square feet in area, but shall not exceed eight feet in height. However, this sign shall be counted as two of the four permitted.
- (e) One sandwich board sign or one designer sign, subject to the following:
- (1) *Sandwich board*—Shall be located in front of the storefront for which it advertises and will not be located in the right-of-way, shall not be placed within the visibility triangle required for intersections at streets and driveways as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall have no illumination of any kind, and may be displayed only during the time when the business is open to the public.

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- (2) *Designer sign*—Shall not be located on public right-of-way or within the visibility triangle required by this Code and shall be no larger than five feet tall by three feet wide by three feet deep.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.35. CC-1 and CC-2 Districts.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business may have up to three of the following signs in [subsections] (a)–(f) below, subject to permit approval and compliance with the conditions for each type of sign (businesses with more than 300 feet of frontage may choose to four signs from [subsection] (a)–(f):

- (a) *Freestanding monument signs.* Up to two freestanding monument signs are permitted, provided that the sign face does not exceed 50 square feet in area, is not taller than eight feet in height, and is not located within the visibility triangle as required by this Code. The sign may be located within the front yard setback but shall be located at least ten feet from the front lot line, and shall not be located within any easement dedicated for pedestrian or utility improvements. If the business owner chooses to have one monument sign instead of two, the sign may be up to 100 square feet in area but shall not exceed eight feet in height. However this sign shall be counted as two of the three or four permitted.
- (b) *A marquee or canopy sign;*
- (c) *A menu display sign not to exceed 12 square feet;*
- (d) *A projecting sign, provided that the sign is no larger than 12 square feet in area does not project within two feet of any curb and has a minimum ground clearance of seven feet;*
- (e) *Wall signs subject to the following:*
 - (1) *Maximum size.* A wall sign shall not exceed a sign face area equal to one square foot for each linear foot of building frontage.
 - (2) *Internally illuminated signs are discouraged but not prohibited. Externally illuminated signs are preferable with lighting from above or below casting light on the sign but the lighting shall not shine directly onto adjacent properties or onto the right-of-way.*

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.36. CRD-EA District.

Each business with its own exterior entrance may have up two signs per frontage from the following list:

- (a) *One projecting sign not to exceed 12 square feet and shall have a minimum clearance from the sidewalk of 7.5 feet.*
- (b) *One attached sign, which may include a wall sign, a canopy, or a marquee sign; the attached sign may not be larger than one square foot for every linear foot of building frontage.*
- (c) *One sandwich board sign or one designer sign, subject to the following:*
 - (1) *Sandwich board*—Shall be located in front of the storefront for which it advertises and will not be placed in the right-of-way such that the sidewalk width would be less than 48 inches, not be placed within the visibility triangle required for intersections at streets and driveways, as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall have no illumination of any kind, and may be displayed only during the time when the business is open to the public.

(2) — Designer sign—Shall not be located on public right-of-way or within the visibility triangle required by this Code and shall be no larger than five feet tall by three feet wide by three feet deep.

(d) — All other signs are prohibited.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.37. UBV District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business within the UBV District may have up to three of the following signs in [subsections] (a) — (d) below, subject to permit approval and compliance with the conditions for each type of sign:

(a) — A marquee or canopy sign;

(b) — A projecting sign, provided that the sign is no larger than 12 square feet in area, does not project within two feet of any curb, and has a minimum ground clearance of seven feet;

(c) — A wall sign, provided the sign is not internally illuminated. The sign may be externally illuminated with lighting from above or below casting light on the sign, but the lighting shall not shine directly onto adjacent properties or onto the right-of-way. The area of the sign may be one square foot for every linear foot of building frontage per business not to exceed a total of 40 square feet;

(d) — A freestanding monument sign, provided that the sign face does not exceed 40 square feet in area, is not taller than five feet in height, does not block any pedestrian walkway and is not located within the visibility triangle as required by this Code. The sign may be externally illuminated with lighting from above or below casting light on the sign but the lighting shall not shine directly onto adjacent properties or onto the right-of-way.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.38. AC District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business within the AC District may have up to three of the following signs in [subsections] (a) — (f) below, subject to permit approval and compliance with the conditions for each type of sign (businesses with more than 300 feet of frontage may choose up to four signs from [subsections] (a) — (f):

(a) — *Freestanding monument signs.* Up to two freestanding monument signs are permitted, provided that the sign face does not exceed 50 square feet in area is not taller than eight feet in height, and is not located within the visibility triangle as required by this Code. The sign may be located within the front yard setback but shall be located at least ten feet from the front lot line, and shall not be located within any easement dedicated for pedestrian or utility improvements. If the business owner chooses to have one monument sign instead of two, the sign may be up to 100 square feet in area but shall not exceed eight feet in height. However, this sign shall be counted as two of the three or four permitted.

(b) — *Attached signs.* subject to the following:

(1) — *Maximum size.* An attached sign shall not exceed a sign face area equal to one square foot for each linear foot of building frontage.

(2) — *Height restrictions.* An attached sign may not appear above the second floor of a building.

(c) — *Drive-thru menu signs.* For each parcel with a lawful nonresidential use that utilizes a drive-thru lane within the AC District, one drive-thru menu sign shall be allowed for each drive-thru lane. An allowed

drive-thru menu sign may be either a freestanding sign or an attached sign and shall not exceed 40 square feet in sign area and ten feet in height. Drive-thru menu signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.

- (d) ~~Attached menu display signs.~~ For each parcel within the AC Commercial District with a restaurant without drive-thru service or with a transient lodging facility that has restaurant facilities open to the general public, one attached menu display sign shall be allowed. An attached menu display sign shall be a wall sign not exceeding 12 square feet in sign area. An attached menu display sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (e) ~~Theater signs.~~ For each parcel with a theater within the AC District, one attached theater sign shall be allowed. An attached theater sign shall be a wall sign not exceeding 15 square feet in sign area for each auditorium within the theater. An attached theater sign shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.
- (f) ~~Waterside identification signs.~~ For facades of a building that can only be viewed from a navigable waterway, one waterside identification sign shall be allowed. A waterside identification sign may be either a freestanding sign or an attached sign. A waterside identification sign shall not exceed 40 square feet in sign area.

In addition to the number and types of signs listed in [subsections] (a)–(f) above, multi-tenant shopping centers in the AC District may have one additional monument sign listing each individual tenant all within the same sign face. The sign shall be no taller than ten feet and no larger than 100 square feet per sign face. The sign shall not be located within any setback or within any pedestrian or utility easement.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.39. BR District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business within the BR District may have up to three of the following signs in [subsections] (a)–(e) below, subject to permit approval and compliance with the conditions for each type of sign:

- (a) A marquee or canopy sign;
- (b) A projecting sign, provided that the sign is no larger than 12 square feet in area, does not project within two feet of any curb, and has a minimum ground clearance of seven feet;
- (c) A wall sign, provided the sign is not internally illuminated. The sign may be externally illuminated with lighting from above or below casting light on the sign, but the lighting shall not shine directly onto adjacent properties or onto the right-of-way. The area of the sign may be one square foot for every linear foot of building frontage per business not to exceed a total of 40 square feet;
- (d) A freestanding monument sign, provided that the sign face does not exceed 40 square feet in area, is not taller than five feet in height, does not block any pedestrian walkway and is not located within the visibility triangle as required by this Code. The sign may be externally illuminated with lighting from above or below casting light on the sign but the lighting shall not shine directly onto adjacent properties or onto the right-of-way.
- (e) Waterside identification signs. For facades of a building that can only be viewed from a navigable waterway, one waterside identification sign shall be allowed. A waterside identification sign may be either a freestanding sign or an attached sign. A waterside identification sign shall not exceed 40 square feet in sign area.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.40. Traditional Hotel District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to section 26.25, each business within the THD District may have up to three of the following signs in [subsections] (a)—(d) below, subject to permit approval and compliance with the conditions for each type of sign:

- (a) — A marquee or canopy sign;
- (b) — A projecting sign, provided that the sign is no larger than 12 square feet in area, does not project within two feet of any curb, and has a minimum ground clearance of seven feet;
- (c) — A wall sign, provided the sign is not internally illuminated. The sign may be externally illuminated with lighting from above or below casting light on the sign, but the lighting shall not shine directly onto adjacent properties or onto the right-of-way. The area of the sign may be one square foot for every linear foot of building frontage, per business, not to exceed a total of 40 square feet;
- (d) — A freestanding monument sign, provided that the sign face does not exceed 20 square feet in area, is not taller than four feet in height, does not block any pedestrian walkway and is not located within the visibility triangle as required by this Code. The sign may be externally illuminated with lighting from above or below casting light on the sign, but the lighting shall not shine directly onto adjacent properties or onto the right-of-way. The sign may be located within the front yard setback.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13)

Sec. 26.41. Pass-a-grille overlay district.

All signs shall be allowed in accordance with the underlying zoning district's permitted signage, except that internally illuminated signage shall be expressly prohibited.

(Ord. No. 2016-24, § 7, 1-10-17)

Sec. 26.4220. - Severability.

- (a) *Generally.* If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division.
- (b) *Severability where less speech results.* Without diminishing or limiting in any way the declaration of severability set forth above in subsection 26.34(a), or elsewhere in this division, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.
- (c) *Severability of provisions pertaining to prohibited signs.* Without diminishing or limiting in any way the declaration of severability set forth above in subsection 26.35(a), or elsewhere in this division, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division or any other law is declared unconstitutional by the valid judgment or decree of

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(Supp. No. 47)

any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division that pertains to prohibited signs, including specifically those signs and sign-types prohibited and not allowed under section 26.4 of this division. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 26.4 is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 26.4

- (d) *Severability of prohibition on billboards.* If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division and/or any other code provisions and/or laws are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the prohibition on billboards as contained herein.

(Ord. No. 2013-14, § 1(Exh. A), 4-23-13; Ord. No. 2016-24, § 7, 1-10-17)

Editor's note(s)—Ord. No. 2016-24, § 7, adopted Jan. 10, 2017, added § 26.41 and in so doing renumbered § 26.41 as 26.42, as set out herein.

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of St. Pete Beach has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of St. Pete Beach may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance’s title/reference:

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.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - ☐ Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

- ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The City of St. Pete Beach hereby publishes the following information:

- 1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This Ordinance is primarily intended to a) eliminate content-based signage regulations in the City's sign code ordinance that are based upon categorization, speakers, or events, and b) Pare down the number of sign code district groupings to provide for more clarity for businessowners. Its public purpose includes eliminating existing regulations that are not compelling or narrowly-tailored restrictions on speech as communicated through signage, provide consistency and a greater understanding of the City's sign regulations for those who are most likely to take advantage of them, and to better standardize the type of signs available to businessowners based upon property use.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

There are no immediate and direct compliance costs associated with this ordinance. The only scheduled amortization remains a requirement to bring existing, nonconforming electronic message board signs into compliance by 2027, which was adopted in 2017 and remains unaltered. The first draft included a lower threshold of 25% for signage deterioration before any nonconforming sign is required to be brought into compliance with the current sign code, but this has been removed due to the expected impact of Senate Bill 180, retaining the currently-adopted threshold of 50%.

Businessowners are provided modest additional benefits from this ordinance, including a loosening of restrictions on banners in the wake of a local state of emergency. Those businessowners in zoning districts that originally had greater restrictions on freestanding or attached sign area or height compared with others those zoning districts are now grouped with have also received a modest benefit as each zoning district grouping is standardized to the highest currently-allowable square footage and area for the specified sign type in that grouping.

Those businessowners with businesses that have less than 200 feet of frontage will, in certain zoning districts, face a reduction in the number of wall and/or

freestanding signs that they can place on their business, from three under the current code regulations to two under the proposed regulations. However, all businessowners are now permitted one sandwich board sign, which is currently regulated as one of the three permissible sign types, so the total number of signs permitted for a business has not changed. Additionally, the City has extended allowable signs for specified uses City-wide, which increases the number of signs permitted for water-fronting businesses, theatres, restaurants, and other specified uses.

This ordinance modifies the City's sign permit application requirements and requests additional information. The amount of time expected to be required to provide this additional information is approximately five to ten minutes per application.

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

There are no direct fee increases associated with this ordinance. The City currently collects the cost of building permits and a \$25 sign permit fee when reviewing new signage requests. That is not proposed to change under this Ordinance.

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

There are no direct additional regulatory costs expected to be associated with this ordinance. Through this ordinance the City will be codifying in its Land Development Code timeframes for repair or removal of poorly-maintained signage, including when that disrepair constitutes an emergency situation, but this is not reducing compliance.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

All businesses in the City will be impacted by this ordinance. Staff finds the impact to businesses with 200 or more feet of frontage to be neutral to modestly positive in terms of the number and size of signs permitted. Businesses with less than 200 feet of frontage will be required to consolidate freestanding signs when part of a shopping center and may be permitted one fewer wall or freestanding sign, but will gain a sandwich board sign as an allowable sign as well as any additional signs afforded by their use.

4. Additional information the governing body determines may be useful (if any):

Not applicable.

Note: *The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*

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

Agenda Report

Agenda Title Name: First Reading of Ordinance 2025-15: Emergency Bridge Loan

Action Request: Motion to adopt Ordinance 2025-15: Emergency Bridge Loan

Strategic Objective: Operational Excellence

Date: July 22, 2025

Prepared By: Devon Schmidt, Director of Finance

Through: Frances Robustelli, City Manager

Summary of Issue: This ordinance authorizes a loan from the State of Florida to support the City's operating costs after hurricanes. The loan is set to a principal amount not exceeding \$16 million to cover the incurred costs from Hurricanes Helene and Milton.

The Local Government Emergency Bridge Loan Program helps local governments manage operations after disasters. The Bridge Loan Program is managed by Florida Commerce and provides interest-free loans to local governments throughout Florida that were impacted by federally declared disasters. More than \$40 million is available to fund governmental operations within these Florida counties and municipalities and bridge the gap between the time of the disaster and the time additional funding sources or revenues are secured. "Governmental Operations" is defined as costs associated with continuing, expanding, or modifying local governmental operations to meet disaster-related needs, and includes costs such as, but not limited to, staff salaries and payroll.

The loan will be repaid from legally available non-ad valorem revenues, ensuring financial responsibility. The City's ad valorem taxing power will not be needed or authorized for the loan repayment.

Funding:

Attachments:

1. Ordinance 2025-15
2. FA Memo St Pete Beach State Loan
3. Emergency Bridge Loan Ordinance Presentation

ORDINANCE NO. 2025-15

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AUTHORIZING A LOAN FROM THE STATE OF FLORIDA, DEPARTMENT OF COMMERCE IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$16,000,000 IN ORDER TO FINANCE OR REIMBURSE OPERATING COSTS INCURRED OR TO BE INCURRED BY THE CITY IN CONNECTION WITH HURRICANES HELENE AND MILTON; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT IN CONNECTION WITH SUCH LOAN; AUTHORIZING THE ISSUANCE OF A PROMISSORY NOTE TO EVIDENCE SUCH LOAN; DELEGATING CERTAIN AUTHORITY TO THE MAYOR, THE CITY MANAGER AND OTHER OFFICIALS TO ACCOMPLISH THE FOREGOING; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida, through the Department of Commerce (the "State"), maintains and operates the Local Government Emergency Bridge Loan Program (the "Loan Program") to assist local governments impacted by federally declared disasters in maintaining government operations.

WHEREAS, the government operations of the City of St. Pete Beach, Florida (the "City") were negatively impacted by Hurricanes Helene and Milton and the City anticipates a loss of tax and other revenues as a result of such Hurricanes.

WHEREAS, the State has agreed to provide a loan to the City under the Loan Program to assist the City in maintaining government operations.

WHEREAS, the City finds it in its best interest and the best interests of its citizens to obtain the loan from the State in order maintain its government operations and by obtaining such loan the City will be able to better provide for and maintain the health, safety and welfare of the citizens of the City.

WHEREAS, the loan shall be repaid solely from legally available non-ad valorem revenues in the manner and to the extent set forth in the herein described Loan Agreement and the ad valorem taxing power of the City will never be necessary or authorized to pay the loan.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. Authorization of the Loan. A term loan in the principal amount of not exceeding \$16,000,000 from the State under the Loan Program for the purposes described in the Whereas

clauses is hereby authorized and approved (the "Loan"). The City Manager shall determine the specific principal amount of the Loan with the advice of the City's Financial Advisor.

SECTION 3. Approval of Loan Agreement. The terms and provision of the Loan Agreement in substantially the form attached hereto as Exhibit A are hereby approved, with such changes, insertions and additions as the Mayor may approve (the "Loan Agreement"). The City hereby authorizes the Mayor to execute and deliver the Loan Agreement substantially in the form attached hereto as Exhibit A, with such changes, insertions and additions as the Mayor may approve, his execution thereof being conclusive evidence of such approval.

SECTION 4. Approval of Promissory Note. In order to evidence the Loan under the Loan Agreement, it is necessary to provide for the execution of a promissory note. The Mayor is authorized to execute and deliver the a promissory note substantially in the form attached hereto as Exhibit B with such changes, insertion and additions as he may approve, his execution thereof being evidence of such approval. The Note shall have a final maturity of 120 months from the date of issuance of the Note. The interest rate on the Note shall be equal to 0.00% through and including the maturity date thereof.

SECTION 5. Limited Obligation. The obligation of the City to repay the Note is a limited and special obligation payable from legally available non-ad valorem revenues solely in the manner and to the extent set forth in the Loan Agreement and shall not be deemed a pledge of the faith and credit or taxing power of the City and such obligation shall not create a lien on any property whatsoever of or in the City. The Loan shall be repaid from legally available non-ad valorem revenues budgeted and appropriated by the City Commission to pay debt service on the Note, all in the manner and to the extent described in the Loan Agreement

SECTION 6. Certain State Requirements. The City shall keep the Loan proceeds in a separate account and any interest earned on unexpended Loan proceeds remain State funds, pursuant to Section 288.006, Florida Statutes, and must be expended for the purposes of the Loan Program in accordance with the Loan Agreement. The City may invest amounts on deposit in the Debt Service Fund created under the Loan Agreement in accordance with the Investment of Local Government Surplus Funds Act (Section 218.415, Florida Statutes), and the City's investment policy.

SECTION 7. General Authority. The Mayor, the other members of the Commission, the City Manager, the Finance Director, the City Attorney, the City's Financial Advisor and the City's Bond Counsel are authorized to execute and deliver such documents, instruments and contracts, whether or not expressly contemplated hereby; and the City Attorney and other employees or agents of the County are hereby authorized and directed to do all acts and things required hereby or thereby as may be necessary for the full, punctual and complete performance of all the terms, covenants, provisions and agreements herein and therein contained, or as otherwise may be necessary or desirable to effectuate the purpose and intent of this Ordinance.

SECTION 8. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 9. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid

or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 10. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 11. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 12. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 13. Effective Date. This Ordinance shall take effect immediately upon adoption.

SECTION 14. Repeal. This Ordinance shall be automatically repealed on the sixty-first day following the date it was duly adopted, but may be readopted through the same procedure if the same conditions and findings exist, or may be made permanent through typical amendment procedures.

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

Adrian Petrila, Mayor

I, Renee Rose, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2025.

Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

City Attorney

EXHIBIT A

Form of Loan Agreement

THIS LOAN AGREEMENT ("Agreement"), made by and between the City of St. Pete Beach, Florida (the "Local Government" or "Borrower"), and THE STATE OF FLORIDA, DEPARTMENT OF COMMERCE (the "Lender" or the "Department"). The Borrower and the Lender may be referred to individually each as a "Party" and collectively as the "Parties."

WHEREAS, the Borrower has applied to Lender for an extension of credit pursuant to section 288.066 of the Florida Statutes; and

WHEREAS, Lender has agreed to provide an extension of credit as set forth in section 288.066 of the Florida Statutes and in accordance with the terms hereof; and

WHEREAS, the Borrower has the authority to enter into this Agreement, as set forth in Ordinance No. ____ enacted by the City Commission of the Local Government on May 13, 2025, attached hereto and incorporated herein by reference; and

WHEREAS, this agreement is not a general obligation of the State of Florida, nor is it backed by the full faith and credit of the State of Florida, and payment of funds hereunder is conditioned on and subject to appropriations by the Florida Legislature; and

WHEREAS, the Borrower has the authority to enter into this Agreement.

NOW THEREFORE, the Parties hereby agree as follows:

1. DEFINITIONS

- 1.1 "Agreement" means this instrument, as it may from time to time be amended.
- 1.2 "Debt" or "Loan" means the \$[AMOUNT] in loan funds applied for by the Borrower and awarded by the Department, and subject to the terms and conditions of this Agreement and the Promissory Note.
- 1.3 "Debt Service Fund" means the debt service fund created pursuant to section 3.4 hereof and held by the Finance Director of the Local Government.
- 1.4 "Default" means any of the events specified in Section 5 of this Agreement, whether any such requirement in connection with such event for the giving of notice or the lapse of time or the happening of any further condition, event, or act has been satisfied.
- 1.5 "Event of Default" means any of the events specified in Section 5 of this Agreement, provided there has been satisfied any requirements in connection with such event for the giving of notice or the lapse of time or the happening of any further condition, event, or act.

- 1.6 “Financial Statements” means a Statement of Net Position and Statement of Activities as of the end of and for the applicable period for the Borrower.
- 1.7 “Governmental Fund Revenues” means the total revenues of the Local Government derived from any source whatsoever and that are allocated and accounted for in the “governmental funds” as shown in the annual audited financial statements of the Local Government for the applicable fiscal year, excluding any ad valorem revenues, grants, and restricted gifts.
- 1.8 “Governmental Operations” means costs associated with continuing, expanding, or modifying local governmental operations to meet disaster-related needs, and includes costs such as, but not necessarily limited to, staff salaries and payroll. This term does not include capital and equipment costs associated with the construction, repair, or renovation of damaged public facilities or infrastructure.
- 1.9 “Indebtedness” means all amounts due from Borrower to Lender under the Loan Documents, including, without limitation, principal, interest, cost of collection, attorneys’ fees, and other expenses of the Lender which Borrower is obligated to pay and amounts advanced by Lender in discharge of obligations of the Borrower hereunder or other persons under the Loan Documents, whether such debts are now due or hereafter incurred, direct or indirect, and whether such debts are from time to time reduced and thereafter increased or entirely extinguished and thereafter reincurred.
- 1.10 “Loan Documents” means this Agreement, the Promissory Note, and Opinion of Borrower’s Counsel.
- 1.11 “Non-Ad Valorem Revenues” means all Governmental Fund Revenues, other than (1) revenues generated from ad valorem taxation on real or personal property, (2) grants, and (3) restricted gifts, which are legally available to make the payments required herein.
- 1.12 “Pledgeable Non-Ad Valorem Revenues” means all legally available Non-Ad Valorem Revenues of the Local Government, including any funds received from any federal programs for disaster-related expenses, which are legally available to make the payments required under this Agreement and the Promissory Note.
- 1.13 “Pledged Revenues” means the Pledgeable Non-Ad Valorem Revenues that have been budgeted and appropriated by the Borrower in accordance with the provision hereof and deposited to the Debt Service Fund and the proceeds of any indebtedness incurred for the purpose of financing the Governmental Operations.
- 1.14 “Promissory Note” means that promissory note executed by the Borrower as maker to the Lender as payee in the original principal amount of \$[AMOUNT], or any subsequent renewals or extensions of the original promissory note.
- 1.15 “Obligation” means each and every obligation to pay money, whether direct, indirect, or contingent, however arising, including, without limitation, general accounts payable, payments under leases, installment purchase contracts, and debts for money borrowed.

- 1.16 “Opinion of Borrower’s Counsel” shall be an opinion letter written by the Borrower’s Counsel to the Lender, in a form acceptable to the Lender, which shall include, but is not limited to, a statement that all Loan Documents have been legally and properly executed and obligate the Borrower and are enforceable according to their terms.

2. BORROWING AND PAYMENTS

- 2.1 Note: The funds loaned hereunder will be evidenced by the Promissory Note indicating the aggregate principal amount; provided, however, that the amount actually due from Borrower to Lender from time to time will be evidenced by the Lender’s records. To the extent the Lender’s records evidence a different amount due than the Promissory Note, the Lender shall notify the Borrower and provide an explanation of the difference.
- 2.2 Conditions Precedent to Lender’s Obligations: Prior to the Lender having any obligations hereunder, Lender in its sole discretion may require the following in form and content reasonably acceptable to Lender and its counsel (1) the Promissory Note; (2) the Opinion of Borrower’s Counsel; (3) Such other documents as Lender may reasonably request.
- 2.3 Interest: From the date hereof until the Maturity Date interest shall accrue on the unpaid principal balance at a rate of 0% per annum. The interest shall be repaid as described in paragraph 2.4 below.
- 2.4 Repayment of Principal and Interest: The principal and interest shall be repaid as follows:
- 2.4.1 The Borrower shall repay principal of \$[AMOUNT] (the “Outstanding Principal”) on or before [DATE] (the “Maturity Date”). The Outstanding Principal may be repaid at any time without penalty.
- 2.4.2 No interest will accrue for the term of the loan. At the Maturity Date, simple interest will be computed on the basis of the actual number of days elapsed over an assumed 360-day year on the then outstanding principal balance. From the Maturity Date until the principal is paid the interest rate shall be based on a fixed rate of interest at 3% per annum.
- 2.4.3 The Borrower may request a six-month extension to the Maturity Date at any time before the Maturity Date. If approved by the Lender the new date after the extension shall become the Maturity Date.
- 2.5 Application of Payments: All payments received on the Indebtedness shall be applied first to interest to the extent then accrued and then to principal.

3. AFFIRMATIVE COVENANTS

- 3.1 Amounts due under the Loan Documents shall be payable from Non-Ad Valorem Revenues of the Borrower derived from the Borrower’s covenant described in Section 3.5 below to budget and appropriate from legally available Non-Ad Valorem Revenues each year such monies sufficient to pay principal and interest on the Promissory Note.

- 3.2 Subject to the provisions of Sections 3.5 and 3.6 below, the Borrower shall ensure that sufficient Non-Ad Valorem revenues will be available to pay the principal and interest due and payable on the Promissory Note as of the date such payment is due.
- 3.3 The Borrower will maintain all unexpended Loan funds received from the Department in bank accounts separate from its other operating or other special purposes accounts. The Borrower will not commingle the Loan funds with any other funds, projects, or programs. Any interest earned on unexpended Loan funds remain State funds, pursuant to section 288.006, Florida Statutes.
- 3.4 There is hereby created and established the Debt Service Fund to be held by the Finance Director of the Local Government, held for the benefit of the Department and solely for the payment of the Debt. The Debt Service Fund shall be deemed to be held in trust for the purposes provided herein for such Fund. The money in such Fund shall be continuously secured in the same manner as state and municipal deposits are authorized to be secured by the laws of the State of Florida, and as evidenced and more completely described in the Loan Documents. The Local Government may at any time and from time to time appoint one or more depositaries to hold, for the benefit of the Department, the Debt Service Fund established hereby. Such depository or depositaries shall perform at the direction of the Local Government the duties of the Local Government in depositing, transferring and disbursing moneys to and from each such Fund as herein set forth, and all records of such depository in performing such duties shall be open at all reasonable times to inspection by the Local Government and its agents and employees. Any such depository shall be a bank or trust company duly authorized to exercise corporate trust powers and subject to examination by federal or state authority, of good standing, and having a combined capital, surplus and undivided profits aggregating not less than fifty million dollars (\$50,000,000). Notwithstanding anything herein to the contrary, the Local Government may invest amounts on deposit in the Debt Service Fund in accordance with the Act, Florida Statutes 218.415, and the Local Government's investment policy.
- 3.5 The Local Government covenants and agrees to appropriate in its annual budget, by amendment if necessary, from Pledgeable Non-Ad Valorem Revenues, and to deposit into the Debt Service Fund hereinafter created, Pledgeable Non-Ad Valorem Revenues in an amount sufficient to pay principal of and interest on the Promissory Note as the same shall become due. Such covenant and agreement on the part of the Borrower to budget, appropriate, and deposit such amounts of Pledgeable Non-Ad Valorem Revenues shall be cumulative to the extent not paid and shall continue until such Pledgeable Non-Ad Valorem Revenues or other legally available funds in amounts sufficient to make all such required payments shall have been budgeted, appropriated, deposited and actually paid. The Borrower hereby expressly pledges the Pledged Revenues for the repayment of the Debt until the Loan has been repaid in full. The Borrower further acknowledges that the obligations of the Borrower to include the amount of any deficiency in payments in each of its annual budgets and to pay such deficiencies from Pledgeable Non-Ad Valorem Revenues may be enforced in a court of competent jurisdiction in accordance with the remedies set forth in the Loan Documents.

- 3.6 The Borrower is not prohibited from pledging Non-Ad Valorem Revenues as security for the repayment of any future debt of the Borrower, nor is the Borrower required to levy and collect any particular Non-Ad Valorem Revenues, nor does the Borrower give the Department a prior claim on the Non-Ad Valorem Revenues as opposed to claims of general secured creditors of the Borrower. All obligations of the Borrower hereunder shall be payable from the Pledgeable Non-Ad Valorem Revenues budgeted, appropriated, and deposited to the Debt Service Fund as provided herein and nothing herein shall be deemed to pledge ad valorem taxing power or ad valorem tax revenues, or to permit or constitute a mortgage or lien upon any assets owned by the Borrower. Neither the Department nor any other person may compel the levy of ad valorem taxes on real or personal property within the boundaries of the Borrower, or the use or application of ad valorem tax revenues in order to satisfy any payment obligations hereunder, or to compel the Borrower to maintain or continue any of the activities of the Borrower which generate user service charges, regulatory fees, or any other Non-Ad Valorem Revenues. The obligation of the Borrower to budget, appropriate, deposit and make payments hereunder from its Pledgeable Non-Ad Valorem Revenues is subject to the availability of Pledgeable Non-Ad Valorem Revenues after the satisfaction of the funding requirements for obligations incurred prior to the effective date of the Loan Documents and obligations approved pursuant to Section 3.15 hereof, and the funding requirement for essential governmental services of the Borrower or for essential public purposes affecting the health, welfare, and safety of the Borrower's inhabitants. The Debt shall be payable as provided herein and is subject in all respects to the provisions of Section 166.241, Florida Statutes.
- 3.7 Right of Inspection: Whenever Lender, in its sole discretion, deems it necessary, the Borrower will permit Lender or any agent designated by Lender to visit and inspect any of Borrower's properties and its organizational documents, bylaws, minute books and records, all at such reasonable times and as often as Lender may reasonably request.
- 3.8 Insurance: The Borrower will maintain adequate insurance (both casualty {if improved} and liability) with responsible insurers with coverage normally obtained by organizations similar to the Borrower and shall annually provide documentation of the insurance coverage and its payment to Lender so long as this Agreement is in force.
- 3.9 Taxes and Other Charges: The Borrower will pay and discharge or cause to be paid and discharged all taxes, charges, or claims of any type at any time assessed against the Borrower which could become a lien against the Borrower or any of its properties. The Borrower shall also pay all inspection costs. Nothing in this subsection shall require the payment of any sum so long as the Borrower shall, by appropriate proceedings, contest the same in good faith and so long as Borrower, if so requested by Lender, creates a funded reserve equal to the amount so claimed or assessed.
- 3.10 Further Assurances: If at any time Lender or its counsel is of the reasonable opinion that any additional documents or materials are required or appropriate to carry out the intentions of the parties hereto to perfect the liens, debts, or obligations, or complete the construction and improvements contemplated by this Agreement, then Borrower shall, within 10 days after written notice of such opinion from Lender, do or cause to be done all things and matters

necessary (including, without limitation, obtaining any consents) to assure to the reasonable satisfaction of counsel for Lender that such intentions are properly carried out.

- 3.11 Compliance with Certain Requirements: The Borrower agrees that in its operations the Borrower will comply with all applicable rules and regulations of any federal, state or local governmental authorities which may be applicable to Borrower and/or any of its businesses.
- 3.12 Executive Officers: The Borrower agrees that at all times that it shall follow its rules, bylaws and requirements concerning the service of its officers and Commission members and that it shall notify the Lender (and provide a certified copy of the appropriate resolution) within five days of any change in its officers and within five days of notification of election or appointment of Commission members. The undersigned is the current Mayor of the City Commission and has the right, power, and authority to execute and deliver documents, including but not limited to the Loan Documents, on behalf of the Borrower and thereby bind the Borrower to the terms thereof. This Agreement shall be executed by the Mayor and shall have the effect of a resolution as to all material stated herein. The above notwithstanding, no member of the City Commission or any staff of the Borrower is individually liable as to any amounts due with respect to the Loan Documents.
- 3.13 Maintenance of Existence, Rights: The Borrower will do or cause to be done all things necessary to preserve and keep in full force and effect its existence, franchises, rights and privileges under the laws of the State of Florida or any other jurisdiction where, in the opinion of counsel of Borrower, Borrower shall be qualified to operate and will do or cause to be done all things necessary to preserve and keep in full force and effect its rights to operate in a manner not less favorable to Borrower than those now in existence.
- 3.14 Use of Proceeds: Borrower agrees that the proceeds of any funds received from Lender shall be used for Governmental Operations.
- 3.15 Subordination of Debt: Any and all indebtedness of Borrower of more than 12 months duration, incurred while this Agreement is in effect, that is secured by a pledge of Non-Ad Valorem Revenues on parity with or senior to the pledge securing this Loan, shall require the prior written consent of the Lender. Such consent shall not be unreasonably withheld if the Borrower demonstrates, to the reasonable satisfaction of the Lender, that its average annual Non-Ad Valorem Revenues for the two most recently completed Fiscal Years for which audited financial statements are available are equal to at least 1.50 times the maximum annual debt service requirement for all outstanding indebtedness secured by Non-Ad Valorem Revenues, including the proposed additional indebtedness and this Loan. Any other indebtedness of Borrower of more than 12 months duration incurred while this Agreement is in effect shall be subordinate and inferior to the indebtedness of Borrower to Lender hereunder.
- 3.16 Reports: Borrower shall submit its annual audit or reviewed financial statements for each fiscal year in which this Agreement and any extensions are in effect. If neither audits nor reviewed financial statements are available, Borrower shall submit annual financial statements which have been prepared according to generally accepted accounting principles. Such statements shall be accompanied by a certification from the preparer that they have been

prepared according to generally accepted accounting principles and by a certification by the Mayor or the City Manager of the Borrower that neither audited nor reviewed financial statements are available.

- 3.17 Single Audit Act Reports: In addition to the requirements set out in paragraph 6.12 of this Agreement, Borrower shall also comply with the applicable audit provisions contained in “Exhibit B,” attached hereto and incorporated within.

4. NEGATIVE COVENANTS

- 4.1 Liens, Etc.: The Borrower will not create, incur, assume, or suffer to exist any mortgage, pledge, lien, charge, or other encumbrance of any nature whatsoever on any of the assets of Borrower, which are pledged to Lender, whether now owned or hereafter acquired, nor enter into or suffer to exist any conditional sale contracts except such as exist on the date hereof and as are reflected on the most recent financial statement of Borrower delivered to Lender. Capital leases are excluded from this paragraph.
- 4.2 Merger, Consolidation, Sale of Substantial Assets: The Borrower will not merge into, consolidate with, or sell all or a substantial part of its assets to any other person. Provided, however, that this negative covenant shall not prohibit a merger of Borrower with another entity so long as Borrower is a surviving entity.

5. EVENT OF DEFAULT

- 5.1 Each of the following constitute an Event of Default:
- 5.1.1 If the Borrower defaults in the payment of any principal or interest under the Promissory Note within 30 calendar days from when the same shall become due either by the terms thereof or otherwise; or
 - 5.1.2 If the Borrower fails to comply with the non-monetary terms and conditions of any of the Loan Documents after 90 calendar days’ notice from the Lender; or
 - 5.1.3 If any material representation or warranty made by the Borrower herein or in any writing furnished in connection with or pursuant to the Loan Documents shall be false or breached in any material respect and shall remain so after 30 days’ notice; or
 - 5.1.4 If the Borrower makes an assignment for the benefit of creditors or petitions for appointment of a trustee or receiver of the Borrower, or of any substantial part of the assets of the Borrower, or commences any proceedings relating to the Borrower, under any bankruptcy, reorganization, arrangement, insolvency readjustment or debt, dissolution, or liquidation law of any jurisdiction, whether now or hereafter in effect; or
 - 5.1.5 If any such petition or application is filed, or any such proceedings are commenced against the Borrower or any guarantor, and the Borrower or any guarantor by any act indicates its or his/her approval hereof, consent thereto, or acquiescence therein, or if an order is entered appointing a trustee or receiver of any portion of the assets of Borrower or any guarantor or adjudicate the Borrower or any guarantor bankrupt or insolvent or approving the petition in any such proceedings and any such order remains in effect for more than 30 days; or

- 5.1.6 If any order is entered in any proceedings against the Borrower decreeing the dissolution or split-up of the Borrower or any material judgment or attachment is entered against the Borrower, or any of its assets then there shall exist an Event of Default. When there shall exist an Event of Default, thereupon, Lender may, at its option, refuse to make any future advances to Borrower under the notes referenced in paragraph 1.5 above, and declare all of the Indebtedness of the Borrower with the Lender to be immediately mature, due and payable together with interest accrued thereon, and exercise any and all other remedies lawfully available to it; or
 - 5.1.7 If the Borrower employs unauthorized aliens or commits a violation of Section 274(e) of the U.S. Immigration and Nationality Act; or
 - 5.1.8 If the Borrower fails to enroll in and utilize the E-Verify system to verify the citizenship status of Borrower's new employees within 60 days of execution.
- 5.2 While there shall exist an Event of Default, Lender may, at its option, refuse to make any advances to Borrower under the Promissory Note and declare all the indebtedness to be immediately due and payable, together with interest accrued thereon, and exercise any and all other remedies lawfully available to it, including any remedies available under the Promissory Note.

6. MISCELLANEOUS

- 6.1 Expenses: The Borrower agrees, whether or not the transactions hereby contemplated shall be consummated, to pay and save Lender harmless against liability for the payment of all out-of-pocket expenses arising in connection with this transaction, including any state documentary stamp taxes or other taxes (including interest and penalties, if any) which may be determined to be payable in respect to the execution and delivery of any Loan Documents executed in connection with this Agreement. If an Event of Default shall occur, Borrower shall also pay all Lender's costs of collection, including Lender employee travel expenses, court costs, and attorney's fees whether incurred with collection efforts, trial, appeal, or bankruptcy proceedings. If an Event of Default shall occur, Borrower may not use proceeds of this loan to pay Lender's costs of collection enumerated above.
- 6.2 Limitation of Lender's Duties: While the Lender has the option to make certain inspections of the property of Borrower and to make certain determinations as to the purpose for which advances are requested hereunder, the Lender is under no obligation to do so. Moreover, Lender shall have no responsibility whatsoever for any aspect of any matter in which Borrower runs his business nor the reasons of any investment by Borrower.
- 6.3 Survival of Representation and Warranties: All representations and warranties contained herein or made in writing in connection herewith shall survive the execution and delivery of Loan Documents.
- 6.4 Successors and Assigns: All covenants and agreements in this Agreement contained by or on behalf of either of the parties hereto shall bind and insure to the benefit of the respective successors and assigns of the parties hereto whether so expressed or not.

- 6.5 Notices: All written communications provided for hereunder shall be sent by first class mail as follows or to such other address with respect to any party as such party shall notify the others in writing:

TO LENDER: Florida Department of Commerce
[NAME]
107 East Madison Street, MSC [NUMBER]
The Caldwell Building
Tallahassee, Florida 32399

TO BORROWER: [CITY TO PROVIDE]_____, [NAME, TITLE]

- 6.6 Applicable Law: This Agreement is being delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida. The recitals of this Agreement are incorporated herein by reference and shall apply to the terms and provisions of this Agreement and the Parties.
- 6.7 Headings: The descriptive section headings herein have been inserted for convenience only and shall not be deemed to limit or otherwise affect the construction of any provisions hereof.
- 6.8 Counterparts: This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.
- 6.9 Remedies Cumulative: All rights and remedies of Lender hereunder are cumulative and in addition to any rights and remedies which Lender may have under any applicable laws, and the exercise of any of one right or remedy by Lender against one party hereto will not deprive Lender of any right or remedy against that party or any other parties hereto.
- 6.10 Severability: If any portion of any Loan Document is found to be illegal, invalid, or unenforceable, such term shall be severed and the remainder of the Loan Document in question shall continue in full effect.
- 6.11 Waivers: No delay or omission by the Lender in exercising any right hereunder or under any Loan Document or with respect to the Indebtedness shall operate as a waiver of that or any other right, and no single or partial exercise of any right shall preclude the Lender from any other or further exercise of any other right or remedy. The Lender may cure any Event of Default in any reasonable manner without waiving that or any other prior or subsequent Event of Default by the Borrower.
- 6.12 Maintenance of Records: Borrower shall retain and maintain all records in connection with the Indebtedness and make such records available for financial audit as may be requested. Records shall include books, documents, and other evidence, including, but not limited to, vouchers, bills, and invoices, requests for payment and other supporting documentation, and

independent auditors' working papers which, according to generally accepted accounting principles, procedures and practices, sufficiently and properly reflect all transactions related to this Indebtedness. Such records shall be retained by Borrower for a minimum period of five years after the repayment in full of the Indebtedness. The records shall be subject at all times to inspection, review, or audit by personnel of the Office of the Auditor General, Department of Financial Services, Office of the Chief Inspector General, or other personnel authorized by Lender and copies of the records shall be delivered to Lender upon request.

- 6.13 Small and Minority Business: Borrower is encouraged to use small businesses, including minority and women-owned businesses as subcontractors or sub-vendors under this Agreement. The directory of certified minority and women-owned businesses can be accessed from the website of the Department of Management Services, Office of Supplier Diversity.
- 6.14 Lobbying: Funds from this loan may not be used for lobbying the Florida Legislature, the Florida judicial branch, the Governor or the Executive Office of the Governor, or a State of Florida agency pursuant to Section 216.347, Florida Statutes.
- 6.15 Public Entity Crime: Borrower affirms that at no time has Borrower been convicted of a public entity crime pursuant to Section 287.133(2)(a), Florida Statutes, and agrees that it shall not violate any such law and further acknowledges and agrees that any such conviction during the term of this Agreement may result in the termination of this Agreement. Borrower shall place this provision in any executed agreements resulting from this Agreement.
- 6.16 Non-Discrimination:
- 6.16.1 Borrower will not discriminate against any employee employed in the performance of this agreement, or against any applicant for employment because of age, race, creed, color, handicap, national origin, or sex.
- 6.16.2 Borrower affirms that it is aware of the provisions of Section 287.134(2)(a), Florida Statutes, and that at no time has Borrower been placed on the Discriminatory Vendor List or conducted business with an entity listed. Borrower further agrees that it shall not violate such law and doing so during the term of the Agreement may result in the termination of this Agreement.
- 6.16.3 Borrower shall include similar provisions in any executed agreements resulting from this Indebtedness.
- 6.17 Subcontracts: Any and all contracts that Borrower executes with a person or organization under which such person or organization agrees to perform services on behalf of Borrower or Lender shall include provisions requiring that such person or organizations report on performance, account for proper use of funds provided under the contract including the provision of audit rights pursuant to paragraph 3.11 of this Agreement, avoid duplication of existing state and local services and activities, and agree to abide by all local, state, and federal laws.
- 6.18 Pledging Credit: Borrower shall not pledge the State of Florida's or Lender's credit or make the State of Florida or Lender a guarantor of payment or surety for any contract, debt, obligation, judgment lien, or any form of indebtedness. Any attempt shall be *void ab initio*.

- 6.19 Term of Agreement: This Agreement shall continue in effect so long as any part of the Indebtedness remains unpaid.
- 6.20 Jurisdiction; Venue: The laws of the State of Florida shall govern the construction, enforcement and interpretation of this Agreement, regardless of and without reference to whether any applicable conflicts of laws principles may point to the application of the laws of another jurisdiction. Each Party shall perform its obligations hereunder in accordance with the terms and conditions of this Agreement. The Parties hereby agree that the exclusive personal jurisdiction and venue to resolve any and all disputes between them including, without limitation, any disputes arising out of or relating to this Agreement shall be in the state courts of the State of Florida in the County of Leon. The Parties expressly consent to the exclusive personal jurisdiction and venue in any state court located in Leon County, Florida, and waive any defense of forum non conveniens, lack of personal jurisdiction, or like defense, and further agree that any and all disputes between them shall be solely in the State of Florida. IN ANY LEGAL OR EQUITABLE ACTION BETWEEN THE PARTIES, THE PARTIES HEREBY EXPRESSLY WAIVE TRIAL BY JURY TO THE FULLEST EXTENT PERMITTED BY LAW.

IN WITNESS WHEREOF, the Parties have caused this Agreement to become effective as of the date executed by the Lender ("Effective Date").

CITY OF ST. PETE BEACH, FLORIDA

**FLORIDA DEPARTMENT OF
COMMERCE**

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY, SUBJECT ONLY TO FULL
AND PROPER EXECUTION OF THE
PARTIES.

OFFICE OF THE GENERAL COUNSEL
FLORIDA DEPARTMENT OF COMMERCE

By _____

Approved Date: _____

EXHIBIT B

Form of Note

U.S. \$15,998,498

Tallahassee, Florida

Maturity Date:
120 months from the Effective Date

FOR VALUE RECEIVED, City of St. Pete Beach, Florida ("Borrower"), promises to pay to the order of the State of Florida, Department of Commerce ("Lender"), the sum of \$15,998,498. Should any principal amount remain unpaid after the Maturity Date (as defined below or as accelerated pursuant to the terms hereof), such unpaid principal shall bear interest from the Maturity Date (or date of acceleration) until paid, at the rate stated below.

1. **NOTE:** This is an interest-bearing Note and the principal sum shown above together with interest thereon [ISN'T INTEREST CALCULATED FROM THE MATURITY DATE FORWARD IF THE CITY DOES NOT PAY?]calculated in accordance with the interest as calculated in Paragraph 2 shall be payable in accordance with the payment provision pursuant to Paragraph 3. All payments made hereunder shall be credited first to interest and lawful charges and the remainder to principal.
2. **INTEREST CALCULATION:** No interest will accrue through the Maturity Date. At the Maturity Date, simple interest will be computed on the basis of the actual number of days elapsed over an assumed 360-day year on the then outstanding principal balance. From the Maturity Date until the principal is paid the interest rate shall be based on a fixed rate of interest at 3% per annum.
3. **PAYMENT:** The Borrower hereby agrees to repay principal of \$15,998,498 on or before _____ (the "Maturity Date"). This Note may be repaid at any time without penalty.
4. **ENABLING RESOLUTION:** The Borrower has enacted Ordinance No. ____, a copy of which is attached hereto as "Exhibit B" and incorporated by reference herein (the "Ordinance"). The Ordinance authorizes Borrower to perform its obligations under this Note and the Loan Agreement of even date herewith (the "Loan Agreement") including, without limitation, the obligation to pay the amounts due under the Note and all other liabilities of the undersigned to Lender. A default under the terms and conditions of the Loan Agreement shall also be deemed a default under the terms and conditions of this Note.
5. **DEFAULT:** In the event of any default in the payment of any amount due hereunder or in the Loan Agreement, or the insolvency of the Borrower, or the filing by or against any of them of any bankruptcy, insolvency, or other proceedings for the relief of debtors under any state or federal law, or the making by any of them of any assignment for benefit of creditors, or the failure to pay or supersede within 30 days any judgment entered against any of them or the issuance of any writ of attachment or garnishment against any of the property of any of them, or the failure of any of the undersigned to observe or perform any agreement of any nature whatsoever with the lender, or if Lender deems itself insecure, this Note and all Obligations shall forthwith [become immediately due and payable without demand or notice, at the option of Lender.] After maturity, this Note shall bear interest at the rate stated above.
6. **ATTORNEYS' FEES:** If any amount payable hereunder is not paid when due or declared due, this Note may be placed in the hands of an attorney at law for collection, and in that event, the Borrower agrees to pay all costs of collection, including any reasonable attorneys' fees and costs. Such attorneys' fees and costs shall include, but not be limited to, fees and costs incurred in all matters of collection

and enforcement, construction and interpretation, before, during, and after trial proceedings and appeals, as well as appearances in and connected with any bankruptcy proceedings, creditors' reorganization proceedings, or probate proceedings.

7. **RATE CHARGED:** In no event shall the interest charged hereunder be in excess of the legal maximum rate of interest (if any) allowed by applicable law as the law now exists or as the law may be changed in the future to allow higher rates of interest, and in the event that interest is charged at a rate in excess of the maximum rate allowed, any excess sums collected by the Lender shall be applied as reduction to principal, it being the intent of the undersigned hereof and the Lender that the undersigned pay no more and the Lender collect no more than the sums allowed using a lawful rate of interest.
8. **AUTHORITY:** The Borrower has the authority to execute this Note and has all authority to bind itself to the obligations set forth herein and in the Loan Agreement.
9. **AMENDMENT:** This Agreement may only be modified or amended by written instrument executed by both the Borrower and the Lender.
10. **GENERAL:** Each Party to this Note, whether maker, endorser or guarantor, hereby waives presentment for payment, demand, protest and notice of protest and assents to each and every extension or postponement of the time of payment or other indulgence, or to any substitution, addition, exchange or release of the security held by Lender. The undersigned hereby acknowledge that they have received a completed copy of this Note and agree to all the terms contained herein. Capitalized terms used but not defined herein shall carry the meaning ascribed in the Loan Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to become effective as of the date executed by the Lender ("Effective Date").

City of St. Pete Beach, Florida

Florida Department of Commerce

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY, SUBJECT ONLY TO FULL
AND PROPER EXECUTION OF THE
PARTIES.

OFFICE OF THE GENERAL COUNSEL
FLORIDA DEPARTMENT OF COMMERCE

By _____

Approved Date: _____

Memorandum (DRAFT)

July 7, 2025

To: Frances Robustelli, City Manager
Devon Schmidt, Finance Director
City of St. Pete Beach, Florida

From: Jeffrey T. Larson, President
Larson Consulting Services, LLC
Financial Advisor to the City

Re: \$15, 998,498 State Loan, City's Bond Ordinance

Please allow this memo to serve as a summary of the City's proposed State Loan related to projected operating revenue losses during Fiscal Year 2025 and 2026 in the City's General Fund and Enterprise Funds related to Hurricane Milton and Helene.

1. Summary of Terms

Amount: Up to \$15,998,498 as requested by the City per its operating revenue loss forecast (see attached).

Term: Ten (10) years from closing ("Maturity Date")

Repayment
Schedule: Any amounts outstanding, with early prepayments of principal allowable in part or in whole, due in total at Maturity Date.

Repayment
Source: City to covenant to budget and appropriate from any legally available Non- Ad Valorem Revenues to repay the State loan, and can also use any available Waste Water Utility Revenues.

Interest Rate: Zero (0) percent until maturity date.

Purpose: State loan to support any City shortfall in operating revenues to pay for payroll or other operating needs, not available for capital expenditures.

Separate Account: Loan proceeds to be held in a separate account and used, along with interest earnings to support any City loss in operating revenues in general fund and wastewater enterprise revenues.

Additional Non- Ad Valorem Debt: Any additional Non-Ad Valorem Debt to require State approval. Such consent not to be unreasonably withheld, with City to provide evidence of debt service sufficiency- Average of last two years audited Non-Advalorem Revenues to be greater than 1.50X Maximum Annual Debt Service.

Acceleration Clause: In event of Default, Note to become immediately due and payable.

2. **Comments** :

This borrowing serves as a low cost cushion to the City to work through the actual effects of a decrease on operating revenues in the General Fund and Wastewater Utility. Draws out of the Account should be done in arrears following evidence from the Finance Director that a shortfall exists that either impedes the City's ability to meet its operating cashflow obligations, or causes the Fund balances to fall below acceptable levels (typically two to three months of operating expenses). Following completion of the Fiscal Year 2026 results, the City should work to determine:

- (1) how much of the funds have been used,
- (2) Utilize the unused portion of the loan proceeds to prepay the State loan,
- and,

(3) Lay out a repayment plan through the final maturity date for annual repayments of the loan that the City can meet.

3. Recommendation

We recommend that the City Commission pass the Debt Ordinance at its second hearing, and work with Staff, Bond Counsel and ourselves to set up a loan closing. State documentation has been reviewed by Staff, City Attorney, Bond Counsel and Larson Consulting, with some recommended changes made.

We appreciate the opportunity to be of service.

Jeffrey T. Larson
President



Emergency Bridge Loan Ordinance

Devon Schmidt, Finance Director
Strategic Alignment: Internal Operations

Application Process and Completed Steps.

Application Process:

Information and Documentation Needed to Apply	
✓	Name of county or municipality
✓	Name of the hurricane(s) that impacted the local government
✓	Total amount of funding requested for governmental operations
✓	Most recently completed operational audit (if any)
✓	Two most recent years of audited financial statements
✓	Reductions in tax revenues, both in the form of dollars and a percentage of revenues, since the time the storm made landfall
✓	Estimates regarding reductions in future tax revenues, both in the form of dollars and a percentage of revenues, over the next 24 months, not to exceed 10 pages
✓	A certification signed by the mayor, board chair, or chief executive officer (e.g., county manager, city manager) of the county or municipality that loan funds will only be used to continue governmental operations or to expand or modify such operations to meet disaster related needs

Staff and Advisory:

- Finance, City Attorney, City Manager worked with Bond Counsel and Financial Advisor to work with the State:
 - Steve Miller, Bond Counsel
 - Jeffrey Larson, Financial Advisor



Initial estimates included in the application:

Category	General Fund	Building Fund	Capital Fund	Wastewater Fund	General Fund	Total
Projected Revenue Reduction - FY 2025:	(4,995,867)	(135,000)	(330,000)	(2,353,883)	(184,500)	(7,999,249)
Projected Revenue Reduction - FY 2026:	(4,995,867)	(135,000)	(330,000)	(2,353,883)	(184,500)	(7,999,249)
Total	(9,991,733)	(270,000)	(660,000)	(4,707,765)	(369,000)	(15,998,498)

Current Plan with Bond Council and Financial Advisor recommendation

This borrowing serves as a cushion to the City to work through the actual effects of a decrease on operating revenues in the General Fund and Wastewater Utility. Draws out of the Account should be done in arrears following evidence from the Finance Director that a shortfall exists that either impedes the City's ability to meet its operating cashflow obligations, or causes the Fund balances to fall below acceptable levels (typically two to three months of operating expenses).

Following completion of the Fiscal Year 2026 results, the City should work to determine:

1. How much of the funds have been used,
2. Utilize the unused portion of the loan proceeds to prepay the State loan, and,
3. Lay out a repayment plan through the final maturity date for annual repayments of the loan that the City can meet.



Purpose

Authorization of Loan

This ordinance authorizes a loan from the State of Florida to support the City's operating costs after hurricanes.

Loan Amount

The loan is set to a principal amount not exceeding \$16,000,000 to cover incurred costs from hurricanes Helene and Milton.

Delegation of Authority

The ordinance delegates authority to various City officials to handle the execution and delivery of the loan agreement.

State Loan Program



Emergency Bridge Loan Program

The Local Government Emergency Bridge Loan Program helps local governments manage operations after disasters.

- The Local Government Emergency Revolving Bridge Loan Program is managed by Florida Commerce and provides interest free loans to local governments throughout Florida that were impacted by federally declared disasters. More than \$40 million is available to fund governmental operations within these Florida counties and municipalities and bridge the gap between the time of the disaster and the time additional funding sources or revenues are secured.
- “Governmental Operations” - costs associated with continuing, expanding, or modifying local governmental operations to meet disaster-related needs, and includes costs such as, but not limited to, staff salaries and payroll.

Impact of Hurricanes

Hurricanes Helene and Milton have severely impacted operations and revenue for the City of St. Pete Beach.

Maintaining Government Operations

Obtaining the loan ensures that the City can continue providing essential services to its citizens.



Repayment Terms

Loan Repayment Source

The loan will be repaid from legally available non-ad valorem revenues, ensuring financial responsibility.

Legislative Findings

The recitals have been adopted as legislative findings that outline the City Commission's purpose and intent.

Exemption of Ad Valorem Power

The City's ad valorem taxing power will not be needed or authorized for the loan repayment.





Loan Authorization

Loan Amount

A term loan not exceeding \$16,000,000 from the State is authorized under the Loan Program.

City Manager's Role

The City Manager is responsible for determining the specific principal amount of the loan with financial advice.

Financial Advisor Input

The City's Financial Advisor will provide advice to help determine the loan's principal amount.

Promissory Note Approval

Execution of Promissory Note

The execution of a promissory note is essential to evidence the loan under the loan agreement.

Authorization by Mayor

The Mayor is authorized to execute and deliver the promissory note with approved modifications.

Note Maturity and Interest Rate

The note has a maturity of 120 months and an interest rate of 0.00% until maturity.



Limited Obligation

Nature of Obligation

The City's obligation to repay the Note is limited and special, defined by the Loan Agreement.

Non-Ad Valorem Revenues

Repayment is sourced from legally available non-ad valorem revenues appropriated for this purpose.

No Lien on Property

The obligation does not create a lien on any property of the City, ensuring no claim on assets.

Debt Service Management

Debt service on the Note is managed within the budget authorized by the City Commission.

State Requirements

Loan Proceeds Management

The City must maintain the Loan proceeds in a separate account to ensure proper management and compliance.

Interest on Unexpended Funds

Any interest earned on unexpended Loan proceeds remains State funds and must be used as outlined in the Loan Agreement.

Investment of Funds

The City can invest amounts in the Debt Service Fund in accordance with state investment policies and regulations.



Thank You



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

Agenda Report

Agenda Title Name: Announcing intent to present a resolution to declare a green reuse (brownfield) area designation for 75 Corey Avenue and 85 Corey Circle

Action Request: None.

Strategic Objective: Economic Development and Smart Growth

Date: July 22, 2025

Prepared By:

Through: Frances Robustelli, City Manager

Summary of Issue: As required by F.S. 376.80(1)(c)4.b., the City is announcing intent to present Resolution 2025-19 to designate a proposed green reuse (brownfield) area at the August 12, 2025 City Commission meeting. The designation will cover the 75 Corey Avenue and 85 Corey Circle properties, with parcel IDs of 36-31-15-30672-063-0230 and 36-31-15-13590-000-0010.

This request covers two parcels and complements Resolution 2022-23, which designated six other parcels associated with the Corey Landings project. The current owner of the TC-2 Corey Circle land, KT COREY AVE LLC, is seeking this designation as a necessary precondition for application of the two additional parcels to the Florida Department of Environmental Protection (FDEP) for tax credits associated with rehabilitation and waste removal.

Approval of this request allows the owner to move forward with entering into an agreement with the FDEP or designee for reimbursement of remediation costs and does not create a new local tax burden. It also does not commit the City to approve any conditional use permit, plat, roadway vacation, certificate of concurrency, or other request that may be made to develop these two parcels or the original parcels authorized under Resolution 2022-23, except for the extant 2022 authorization to develop the Corey Landings site as

approved under Resolution 2022-03 which does not cover development on the subject parcels. The five findings necessary to declare these parcels as eligible for such a declaration will be presented at the first hearing of the resolution.

In addition to the two City Commission readings of the resolution, the applicant will be holding a community meeting at the Hilton Garden Inn, 6100 Gulf Boulevard, on July 31, 2025 starting at 5:30 pm and ending not later than 7:00 pm. This is not a City-hosted meeting, but any member of the public is welcome to attend.

Funding: N/A

Attachments:



155 Corey Ave
St. Pete Beach, FL 33706

To: Mayor Petrila and City Commissioners
From: Frances Robustelli, City Manager
Date: July 22, 2025
Subject: 12-Month Performance Evaluation

Background

At the December 16, 2024, Commission meeting, the City Commission agreed unanimously to an evaluation process for the Charter Officers. The process includes the following:

1. 360 evaluation is conducted anonymously by the City Leadership Team, Charter Officers, a sub-set of the Management Team, those with a direct reporting relationship, and one line-staff representative from each department. The holistic results from the staff evaluation will be included in the evaluation packet submitted as part of the agenda packet. The same evaluation is provided to each Commissioner with the understanding that their evaluation will be publicly available with their individual name provided on the completed evaluation.
2. The Charter Officer prepares a self-evaluation.
3. The Charter Officer prepares goals for the next evaluation cycle.
4. The Charter Officer prepares a compensation request with supporting documentation if applicable.
5. The Charter Officer meets with each Commissioner to discuss the 360 evaluation, self-evaluation and goals.
6. The evaluation packet is prepared for a public meeting that includes all the above documents.
7. The Commission completes the evaluation in a publicly noticed meeting and provides direction if applicable.

360 Evaluation Results

Evaluation Results are attached to this memo. The same people and positions were engaged for this evaluation as were utilized in the 6-month evaluation process. Summary results are provided for staff responses and individual responses are provided for elected officials. The same 31 people/positions, including elected officials, were requested to participate. We had a high response rate with 25 of the 31 requested participating.

Themes that surfaced that will require more focus and attention in the future were continuous improvement in communication and follow-up, community engagement, cross-departmental collaboration, the need for consistent customer service that rises to the level of excellence, refining the organizational structure, and solving infrastructure needs.

Themes that surfaced regarding accomplishments included positive response regarding collaborative and authentic leadership style, sound staffing decisions that are enhancing organizational effectiveness, general positive feedback regarding response to storm recovery efforts, acknowledgement of significant increase in staff responsiveness city-wide and increased transparency and improvement in financial reporting.

Self-Evaluation

I continue to be honored to be serving as your City Manager and am enjoying being part of such a wonderful community. Despite experiencing back-to-back devastating hurricanes, we have accomplished many notable outcomes upon completion of my first year. I am grateful for the opportunity to lead this organization, and most proud of the resilience, teamwork and commitment to each other that the employees have demonstrated during my tenure. They have been asked to follow me through a renaissance of organizational change, and they have embraced this path and are generally thriving through evidence of innovation, improvement in customer service and embracing transparent communication, receiving feedback and improving accountability to each other and the residents.

I have split the accomplishments into three categories since the storms created an immediate need to shift away from what was originally planned upon my arrival and this evaluation period covers the last six months of the first year. Going forward, evaluations will be conducted annually in the month of July.

Pre-storm July 2024 through September 2024 Organizational Accomplishments

1. Implemented the Commission Approved Pay plan providing competitive pay to improve retention and attraction of top talent.
2. Phase 1 of Sea Wall Ordinance Updates presented and approved improving the permit process and allowing for administrative approvals in certain circumstances.
3. Phase 1 of Pass-A-Grille Sea Wall construction completed.
4. FY 2024-2025 Budget Adopted within legal requirements.
5. Implemented City Manager weekly operational update improving transparency and communication within the organization.
6. Completed review and closure of the Small Business Grant Program with a reallocation of remaining funds to public works for key infrastructure projects.
7. Provided a comprehensive Gulf Blvd utility underground project accounting for all fiscal elements of the project to date.

8. Completed an appointment of Interim City Attorney services to ensure continuity of legal support.
9. Completed RFP and contract approval for Comprehensive Plan Development
10. Secured an expert and provided an overview of development moratoria and planning in progress in the context of comprehensive planning.
11. Implemented organizational tools and best practices such as regular leadership meetings, agendas and meeting minutes with action items, full management meetings and “all-hands” meetings to increase communication, accountability, collaboration and clarity.

Post-storm October 2024 through December 2024 Organizational Accomplishments

1. Declared local state of emergency; and declarations are on-going for the next several months.
2. In response to two hurricanes within a 10-day period, activated the Emergency Operations Center and assisted with evacuation and recovery for both events.
3. Completed debris removal ahead of the 90-day requirement resulting in the improvement of quality of life for both residents and businesses and preserving the health and safety standards in the city.
4. Created a comprehensive and aggressive communications strategy minimizing confusion and providing residents and businesses real time information. Scheduled multiple community meetings and additional commission meetings to meet the community needs for information and provide a platform for asking questions in person.
5. As a FEMA declared disaster area, created multiple teams to respond to the 1000s of businesses and residents in need of recovery assistance including water, food, comfort stations for necessities, public safety response, transportation, damage assessments, permitting, flooding, code enforcement, etc.
6. Processed multiple resolution and ordinance changes related to look-back periods, historical building preservation, elevation of non-conforming structures, changeouts of residential ancillary equipment, and waiver of permit fees related to storm damage repair to provide a path forward for sustainable rebuilding of damaged property.
7. Submitted insurance claims for all city facilities and assets damaged during the storms to ensure maximum recovery of funds for repair and replacement in the future.
8. In compliance with the comprehensive plan and in collaboration with the City Clerk, created a Recovery Task Force and began a recruitment process.
9. In collaboration with the City Clerk, efficiency changes to Chapter 34 Emergency Management were presented and approved by the Commission saving staff and commission time now and in the future.
10. In accordance with Commission direction, a contract for holiday decorations was implemented and installed on time which provided much cheer throughout the community.
11. Established a process for Charter Officer evaluations to provide consistent and meaningful feedback from the Commission regarding performance.

January 2025 through June 2025 Organizational Accomplishment Highlights (in addition to goal updates below)

1. Based on Commission feedback, implemented a new budget review process that engages the finance committee in advance of commission review to increase transparency and feedback from the community.
2. Secured a contract with a new financial and payroll system providers and initiated implementation.
3. Based on commission direction, collaborated with City Attorney's office to develop a draft noise ordinance and initiated the public input process.
4. Supported the City Clerk recruitment process that resulted in the appointment of a highly qualified candidate.
5. Secured the procurement of Forerunner, a technology tool to support substantial damage assessments and initiated implementation.
6. Maintained consistent updates to the community regarding storm recovery efforts and transitioned communications to preparedness.
7. Successfully procured the \$2M in equipment necessary for the construction of Pump Station 1 to secure reimbursement from the \$2M State grant.
8. Updated property insurance to cover all City assets.
9. Completed the CUP process for Miramar Beach Resort.
10. Completed adoption of the look-back period for substantial damage calculation purposes.
11. Prepared a "wind-down" contract close-out with Kimley-Horn that does not negatively impact project completion timelines or budgets.
12. Completed an amendment to city ordinances that established code enforcement citation ability for specified civil infractions.
13. Procured and installed a more cost-effective temporary fire station for Station 22 saving the city thousands of dollars during design and construction of the new station.
14. Provided temporary relief through ordinance creation and approval for temporary pause on the collection of revegetation bonds and allowing construction on Sundays.
15. Completed procurement and contract execution for several vendors in preparation for future storm response.
16. Collaborated with Freebie based on direction of commission to implement a non-resident ride fare. Fare set to be implemented in the next 30 days.
17. Continued improvements to Land Development code, correcting administrative portions to provide further clarity for interpretation and implementation.
18. Sunset of the Library Advisory Committee, eliminating redundancy for community and staff.

Goals January 2025 through July 2025

1. Reach agreement from the Commission regarding portions of the Beach Ordinance to be immediately considered for approval and a process and timeline

for completing the remainder of the policy decisions related to the ordinance.

Partially Complete and In Progress

2. Complete Fee Studies for Wastewater, Reclaimed Water, Storm Water, Development Impact Fees, Parking, and all other City recreational and facility services and present new fee schedules for Commission consideration and adoption prior to the Fiscal Year 2025-2026 final budget adoption.

Partially Complete and In Progress

3. Continue tracking FEMA grant programs and managing necessary documentation to maximize reimbursement to the City for Helen/Milton damage. Prepare a status update for the City Commission no later than March 2025. **Complete and will require continued work**

4. Complete and submit State appropriation requests for Fire Station 22 and the Wastewater System Bay pipeline. Actively utilize City lobbyists and relationships with all elected representatives to promote the City's case to secure as much funding as possible. **Complete and secured additional \$3M in State appropriation**

5. Complete RFP process for Federal Lobbyists by March 2025. Present to City Commission options for lobbying and grant management efforts for consideration and action no later than April 2025.

Complete and in contract with Federal Lobbyist

6. Secure staffing to support resident and business recovery efforts that result in decreases in permit and inspection processing timelines. Prepare and communicate metrics to demonstrate outcomes.

Complete and will require continued work

7. Complete a City Commission Priority Work Session in April 2025 that identifies key initiatives to be considered and implemented in the FY 2025-2026 budget process.

Complete

8. Complete a comprehensive Capital Improvement Plan by June 2025 for consideration and inclusion in the FY 2025-2026 budget process.

Complete and will require continued work

9. Continuing organizational work related to necessary reorganizations to realize maximum efficiency and complete recruitment for key positions including Assistant City Manager, Finance Director and Community Development Director.

Complete

10. Begin Comprehensive Plan update process and make progress according to agreed upon project deadlines.

Complete and will require continued work

Goals for June 2025 through July 2026

1. **Implement measures for continuous improvement in communications, internally and externally.**
2. **Implement processes and programs that decrease the funding gap for critical infrastructure.**
3. **Complete major organizational changes and implement key finance/HR systems, and classification and pay plans.**

- 4. Align strategic planning with budget goals and clear metrics.**
- 5. Maintain actions that promote morale and strong performance.**
- 6. Ensure process improvements support a level of excellent community customer service are realized in permitting and code enforcement.**

Compensation Request

I request that my contract be amended to provide for the same annual Cost of Living Adjustment percentage as provided to the general employees each fiscal year.

Additionally, I request that my contract be modified to provide for 6 weeks of PTO each calendar year.

#5

COMPLETE

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Last Modified: Thursday, July 10, 2025 4:29:27 PM
Time Spent: 00:21:16
IP Address: 149.22.84.150

Page 1

Q1 Respondent skipped this question

Please describe your role in the organization.

Q2
Please print your full name.

Adrian Petrilă

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q3 **Highly Competent,**
Inspires teamwork and cooperation. Comments (please provide specific examples):
cooperation between departments is significantly improved

Q4 **Highly Competent**
Provides an effective link between staff and the Elected Officials.

Q5 **Highly Competent**
Maintains high standards of honesty, integrity, trust.

Q6 **Competent,**
Delegates and holds staff accountable for results. Comments (please provide specific examples):
would like to see more accountability with certain departments we've had conversations about, permitting, code enforcement, beach, etc.

Q7 **Highly Competent**
Is action and results oriented - and expects this from staff.

Q8 **Highly Competent**

Is approachable, accessible, and friendly.

Q9 **Highly Competent**

Works to maintain and improve employee morale.

Q10 **Exceptional**

Introduces new ideas, concepts, and best practices.

Q11 **Highly Competent**

As a leader, conducts productive and efficient staff meetings.

Q12 **Highly Competent**

As a leader, it is clear about expectations and outcomes.

Q13 **Highly Competent**

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q14

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

seeing significant improvements with the staff, systems, and long range planing

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q15 **Highly Competent,**

Provides high level of public information and expects excellent customer service.

Comments (please provide specific examples):
permitting/inspections customer service has room for improvement, especially communication

Q16 **Exceptional**

Is accessible; encourages citizen feedback and acts on this information.

Q17 **Exceptional**

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q18	Highly Competent
Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.	
Q19	
Please provide your overall comments on the City Manager's performance on Community Relationships.	
readily available, engages and responds to emails/calls/concerns from the community	

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q20	Highly Competent
Effectively reports and projects the financial condition of the City.	
Q21	Highly Competent
Designs management practices/policies to maintain a sound, long-range financial position.	
Q22	Highly Competent
Implements effective programs to limit liability and loss.	
Q23	Highly Competent
Effectively helps establish and implement Council budgetary goals.	
Q24	Highly Competent
Maintains effective relationships with finance stakeholders.	
Q25	Highly Competent, Comments (please provide specific examples): updated and more accurate reporting is a welcome change, as is the long-term planning for the budget for more than just the next 12 months
Please provide your overall comments on the City Manager's performance on their Financial Management of the City.	

Q26

Please list your knowledge of the City Manager's accomplishments and achievements in the past six months that can be attributed to the City's organizational improvements.

commission & budget long-term planning, restructuring of public services & parks for more efficient use of staff and resources, planning/inspections/maintenance of waste & storm water, ability to find the right fit of staff & position, getting the right people in the right job

Q27

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

actions or inactions of prior staff and CM, FEMA

Q28

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

getting permitting/inspections to operate more efficiently, consistent enforcement by code & sheriff

Q29

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q30

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q31

Respondent skipped this question

Please provide your overall comments:

#4

COMPLETE

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IP Address: 47.201.171.227

Page 1

Q1

Elected Official

Please describe your role in the organization.

Q2

Please print your full name.

Karen Marriott

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q3

Inspires teamwork and cooperation.

Highly Competent,

Comments (please provide specific examples):

City staff appears to be working together better than in the past.

Q4

Highly Competent

Provides an effective link between staff and the Elected Officials.

Q5

Exceptional

Maintains high standards of honesty, integrity, trust.

Q6

Exceptional

Delegates and holds staff accountable for results.

Q7

Is action and results oriented - and expects this from staff.

Exceptional,

Comments (please provide specific examples):

For both this question and the last one - the level of action from all city departments has increased significantly.

Q8

Exceptional

Is approachable, accessible, and friendly.

Q9

Highly Competent,

Works to maintain and improve employee morale.

Comments (please provide specific examples):
Employee morale seems to be on the upswing - I think the public acknowledgment of employee contributions to the City is helpful.

Q10

Highly Competent

Introduces new ideas, concepts, and best practices.

Q11

Don't Know/No Experience

As a leader, conducts productive and efficient staff meetings.

Q12

Highly Competent

As a leader, it is clear about expectations and outcomes.

Q13

Highly Competent,

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Comments (please provide specific examples):
I have heard comments from staff that they appreciate the opportunity to improve skills.

Q14

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

It is clearly an improvement from the past. There is actually clear leadership.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q15

Competent,

Provides high level of public information and expects excellent customer service.

Comments (please provide specific examples):
The public communication is constantly improving, and the frequency is staying high - which is good. I hear that excellent customer service is expected, but I'm not sure we are at the point of always providing it across all departments.

Q16

Highly Competent

Is accessible; encourages citizen feedback and acts on this information.

Q17

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Exceptional,

Comments (please provide specific examples):

I have heard residents comment on how quickly they have their concerns addressed.

Q18

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Exceptional,

Comments (please provide specific examples):

I like the expectation that we are all going to get along and work together - even when it seems far-fetched.

Q19

Please provide your overall comments on the City Manager's performance on Community Relationships.

Everyone I have heard from in the City thinks the City Manager is doing a great job!

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q20

Effectively reports and projects the financial condition of the City.

Exceptional,

Comments (please provide specific examples):

This has been a significant improvement - we have a clear picture of the finances for the first time in many years.

Q21

Designs management practices/policies to maintain a sound, long-range financial position.

Competent,

Comments (please provide specific examples):

I think we are just getting to the point where this will be possible in the future.

Q22

Implements effective programs to limit liability and loss.

Don't Know/No Experience

Q23

Effectively helps establish and implement Council budgetary goals.

Highly Competent,

Other (please specify):

We have a process to identify budgetary goals and it seems like that is being followed up with implementation.

Q24

Competent

Maintains effective relationships with finance stakeholders.

Q25

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Highly Competent,

Comments (please provide specific examples):

The finance director position has been filled, it seems like we have a solid path forward.

Page 5

Q26

Please list your knowledge of the City Manager's accomplishments and achievements in the past six months that can be attributed to the City's organizational improvements.

New finance director, transitioning FEMA supplied contract workers in the building department to temporary-full time staff, reorganizing public works into public services and creating efficiencies where there was before duplication of efforts, beginning to improve code and parking enforcement.

Q27

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Existing finance and budget inconsistencies and poor practices, continued high volume of work in community development due to hurricane recovery.

Q28

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Continued efforts to fund infrastructure capital projects, continued budgeting and planning for the longer term (3-5 years instead of just the next year), continued improvement in processes and efficiency in community development.

Q29

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Considering that almost every department in the city was in some state of disfunction, I think our city manager is doing a nice job of slow, simultaneous improvement across all departments.

Q30

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

I think everything is going well, and I expect that processes will continue being refined to optimize performance across all departments.

Q31

Please provide your overall comments:

I can't imagine anyone doing a better job than Francis is.

#3

COMPLETE

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Time Spent: 05:37:40
IP Address: 70.127.135.157

Page 1

Q1

Elected Official

Please describe your role in the organization.

Q2

Respondent skipped this question

Please print your full name.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q3

Highly Competent

Inspires teamwork and cooperation.

Q4

Provides an effective link between staff and the Elected Officials.

Highly Competent,

Other (please specify):

I appreciate the interaction she allows with her staff (given appropriate notice). I would still like to see immediate notification on any issues affecting our rebuilding, permitting and infrastructure.

Q5

Maintains high standards of honesty, integrity, trust.

Highly Competent,

Comments (please provide specific examples):

Is honest and direct which is instrumental in building and maintaining trust.

Q6

Delegates and holds staff accountable for results.

Competent

Q7

Highly Competent

Is action and results oriented - and expects this from staff.

Q8

Highly Competent

Is approachable, accessible, and friendly.

Q9

Highly Competent

Works to maintain and improve employee morale.

Q10

Introduces new ideas, concepts, and best practices.

Highly Competent,

Other (please specify):

Keeps best practices forefront (ie capital program w/ 10 yr projection), initiates time saving approaches (series of successive budget workshops) and utilization of Committees to assist within associated departments (ie Finance & Budget). Is open to input and suggestions.

Q11

Don't Know/No Experience

As a leader, conducts productive and efficient staff meetings.

Q12

Highly Competent

As a leader, it is clear about expectations and outcomes.

Q13

Don't Know/No Experience

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q14

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Frances is very competent in her leadership role. Under her guidance we have made many strides and improvements in our processes, communications and transparency. Nevertheless, I do feel that more improvement is needed in specific departments and on our website to support and assist our residents and small businesses.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q15

Provides high level of public information and expects excellent customer service.

Needs Improvement,

Comments (please provide specific examples):

Information provided by the city needs to be clear and concise. Customer service has improved, but some areas are lacking and need focus.

Q16

Highly Competent

Is accessible; encourages citizen feedback and acts on this information.

Q17

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Highly Competent,

Comments (please provide specific examples):

This has improved significantly which is mostly due to being 9 months past the overwhelming demands that ensued with the storms and now having processes in place. Again, clear & concise information is needed.

Q18

Competent

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q19

Please provide your overall comments on the City Manager's performance on Community Relationships.

Frances is accessible and responsive and under her leadership processes have been put in place to move the city forward. Refinement is needed to give clear, concise information to further support the community.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q20

Effectively reports and projects the financial condition of the City.

Exceptional,

Comments (please provide specific examples):

Provides clear reporting while putting the information in context.

Q21

Highly Competent

Designs management practices/policies to maintain a sound, long-range financial position.

Q22

Don't Know/No Experience

Implements effective programs to limit liability and loss.

Q23

Highly Competent

Effectively helps establish and implement Council budgetary goals.

Q24

Don't Know/No Experience

Maintains effective relationships with finance stakeholders.

Q25

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Highly Competent,

Comments (please provide specific examples):
Demonstrates sound judgement and recognizes areas in need of prioritization.

Page 5

Q26

Please list your knowledge of the City Manager's accomplishments and achievements in the past six months that can be attributed to the City's organizational improvements.

New hires (Finance Director, Community Development Director, Library Director & Building Official), reorganized Public services & Community Development departments, placed Code Enforcement under the direction of the Assistant City Mgr, updated requirements of staff comments in CUP review and brought forward a Finance System solution.

Q27

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Budgetary constraints due to storm impact on infrastructure and assets. FEMA & FDEM directives.

Q28

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Items outlined in priority & strategic work sessions (ie. processes to get residents back in their homes and small business back on their feet, Alternative funding sources for financial recovery and infrastructure repair, Public works repair and maintenance, resiliency advancements) and refinement of department organization.

Q29

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

It's been a very tough and trying time since the storms and will be a long road to full recovery. I thank Frances for remaining calm under pressure and keeping the city focused. We are in a great position now being fully staffed and with Frances in lead to move us forward to be a better, more efficient and effective organization.

Q30

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Continue to address community relations to focus on assisting residents and small businesses in the post storm recovery period. Internally, continue to promote teamwork across departments and strive for customer service excellence, make use of committees and boards and continue to lead with best practices.

Q31

Respondent skipped this question

Please provide your overall comments:

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 25, 2025 4:03:19 PM
Last Modified: Wednesday, June 25, 2025 6:10:22 PM
Time Spent: 02:07:03
IP Address: 47.201.200.229

Page 1

Q1

Elected Official

Please describe your role in the organization.

Q2

Respondent skipped this question

Please print your full name.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q3

Inspires teamwork and cooperation.

Highly Competent,

Comments (please provide specific examples):
The city manager has been observed fostering in community meetings and priority workshops a collaborative environment across departments, encouraging open communication and shared problem-solving.

Q4

Provides an effective link between staff and the Elected Officials.

Highly Competent,

Other (please specify):
The city manager continuously links staff who are subject matter experts whether while in meetings, with constituents or electronic communications: Providing expert advice and policy recommendations. Ensuring transparency and accountability in operations. Anticipating community needs and aligning resources accordingly.

Q5

Maintains high standards of honesty, integrity, trust.

Exceptional,

Comments (please provide specific examples):
The city manager consistently upholds the highest standards of ethical conduct. Mrs. Robustelli's transparent communication, principled decision-making, and unwavering commitment to fairness have earned the trust of both staff and the community. She leads by example, fostering a culture of accountability and respect throughout the city.

Q6

Delegates and holds staff accountable for results.

Exceptional,

Comments (please provide specific examples):

The city manager demonstrates strong leadership by effectively delegating responsibilities to department directors and staff, ensuring that each team member understands their role in achieving organizational goals. She sets clear expectations, monitor progress, and hold individuals accountable for delivering results which is demonstrated during commission meetings.

Q7

Is action and results oriented - and expects this from staff.

Highly Competent,

Comments (please provide specific examples):

The city manager encourages staff to take initiative and drives continuous improvement by aligning staff efforts with strategic priorities.

Q8

Is approachable, accessible, and friendly.

Exceptional,

Comments (please provide specific examples):

The city manager is consistently approachable, accessible, and friendly, creating a welcoming environment for staff, elected officials, and community members alike. This demeanor enhances internal collaboration but also strengthens public confidence in city leadership.

Q9

Works to maintain and improve employee morale.

Exceptional,

Comments (please provide specific examples):

Through open communication, regular recognition of staff achievements, and a commitment to professional development, the city manager continues to cultivate a workplace culture where employees feel valued, motivated, and engaged. Her leadership has contributed to improved job satisfaction and team cohesion across departments.

Q10

Introduces new ideas, concepts, and best practices.

Highly Competent,

Other (please specify):

The city manager has the leadership skills to encourage innovation, introducing new ideas, concepts, and best practices that enhance operational efficiency and service delivery. The city needs openness to emerging technologies and commitment to continuous improvement to position the city as a leader in modern governance. By fostering a culture of experimentation and learning, the city manager can further empower staff to challenge the status quo and pursue creative solutions to complex challenges.

Q11

As a leader, conducts productive and efficient staff meetings.

Exceptional,

Comments (please provide specific examples):

The city manager consistently conducts staff meetings that are well-organized, purposeful, and time efficient. Agendas are clearly communicated in advance, discussions stay focused on priorities, and all participants are encouraged to contribute.

Q12

As a leader, it is clear about expectations and outcomes.

Highly Competent,

Comments (please provide specific examples):

The city manager links individual responsibilities to broader strategic objectives, reinforcing purpose and direction. This is evident in the weekly communications sent to directors and elected officials.

Q13

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Don't Know/No Experience

Q14

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

The city manager has demonstrated exemplary leadership in guiding the city through both opportunities and challenges. Her strategic vision, operational expertise, and commitment to ethical governance is advancing the city's goals. By fostering a culture of accountability, innovation, and collaboration, she has strengthened internal operations and enhanced public trust. The city manager's ability to balance long-term planning with day-to-day responsiveness reflects a deep understanding of the community's evolving needs. Her leadership has positioned the city for continued success and resilience.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q15

Provides high level of public information and expects excellent customer service.

Exceptional,

Comments (please provide specific examples):

The city manager prioritizes proactive communication with the public, ensuring that accurate, timely, and accessible information is consistently shared through multiple channels. The city manager provides communication to the public through multiple sources: website, social media, and newsletters.

Q16

Is accessible; encourages citizen feedback and acts on this information.

Exceptional,

Comments (please provide specific examples):

The city manager is consistently accessible to residents and actively encourages citizen feedback through a variety of channels: community meetings, neighborhood meetings, emails, and workshops.

Q17

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Highly Competent,

Comments (please provide specific examples):

The city manager works on follow-up and resolution of citizen complaints and service requests, reinforcing the city's commitment to responsiveness and accountability. The difficulty will always be on the timely follow-up.....timely means many things, not too late, not too early for different people.

Q18

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Highly Competent,

Comments (please provide specific examples):

The city manager consistently models and promotes effective, cooperative working relationships across all levels of the organization and with external stakeholders. Internally, she encourages open communication, mutual respect, and teamwork among staff, creating a unified and productive work environment. Externally, she actively engages with business partners and community organizations, building trust and aligning efforts to support shared goals.

Q19

Please provide your overall comments on the City Manager's performance on Community Relationships.

The city manager has demonstrated a consistent and proactive commitment to fostering meaningful relationships with the community. Through accessible leadership, transparent communication, and a strong emphasis on customer service, she builds trusts and engagement across diverse stakeholder groups. Her responsiveness to citizen feedback, timely resolution of concerns, and collaborative approach with local organizations and businesses will continually enhance the city's reputation for openness and accountability.

Q20

Effectively reports and projects the financial condition of the City.

Highly Competent,

Comments (please provide specific examples):

The city manager provides reports on the city's financial condition, enabling informed decision-making by elected officials and the public. Through transparent communication and sound forecasting, she will ensure the city remains financially resilient and well-prepared for emerging challenges.

Q21

Designs management practices/policies to maintain a sound, long-range financial position.

Highly Competent,

Comments (please provide specific examples):

Through disciplined budgeting, multi-year financial planning, and adherence to best practices, she will continue to ensure the city remains resilient in the face of economic fluctuations.

Q22

Implements effective programs to limit liability and loss.

Don't Know/No Experience,

Comments (please provide specific examples):

I would like to see effective programs and policies to minimize liability and reduce potential losses across city operations. These may exist but I am not aware of them. By identifying risk exposures, promoting safety protocols, and ensuring compliance with legal and insurance standards, it will strengthen the city's ability to prevent incidents and respond efficiently when they occur. I will follow up on the plan for commitment to protecting public resources and maintaining organizational resilience.

Q23

Effectively helps establish and implement Council budgetary goals.

Don't Know/No Experience

Q24

Maintains effective relationships with finance stakeholders.

Highly Competent,

Comments (please provide specific examples):

The city manager maintains strong, collaborative relationships with key financial stakeholders, including the finance department, auditors, and external funding agencies as evident by reports to the commission.

Q25

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Highly Competent,

Comments (please provide specific examples):

The City Manager has demonstrated competent leadership in managing the city's financial resources. Through transparent reporting, strategic budgeting, and long-range financial planning, she is ensuring the city's fiscal health and resilience. This is the first year in the budgeting cycle with the city manager which looks promising.

Page 5

Q26

Please list your knowledge of the City Manager's accomplishments and achievements in the past six months that can be attributed to the City's organizational improvements.

Expanded public communication through timely updates on city platforms, including social media, newsletters, and the website, enhancing transparency and resident engagement.

Strengthened community connections by attending neighborhood meetings, workshops, and responding directly to citizen concerns, fostering trust and participatory governance.

Improved customer service responsiveness, setting clearer expectations for follow-up on complaints and service requests, and reinforcing a culture of accountability.

Promoted a collaborative work environment, encouraging cross-departmental cooperation and effective partnerships with community and business stakeholders.

Set clear expectations and reinforced performance outcomes, ensuring staff alignment with city goals and efficient service delivery.

Maintained accessibility as a leader, welcoming public feedback and acting on it to inform city initiatives and improve services.

Improving the budgeting process in a critical time of storm recovery.

Q27

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Economic fluctuations: local, state or national economic downturns that can impact revenues, employment, and development—regardless of local leadership.

State and federal mandates: statutes or laws that impact municipalities

Natural disasters or extreme weather: Hurricanes, floods, or other emergencies can disrupt operations and require reactive rather than strategic responses.

Difficulty recruiting or retaining qualified personnel—especially in competitive or high-cost markets—can affect service delivery.

Public misinformation or social media dynamics: Viral misinformation or online criticism can shape public perception in ways that are difficult to manage.

Litigation or legal constraints: Ongoing lawsuits or legal limitations may delay projects or restrict policy options.

Infrastructure aging: Long-standing infrastructure deficits or deferred maintenance may take years to address, despite current efforts.

Political dynamics: Shifts in council priorities or public opinion relationships can complicate long-term planning and execution.

Q28

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Strengthen Customer Service Standards: Continue to improve responsiveness and consistency in addressing citizen concerns, with measurable service benchmarks.

Advance Long-Term Financial Planning: Refine multi-year budgeting strategies to support infrastructure, sustainability, and economic resilience.

Promote Organizational Development: Invest in staff training, succession planning, and internal communication to build a high-performing, future-ready workforce.

Drive Innovation and Efficiency: Identify and implement best practices and technologies that streamline operations and improve service delivery.

Improve Infrastructure and Resilience: Prioritize capital projects that address aging infrastructure, climate adaptation, and public safety.

Strengthen Intergovernmental and Community Partnerships: Deepen collaboration with regional agencies to leverage shared goals.

Enhance Community Engagement: Expand outreach efforts to ensure inclusive participation from all neighborhoods, with a focus on underrepresented voices.

Q29

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

The city manager is a strong advocate for continuous improvement, regularly seeking feedback and using it to refine policies and practices. She leads by example, setting a tone of accountability, collaboration, and innovation throughout the organization.

Q30

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q31

Respondent skipped this question

Please provide your overall comments:

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 24, 2025 11:37:19 AM
Last Modified: Tuesday, June 24, 2025 12:29:21 PM
Time Spent: 00:52:02
IP Address: 140.248.44.194

Page 1

Q1

Elected Official

Please describe your role in the organization.

Q2

Respondent skipped this question

Please print your full name.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q3

Inspires teamwork and cooperation.

Exceptional,

Comments (please provide specific examples):
Much improved over prior administrations.

Q4

Provides an effective link between staff and the Elected Officials.

Exceptional,

Other (please specify):
Always makes senior staff available to elected officials.

Q5

Maintains high standards of honesty, integrity, trust.

Exceptional

Q6

Delegates and holds staff accountable for results.

Exceptional,

Comments (please provide specific examples):
She's establishing a culture of accountability within the staff both in respect to job expectations as well as responsiveness to the community.

Q7

Is action and results oriented - and expects this from staff.

Exceptional

Q8

Is approachable, accessible, and friendly.

Exceptional,

Comments (please provide specific examples):

Approachable, genuine and professional.

Q9

Works to maintain and improve employee morale.

Exceptional,

Comments (please provide specific examples):

She has high expectations however she's very dialed into the morale of her entire workforce.

Q10

Introduces new ideas, concepts, and best practices.

Exceptional

Q11

As a leader, conducts productive and efficient staff meetings.

Don't Know/No Experience,

Comments (please provide specific examples):

I'm typically not in most staff meetings, however based on how prepared the staff appears to be, I can only assume she's excellent in this area.

Q12

As a leader, it is clear about expectations and outcomes.

Highly Competent

Q13

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Exceptional,

Comments (please provide specific examples):

I don't typically observe this first hand, however based on the massive improvement of the staff in a relatively short period of time, she's clearly exceptional.

Q14

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Approachable, genuine, but calm under fire. Holds herself and staff accountable for upholding the best interests of the city.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q15

Provides high level of public information and expects excellent customer service.

Highly Competent,

Comments (please provide specific examples):

Top rating for customer service expectations. Public information is much improved but still some room for some improvement.

Q16

Exceptional

Is accessible; encourages citizen feedback and acts on this information.

Q17

Highly Competent,

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Comments (please provide specific examples):

This area is vastly better than prior to her taking over. Still a few areas that have some room for improvement but she's done incredibly well making the improvements thus far.

Q18

Don't Know/No Experience

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q19

Please provide your overall comments on the City Manager's performance on Community Relationships.

Vastly Improved

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q20

Exceptional

Effectively reports and projects the financial condition of the City.

Q21

Exceptional

Designs management practices/policies to maintain a sound, long-range financial position.

Q22

Highly Competent

Implements effective programs to limit liability and loss.

Q23

Exceptional,

Effectively helps establish and implement Council budgetary goals.

Other (please specify):

Unlike prior administrations she's insisted on "focused" attention from all levels. Staff, boards, commission.

Q24 **Don't Know/No Experience,**
Maintains effective relationships with finance stakeholders. Comments (please provide specific examples):
I assume this question is for outside stakeholders.

Q25 **Exceptional**
Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q26
Please list your knowledge of the City Manager's accomplishments and achievements in the past six months that can be attributed to the City's organizational improvements.
Staff improvements, accountability across the spectrum, financial and budgetary transparency, improved communication.

Q27
Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.
Too many powerful outside interests with no connection to the city or the residents. Too much State overreach.

Q28
Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.
Establish "achievable" infrastructure improvements. It may not be realistic however establish a honest broker/liaison between the city and the larger business's within the city. The chamber of commerce is typically considered for this role, however their thinking is typically heavily skewed. The relationship between business and the rest of the community is toxic with little if any trust or goodwill.

Q29
This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.
I will miss working with Fran and I wish her all the best.

Q30 **Respondent skipped this question**
Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q31

Respondent skipped this question

Please provide your overall comments:

#1

INCOMPLETE

Collector: Web Link 3 (Web Link)
Started: Wednesday, June 11, 2025 12:52:42 PM
Last Modified: Wednesday, June 11, 2025 12:52:55 PM
Time Spent: 00:00:12

Page 1

Q1

Manager / Supervisor

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Respondent skipped this question

Inspires teamwork and cooperation.

Q3

Respondent skipped this question

Provides an effective link between staff and the Elected Officials.

Q4

Respondent skipped this question

Maintains high standards of honesty, integrity, trust.

Q5

Respondent skipped this question

Delegates and holds staff accountable for results.

Q6

Respondent skipped this question

Is action and results oriented - and expects this from staff.

Q7

Respondent skipped this question

Is approachable, accessible, and friendly.

Q8

Respondent skipped this question

Works to maintain and improve employee morale.

Q9 Respondent skipped this question

Introduces new ideas, concepts, and best practices.

Q10 Respondent skipped this question

As a leader, conducts productive and efficient staff meetings.

Q11 Respondent skipped this question

As a leader, it is clear about expectations and outcomes.

Q12 Respondent skipped this question

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13 Respondent skipped this question

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14 Respondent skipped this question

Provides high level of public information and expects excellent customer service.

Q15 Respondent skipped this question

Is accessible; encourages citizen feedback and acts on this information.

Q16 Respondent skipped this question

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17 Respondent skipped this question

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Respondent skipped this question

Effectively reports and projects the financial condition of the City.

Q20

Respondent skipped this question

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Respondent skipped this question

Implements effective programs to limit liability and loss.

Q22

Respondent skipped this question

Effectively helps establish and implement Council budgetary goals.

Q23

Respondent skipped this question

Maintains effective relationships with finance stakeholders.

Q24

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#2

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Wednesday, June 11, 2025 1:00:19 PM
Last Modified: Wednesday, June 11, 2025 1:03:41 PM
Time Spent: 00:03:22

Page 1

Q1 **Manager / Supervisor**

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2 **Competent**

Inspires teamwork and cooperation.

Q3 **Competent**

Provides an effective link between staff and the Elected Officials.

Q4 **Competent**

Maintains high standards of honesty, integrity, trust.

Q5 **Competent**

Delegates and holds staff accountable for results.

Q6 **Competent**

Is action and results oriented - and expects this from staff.

Q7 **Competent**

Is approachable, accessible, and friendly.

Q8 **Competent**

Works to maintain and improve employee morale.

Q9

Competent

Introduces new ideas, concepts, and best practices.

Q10

Competent

As a leader, conducts productive and efficient staff meetings.

Q11

Competent

As a leader, it is clear about expectations and outcomes.

Q12

Competent

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13

Respondent skipped this question

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Competent

Provides high level of public information and expects excellent customer service.

Q15

Don't Know/No Experience

Is accessible; encourages citizen feedback and acts on this information.

Q16

Don't Know/No Experience

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17

Competent

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Competent

Effectively reports and projects the financial condition of the City.

Q20

Competent

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Don't Know/No Experience

Implements effective programs to limit liability and loss.

Q22

Competent

Effectively helps establish and implement Council budgetary goals.

Q23

Don't Know/No Experience

Maintains effective relationships with finance stakeholders.

Q24

Competent

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#3

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Wednesday, June 11, 2025 12:53:42 PM
Last Modified: Wednesday, June 11, 2025 1:08:01 PM
Time Spent: 00:14:18

Page 1

Q1 Respondent skipped this question

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2 Highly Competent

Inspires teamwork and cooperation.

Q3 Exceptional

Provides an effective link between staff and the Elected Officials.

Q4 Don't Know/No Experience,
Comments (please provide specific examples):
As a newer employee, I believe I need more time to provide a thoughtful response.

Q5 Highly Competent

Delegates and holds staff accountable for results.

Q6 Highly Competent

Is action and results oriented - and expects this from staff.

Q7 Highly Competent,
Comments (please provide specific examples):
Her accessibility can be limited due to scheduling constraints.

Q8 Highly Competent

Works to maintain and improve employee morale.

Q9 **Highly Competent**

Introduces new ideas, concepts, and best practices.

Q10 **Highly Competent**

As a leader, conducts productive and efficient staff meetings.

Q11 **Highly Competent**

As a leader, it is clear about expectations and outcomes.

Q12 **Highly Competent**

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13 **Respondent skipped this question**

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14 **Don't Know/No Experience**

Provides high level of public information and expects excellent customer service.

Q15 **Don't Know/No Experience**

Is accessible; encourages citizen feedback and acts on this information.

Q16 **Competent**

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17 **Don't Know/No Experience**

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Highly Competent

Effectively reports and projects the financial condition of the City.

Q20

Highly Competent

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Don't Know/No Experience

Implements effective programs to limit liability and loss.

Q22

Highly Competent

Effectively helps establish and implement Council budgetary goals.

Q23

Don't Know/No Experience

Maintains effective relationships with finance stakeholders.

Q24

Highly Competent

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#4

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Wednesday, June 11, 2025 3:10:34 PM
Last Modified: Wednesday, June 11, 2025 3:38:48 PM
Time Spent: 00:28:13

Page 1

Q1

Employee

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Exceptional,

Inspires teamwork and cooperation.

Comments (please provide specific examples):
the City Managers newsletter. they all hands-on meeting.

Q3

Don't Know/No Experience

Provides an effective link between staff and the Elected Officials.

Q4

Exceptional,

Maintains high standards of honesty, integrity, trust.

Comments (please provide specific examples):
City Manager cares about the employees

Q5

Don't Know/No Experience

Delegates and holds staff accountable for results.

Q6

None of the above

Is action and results oriented - and expects this from staff.

Q7

Exceptional,

Is approachable, accessible, and friendly.

Comments (please provide specific examples):
City Manager makes a point to say hi to the staff.

Q8

Exceptional,

Works to maintain and improve employee morale.

Comments (please provide specific examples):
City Manager is working hard to see that the staff is happy and succeeds with the duties.

Q9 **Don't Know/No Experience**

Introduces new ideas, concepts, and best practices.

Q10 **Exceptional,**
Comments (please provide specific examples):
City Manager provides the staff with city wide information and answers questions.

Q11 **Exceptional,**
Comments (please provide specific examples):
City Manager expects the staff to provide good customer services to the residents and businesses.

Q12 **Don't Know/No Experience**

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13
IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.
I like what the City Manager is doing and has accomplished.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14 **Don't Know/No Experience**

Provides high level of public information and expects excellent customer service.

Q15 **Exceptional,**
Comments (please provide specific examples):
When she has gotten a call from A resident about an infrastructure concern, she has notified the Public Services Director to investigate and give her the finding and plan of action.

Q16 **Exceptional,**
Comments (please provide specific examples):
When she has gotten a call from A resident about an infrastructure concern, she has notified the Public Services Director to investigate and give her the finding and plan of action.

Q17

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Exceptional,

Comments (please provide specific examples):

City Manager wants the staff to provide excellent customer services.

Q18

Please provide your overall comments on the City Manager's performance on Community Relationships.

Respondent skipped this question

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Effectively reports and projects the financial condition of the City.

Don't Know/No Experience

Q20

Designs management practices/policies to maintain a sound, long-range financial position.

Exceptional,

Comments (please provide specific examples):

she is making changes for the better.

Q21

Implements effective programs to limit liability and loss.

Don't Know/No Experience

Q22

Effectively helps establish and implement Council budgetary goals.

Don't Know/No Experience

Q23

Maintains effective relationships with finance stakeholders.

Exceptional,

Comments (please provide specific examples):

she keeps the Directors up to date on financial stuff.

Q24

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Exceptional,

Comments (please provide specific examples):

I'm not involved with the financials

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#5

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Wednesday, June 11, 2025 4:28:34 PM
Last Modified: Thursday, June 12, 2025 10:35:24 AM
Time Spent: 18:06:49

Page 1

Q1

Employee

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Highly Competent

Inspires teamwork and cooperation.

Q3

Highly Competent

Provides an effective link between staff and the Elected Officials.

Q4

Highly Competent

Maintains high standards of honesty, integrity, trust.

Q5

Delegates and holds staff accountable for results.

Competent,

Comments (please provide specific examples):
I chose competent here because I personally believe that it should be up to the Directors of each department on how they decide to hold their staff accountable. This is not necessarily a reflection of Frances but I think that she should put that policy into place.

Q6

Highly Competent

Is action and results oriented - and expects this from staff.

Q7

Is approachable, accessible, and friendly.

Exceptional,

Comments (please provide specific examples):

Frances has always taken the time to hear me out. She listens to others opinions and I feel like she leans on the staff that have the experience to help guide her versus just doing things the way SHE wants to.

Q8

Works to maintain and improve employee morale.

Highly Competent

Q9

Introduces new ideas, concepts, and best practices.

Competent

Q10

As a leader, conducts productive and efficient staff meetings.

Highly Competent

Q11

As a leader, it is clear about expectations and outcomes.

Highly Competent

Q12

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Highly Competent

Q13

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Respondent skipped this question

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Provides high level of public information and expects excellent customer service.

Don't Know/No Experience

Q15

Is accessible; encourages citizen feedback and acts on this information.

Highly Competent

Q16 **Don't Know/No Experience**

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17 **Don't Know/No Experience**

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18 **Respondent skipped this question**

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19 **Highly Competent**

Effectively reports and projects the financial condition of the City.

Q20 **Don't Know/No Experience**

Designs management practices/policies to maintain a sound, long-range financial position.

Q21 **Don't Know/No Experience**

Implements effective programs to limit liability and loss.

Q22 **Don't Know/No Experience**

Effectively helps establish and implement Council budgetary goals.

Q23 **Don't Know/No Experience**

Maintains effective relationships with finance stakeholders.

Q24 **Don't Know/No Experience**

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Q25

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Frances has implemented Management meetings and All Hands Meetings that I feel are beneficial to the City's organizational improvements

Q26

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

The way in which Frances handles herself when it comes to the Hurricane's. She was there with the rest of us all day and all night boots on the ground.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

I fully believe that Frances cares about everyone equally from the lowest position all the way up to the highest. She is always around to listen and make herself available for a conversation. She may not always agree with the suggestions that are being given to her but she fully listens to them with an open mind. When we have the All Hands meetings Frances answers questions fully and doesn't seem to waste her time beating around the bush which I think is the way to communicate with staff.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#6

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Thursday, June 12, 2025 2:24:59 PM
Last Modified: Thursday, June 12, 2025 2:39:34 PM
Time Spent: 00:14:34

Page 1

Q1 Director / Charter Officer

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2 Competent

Inspires teamwork and cooperation.

Q3 Competent

Provides an effective link between staff and the Elected Officials.

Q4 Competent

Maintains high standards of honesty, integrity, trust.

Q5 Competent

Delegates and holds staff accountable for results.

Q6 Competent

Is action and results oriented - and expects this from staff.

Q7 Competent

Is approachable, accessible, and friendly.

Q8 Competent

Works to maintain and improve employee morale.

Q9

Competent

Introduces new ideas, concepts, and best practices.

Q10

Competent

As a leader, conducts productive and efficient staff meetings.

Q11

Needs Improvement,

As a leader, it is clear about expectations and outcomes.

Comments (please provide specific examples):
Should clarify expectations in writing. Expectations are high and often communicated on the fly and that leaves room for miscommunication/misunderstanding.

Q12

Competent

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13

Respondent skipped this question

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Competent

Provides high level of public information and expects excellent customer service.

Q15

Competent

Is accessible; encourages citizen feedback and acts on this information.

Q16

Competent

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17

Competent

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Competent

Effectively reports and projects the financial condition of the City.

Q20

Competent

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Competent

Implements effective programs to limit liability and loss.

Q22

Competent

Effectively helps establish and implement Council budgetary goals.

Q23

Competent

Maintains effective relationships with finance stakeholders.

Q24

Competent

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

A focus on retention of staff. Compensation and benefits must remain competitive, and both have less than competitive opportunities for improvement.

Continued focus on emergency management leadership best practices and pre-emptive frequent communication.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#7

INCOMPLETE

Collector: Web Link 3 (Web Link)
Started: Monday, June 16, 2025 11:01:03 AM
Last Modified: Monday, June 16, 2025 11:03:14 AM
Time Spent: 00:02:11

Page 1

Q1 **Manager / Supervisor**

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2 **Exceptional**

Inspires teamwork and cooperation.

Q3 **Respondent skipped this question**

Provides an effective link between staff and the Elected Officials.

Q4 **Exceptional**

Maintains high standards of honesty, integrity, trust.

Q5 **Exceptional**

Delegates and holds staff accountable for results.

Q6 **Exceptional**

Is action and results oriented - and expects this from staff.

Q7 **Exceptional**

Is approachable, accessible, and friendly.

Q8 **Exceptional**

Works to maintain and improve employee morale.

Q9

Exceptional

Introduces new ideas, concepts, and best practices.

Q10

Exceptional

As a leader, conducts productive and efficient staff meetings.

Q11

Exceptional

As a leader, it is clear about expectations and outcomes.

Q12

Exceptional

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13

Respondent skipped this question

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Respondent skipped this question

Provides high level of public information and expects excellent customer service.

Q15

Respondent skipped this question

Is accessible; encourages citizen feedback and acts on this information.

Q16

Respondent skipped this question

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17

Respondent skipped this question

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Respondent skipped this question

Effectively reports and projects the financial condition of the City.

Q20

Respondent skipped this question

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Respondent skipped this question

Implements effective programs to limit liability and loss.

Q22

Respondent skipped this question

Effectively helps establish and implement Council budgetary goals.

Q23

Respondent skipped this question

Maintains effective relationships with finance stakeholders.

Q24

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#8

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Wednesday, June 11, 2025 1:12:51 PM
Last Modified: Wednesday, June 18, 2025 9:25:17 AM
Time Spent: Over a day

Page 1

Q1

Manager / Supervisor

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Competent

Inspires teamwork and cooperation.

Q3

Provides an effective link between staff and the Elected Officials.

Needs Improvement,

Other (please specify):
Could cut down on amount of time at Commission meetings.

Q4

Competent

Maintains high standards of honesty, integrity, trust.

Q5

Delegates and holds staff accountable for results.

Competent,

Comments (please provide specific examples):
Some departments better than others.

Q6

Competent

Is action and results oriented - and expects this from staff.

Q7

Competent

Is approachable, accessible, and friendly.

Q8

Competent

Works to maintain and improve employee morale.

Q9

Competent

Introduces new ideas, concepts, and best practices.

Q10

Competent

As a leader, conducts productive and efficient staff meetings.

Q11

Competent

As a leader, it is clear about expectations and outcomes.

Q12

Competent

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13

Respondent skipped this question

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Competent

Provides high level of public information and expects excellent customer service.

Q15

Competent

Is accessible; encourages citizen feedback and acts on this information.

Q16

Competent

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17

Competent

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Don't Know/No Experience

Effectively reports and projects the financial condition of the City.

Q20

Don't Know/No Experience

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Don't Know/No Experience

Implements effective programs to limit liability and loss.

Q22

Don't Know/No Experience

Effectively helps establish and implement Council budgetary goals.

Q23

Don't Know/No Experience

Maintains effective relationships with finance stakeholders.

Q24

Don't Know/No Experience

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#9

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Tuesday, June 24, 2025 1:05:46 PM
Last Modified: Tuesday, June 24, 2025 1:23:07 PM
Time Spent: 00:17:21

Page 1

Q1

Director / Charter Officer

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Highly Competent

Inspires teamwork and cooperation.

Q3

Highly Competent

Provides an effective link between staff and the Elected Officials.

Q4

Highly Competent

Maintains high standards of honesty, integrity, trust.

Q5

Highly Competent

Delegates and holds staff accountable for results.

Q6

Highly Competent

Is action and results oriented - and expects this from staff.

Q7

Competent

Is approachable, accessible, and friendly.

Q8

Competent

Works to maintain and improve employee morale.

Q9 **Highly Competent**

Introduces new ideas, concepts, and best practices.

Q10 **Highly Competent**

As a leader, conducts productive and efficient staff meetings.

Q11 **Highly Competent**

As a leader, it is clear about expectations and outcomes.

Q12 **Competent**

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Frances has consistently demonstrated strong leadership and a clear commitment to the City's strategic priorities. Her ability to navigate complex challenges while maintaining open lines of communication with department directors has greatly supported interdepartmental collaboration and operational efficiency.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14 **Highly Competent**

Provides high level of public information and expects excellent customer service.

Q15 **Highly Competent**

Is accessible; encourages citizen feedback and acts on this information.

Q16 **Highly Competent**

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17 **Highly Competent**

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Please provide your overall comments on the City Manager's performance on Community Relationships.

Frances has demonstrated a strong commitment to building and maintaining positive relationships within the community. Her presence at public meetings, events, and outreach efforts reflects a genuine interest in engaging with residents, business owners, and community partners. By actively listening to concerns and fostering transparent communication, Frances has helped reinforce public trust in local government.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Highly Competent

Effectively reports and projects the financial condition of the City.

Q20

Highly Competent

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Highly Competent

Implements effective programs to limit liability and loss.

Q22

Highly Competent

Effectively helps establish and implement Council budgetary goals.

Q23

Highly Competent

Maintains effective relationships with finance stakeholders.

Q24

Highly Competent

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Staffing and workforce issues - high turnover, on-going legal actions that could affect decision-making flexibility

Q27

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Enhance community engagement and communication, strengthen workforce recruitment, retention and development and advance strategic capital and infrastructure projects.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#10

INCOMPLETE

Collector: Web Link 3 (Web Link)
Started: Tuesday, June 24, 2025 3:14:07 PM
Last Modified: Tuesday, June 24, 2025 3:16:00 PM
Time Spent: 00:01:53

Page 1

Q1

Manager / Supervisor

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Respondent skipped this question

Inspires teamwork and cooperation.

Q3

Respondent skipped this question

Provides an effective link between staff and the Elected Officials.

Q4

Respondent skipped this question

Maintains high standards of honesty, integrity, trust.

Q5

Respondent skipped this question

Delegates and holds staff accountable for results.

Q6

Respondent skipped this question

Is action and results oriented - and expects this from staff.

Q7

Respondent skipped this question

Is approachable, accessible, and friendly.

Q8

Respondent skipped this question

Works to maintain and improve employee morale.

Q9 Respondent skipped this question

Introduces new ideas, concepts, and best practices.

Q10 Respondent skipped this question

As a leader, conducts productive and efficient staff meetings.

Q11 Respondent skipped this question

As a leader, it is clear about expectations and outcomes.

Q12 Respondent skipped this question

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13 Respondent skipped this question

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14 Respondent skipped this question

Provides high level of public information and expects excellent customer service.

Q15 Respondent skipped this question

Is accessible; encourages citizen feedback and acts on this information.

Q16 Respondent skipped this question

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17 Respondent skipped this question

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Respondent skipped this question

Effectively reports and projects the financial condition of the City.

Q20

Respondent skipped this question

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Respondent skipped this question

Implements effective programs to limit liability and loss.

Q22

Respondent skipped this question

Effectively helps establish and implement Council budgetary goals.

Q23

Respondent skipped this question

Maintains effective relationships with finance stakeholders.

Q24

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#11

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Tuesday, June 24, 2025 10:38:37 AM
Last Modified: Wednesday, June 25, 2025 2:49:18 PM
Time Spent: Over a day

Page 1

Q1 **Manager / Supervisor**

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2 **Competent**

Inspires teamwork and cooperation.

Q3 **Competent**

Provides an effective link between staff and the Elected Officials.

Q4 **Highly Competent**

Maintains high standards of honesty, integrity, trust.

Q5 **Highly Competent**

Delegates and holds staff accountable for results.

Q6 **Highly Competent**

Is action and results oriented - and expects this from staff.

Q7 **Competent**

Is approachable, accessible, and friendly.

Q8 **Highly Competent**

Works to maintain and improve employee morale.

Q9 **Highly Competent**

Introduces new ideas, concepts, and best practices.

Q10 **Competent**

As a leader, conducts productive and efficient staff meetings.

Q11 **Competent**

As a leader, it is clear about expectations and outcomes.

Q12 **Competent**

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Since the City Manager began her tenure, she has faced significant challenges, including a work environment marked by hostility, distrust, and low morale stemming from prior leadership. In addition to navigating these internal issues, she successfully led the organization through two hurricanes that occurred just two weeks apart, all while providing steady guidance to a team under immense pressure and uncertainty. She approached these challenges head-on, and through consistent leadership and a collaborative approach, has begun to foster a more unified workforce and is steadily improving organizational morale

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14 **Highly Competent**

Provides high level of public information and expects excellent customer service.

Q15 **Competent**

Is accessible; encourages citizen feedback and acts on this information.

Q16 **Competent**

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17

Highly Competent

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Please provide your overall comments on the City Manager's performance on Community Relationships.

The City Manager actively encourages open communication with the community. She welcomes the opportunity to meet with any resident or attend community meetings, reinforcing her commitment to transparency, accessibility, and her dedication to serving the best interests of the City.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Competent

Effectively reports and projects the financial condition of the City.

Q20

Competent

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Don't Know/No Experience

Implements effective programs to limit liability and loss.

Q22

Competent

Effectively helps establish and implement Council budgetary goals.

Q23

Competent

Maintains effective relationships with finance stakeholders.

Q24

Competent

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Q25

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Improved Organizational Culture, Crisis Leadership, Community Engagement, Operational Improvements, Interdepartmental Collaboration, Strategic Vision, Budget oversight and fiscal responsibility.

Q26

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Legacy issues from prior leadership, natural disasters and emergencies, economic conditions, labor market challenges, public perception and misinformation, aging infrastructure, legal and liability constraints.

Q27

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Strengthen internal culture through leadership development, staff engagement, and clear communication. Implement performance metrics to track progress, accountability, and service improvements. Identify opportunities for grant funding, cost-saving measures, and long-term financial sustainability. Prioritize and execute critical infrastructure and facility upgrades. Align departmental goals with the City's strategic plan or comprehensive plan.

Q28

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

None

Q29

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

See last answer

Q30

Please provide your overall comments:

Continue the great work you are doing. You have built a strong leadership team—keep fostering that strength through consistent coaching, clear communication, and a continued focus on promoting a positive and productive working environment.

#12

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Monday, June 30, 2025 10:11:43 AM
Last Modified: Monday, June 30, 2025 10:15:26 AM
Time Spent: 00:03:43

Page 1

Q1 **Employee**

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2 **Highly Competent**

Inspires teamwork and cooperation.

Q3 **Competent**

Provides an effective link between staff and the Elected Officials.

Q4 **Exceptional**

Maintains high standards of honesty, integrity, trust.

Q5 **Highly Competent**

Delegates and holds staff accountable for results.

Q6 **Exceptional**

Is action and results oriented - and expects this from staff.

Q7 **Exceptional**

Is approachable, accessible, and friendly.

Q8 **Highly Competent**

Works to maintain and improve employee morale.

Q9

Competent

Introduces new ideas, concepts, and best practices.

Q10

Highly Competent

As a leader, conducts productive and efficient staff meetings.

Q11

Exceptional

As a leader, it is clear about expectations and outcomes.

Q12

Highly Competent

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13

Respondent skipped this question

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Competent

Provides high level of public information and expects excellent customer service.

Q15

Competent

Is accessible; encourages citizen feedback and acts on this information.

Q16

Competent

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17

Highly Competent

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Competent

Effectively reports and projects the financial condition of the City.

Q20

Highly Competent

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Competent

Implements effective programs to limit liability and loss.

Q22

Competent

Effectively helps establish and implement Council budgetary goals.

Q23

Highly Competent

Maintains effective relationships with finance stakeholders.

Q24

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#13

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Monday, June 30, 2025 9:53:23 AM
Last Modified: Monday, June 30, 2025 10:19:31 AM
Time Spent: 00:26:08

Page 1

Q1

Manager / Supervisor

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Inspires teamwork and cooperation.

Exceptional,

Comments (please provide specific examples):
Frances is always working to foster a collaborative environment.

Q3

Provides an effective link between staff and the Elected Officials.

Exceptional,

Other (please specify):
Frances is always able to bridge communications and needs between the commission and the staff.

Q4

Maintains high standards of honesty, integrity, trust.

Exceptional

Q5

Delegates and holds staff accountable for results.

Exceptional,

Comments (please provide specific examples):
Expectations are always clear.

Q6

Is action and results oriented - and expects this from staff.

Exceptional

Q7

Is approachable, accessible, and friendly.

Exceptional,

Comments (please provide specific examples):
Frances has an open-door approach to leadership and is always accessible in-person (within reason) and via phone/text.

Q8

Works to maintain and improve employee morale.

Exceptional,

Comments (please provide specific examples):

Results of the informal employee pulse survey show that morale continues to improve.

Q9

Introduces new ideas, concepts, and best practices.

Highly Competent

Q10

As a leader, conducts productive and efficient staff meetings.

Exceptional,

Comments (please provide specific examples):

Meetings always start on time and strive to end on time, while allowing for staff to complete their thoughts, remarks, presentations, etc. such that next steps are clear and everyone feels heard.

Q11

As a leader, it is clear about expectations and outcomes.

Highly Competent

Q12

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Exceptional

Q13

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Frances is an invaluable asset to the city, particularly during this time where budget considerations, staffing needs, and workplace culture are all evolving. We are very fortunate to have her as our leader.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Provides high level of public information and expects excellent customer service.

Exceptional,

Comments (please provide specific examples):

Frances practices her philosophy of radical transparency and ensures that all stakeholders are properly informed as needed.

Q15

Is accessible; encourages citizen feedback and acts on this information.

Exceptional,

Comments (please provide specific examples):

Frances is highly responsive to citizen inquiries and copies all appropriate parties on responses/next steps.

Q16	Exceptional
Ensures quick follow-up and resolution to citizen complaints and requests for service.	
Q17	Highly Competent
Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.	
Q18	
Please provide your overall comments on the City Manager's performance on Community Relationships.	
Frances is highly adept at cultivating and maintaining meaningful relationships.	

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19	Exceptional
Effectively reports and projects the financial condition of the City.	
Q20	Highly Competent
Designs management practices/policies to maintain a sound, long-range financial position.	
Q21	Exceptional
Implements effective programs to limit liability and loss.	
Q22	Exceptional
Effectively helps establish and implement Council budgetary goals.	
Q23	Exceptional
Maintains effective relationships with finance stakeholders.	
Q24	Exceptional
Please provide your overall comments on the City Manager's performance on their Financial Management of the City.	

Page 5

Q25

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Parking study initiated
Enterprise fee study initiated
Hurricane recovery task force project completed
Working Genius/team commitments in progress

Q26

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Budget challenges that have carried over from previous years/management
Infrastructure challenges that have carried over from previous years/management
IT challenges that have carried over from previous years/management
Staffing and workplace culture challenges that have carried over from previous years/management

Q27

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Budget/fiscal management

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Stay the course and continue to be a service-driven leader.

Q30

Respondent skipped this question

Please provide your overall comments:

#14

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Monday, June 30, 2025 10:23:45 AM
Last Modified: Monday, June 30, 2025 10:28:49 AM
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Page 1

Q1 **Director / Charter Officer**

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2 **Competent**

Inspires teamwork and cooperation.

Q3 **Needs Improvement**

Provides an effective link between staff and the Elected Officials.

Q4 **Needs Improvement**

Maintains high standards of honesty, integrity, trust.

Q5 **Competent**

Delegates and holds staff accountable for results.

Q6 **Competent**

Is action and results oriented - and expects this from staff.

Q7 **Needs Improvement**

Is approachable, accessible, and friendly.

Q8 **Competent**

Works to maintain and improve employee morale.

Q9 **Highly Competent**

Introduces new ideas, concepts, and best practices.

Q10 **Highly Competent**

As a leader, conducts productive and efficient staff meetings.

Q11 **Competent**

As a leader, it is clear about expectations and outcomes.

Q12 **Competent**

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13 **Respondent skipped this question**

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14 **Respondent skipped this question**

Provides high level of public information and expects excellent customer service.

Q15 **Respondent skipped this question**

Is accessible; encourages citizen feedback and acts on this information.

Q16 **Respondent skipped this question**

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17 **Respondent skipped this question**

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Highly Competent

Effectively reports and projects the financial condition of the City.

Q20

Competent

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Competent

Implements effective programs to limit liability and loss.

Q22

Highly Competent

Effectively helps establish and implement Council budgetary goals.

Q23

Competent

Maintains effective relationships with finance stakeholders.

Q24

Competent

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Respondent skipped this question

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Q26

Respondent skipped this question

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#15

COMPLETE

Collector: Web Link 3 (Web Link)
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Last Modified: Monday, June 30, 2025 10:58:51 AM
Time Spent: 00:26:35

Page 1

Q1

Director / Charter Officer

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Inspires teamwork and cooperation.

Comments (please provide specific examples):

Frances's style of management is very empowering and motivating.

Q3

Provides an effective link between staff and the Elected Officials.

Highly Competent,

Other (please specify):

Frances provides clear direction regarding her expectations of staff when working with elected officials.

Q4

Maintains high standards of honesty, integrity, trust.

Exceptional

Q5

Delegates and holds staff accountable for results.

Exceptional

Q6

Is action and results oriented - and expects this from staff.

Exceptional,

Comments (please provide specific examples):

Frances has requested putting ideas or plans on paper to fully vet the concept prior to taking action and this has proven to be an extremely helpful tool for me personally while also enabling us to prioritize projects together.

Q7

Is approachable, accessible, and friendly.

Exceptional

Q8

Works to maintain and improve employee morale.

Exceptional,

Comments (please provide specific examples):

Frances supports employee recognition and "baking Bread" with employees. This approach has trickled down to our department level and seems to really help boost employee morale.

Q9

Introduces new ideas, concepts, and best practices.

Exceptional

Q10

As a leader, conducts productive and efficient staff meetings.

Exceptional,

Comments (please provide specific examples):

Most of France's meetings have an agenda which I've also started implementing and this one little step has helped us run more effective and productive meetings.

Q11

As a leader, it is clear about expectations and outcomes.

Highly Competent

Q12

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Exceptional

Q13

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Frances is an incredible leader. She is transitioning the City into a high-performance organization.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Provides high level of public information and expects excellent customer service.

Exceptional,

Comments (please provide specific examples):

The City Manager Ops Report are a great means for communicating important information internal and external to the organization.

Q15

Is accessible; encourages citizen feedback and acts on this information.

Exceptional

Q16	Exceptional
Ensures quick follow-up and resolution to citizen complaints and requests for service.	
Q17	Exceptional
Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.	
Q18	
Please provide your overall comments on the City Manager's performance on Community Relationships.	
It seems as though Frances has built strong relationships with the various community stakeholders.	

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19	Highly Competent
Effectively reports and projects the financial condition of the City.	
Q20	Exceptional
Designs management practices/policies to maintain a sound, long-range financial position.	
Q21	Highly Competent
Implements effective programs to limit liability and loss.	
Q22	Highly Competent
Effectively helps establish and implement Council budgetary goals.	
Q23	Exceptional
Maintains effective relationships with finance stakeholders.	

Q24

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Highly Competent,

Comments (please provide specific examples):

It seems as though the changes to financial operations and the budget process are yielding more transparency, accountability and an overall better economic environment for the City.

Page 5

Q25

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

City Managers Ops Report

A new budget process

Beach renourishment discussions with barrier island communities

Q26

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Emergencies, including Hurricanes

Politics

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#16

COMPLETE

Collector: Web Link 3 (Web Link)
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Page 1

Q1

Director / Charter Officer

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Inspires teamwork and cooperation.

Exceptional,

Comments (please provide specific examples):
Since Frances has joined SPB, cooperation between departments has increased substantially. Senior Leadership, City-wide Management, and All-Hands Meeting are occurring regularly.

Q3

Provides an effective link between staff and the Elected Officials.

Highly Competent,

Other (please specify):
Frances meets regularly with Elected Officials especially prior to Commission Meetings. When questions arise, she informs staff immediately to ensure they are ready and prepared to answer questions at public meetings.

Q4

Maintains high standards of honesty, integrity, trust.

Exceptional

Q5

Delegates and holds staff accountable for results.

Highly Competent,

Comments (please provide specific examples):
As her trust grows in staff, Frances is delegating appropriate projects to members of her team to develop them and ensure effective operations of city business. Additionally, she holds all members of her team to high standards.

Q6

Is action and results oriented - and expects this from staff.

Exceptional,

Comments (please provide specific examples):

Honestly, in my time in SPB, more things have been accomplished since Frances's arrival than I can recall previously. She is results driven and encourages her team to be the same. She has quickly developed a culture of performance at a high level for our community.

Q7

Is approachable, accessible, and friendly.

Exceptional,

Comments (please provide specific examples):

These are attributes that are simply not teachable, but she has all of them. Frances is the type of leader that you want to work for and want to perform for at a high level and standard. I have seen her in many group settings of employees, community members, peers, etc., and she seems comfortable and highly confident in all.

Q8

Works to maintain and improve employee morale.

Highly Competent,

Comments (please provide specific examples):

Prior to Frances's arrival, employee morale in SPB was rather low. She has quickly implemented strategies to combat this and continues to make improvements in this area.

Q9

Introduces new ideas, concepts, and best practices.

Highly Competent,

Other (please specify):

Again, many things were broken in SPB prior to Frances's arrival. However, she continues to use her experience and the experience of her new leadership team to advance new and improved ideas, process, etc. to SPB. I'm confident that this will continue and place SPB as a premier community and employer.

Q10

As a leader, conducts productive and efficient staff meetings.

Exceptional,

Comments (please provide specific examples):

The number of meetings in government can be overwhelming. However, the ones facilitated by Frances are always productive and mindful of staying within the allotted timeframe.

Q11

As a leader, it is clear about expectations and outcomes.

Highly Competent,

Comments (please provide specific examples):

Frances clearly communicates her expectations and follows up on outcomes. Additionally, she holds people responsible for the projects assigned to them.

Q12

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Exceptional,

Comments (please provide specific examples):

Having served in leadership roles for over 15 years, I considered myself a fairly well-rounded leader. But honestly, Frances has pushed me to be better and step outside of my comfort zone regularly. Her guidance has certainly developed me into a better overall member of her team, and I look forward to continuing to develop under her leadership!

Q13

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

I have worked with countless City Manager in a variety of roles and responsibilities. Additionally, I have worked with even more individuals in leadership roles. I can honestly say my time working on Frances's team have been some of the most rewarding of my public-sector career. She came into our city after the most challenging time of my professional career and then quickly was faced with two devastating storm events. Most leaders would have struggled, she excelled. As previously mentioned, she is the type of leader that people want to work for and want to produce exceptional work for. SPB is better with her in this role and the future is bright under her continual leadership.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Provides high level of public information and expects excellent customer service.

Highly Competent,

Comments (please provide specific examples):

Many new tactics and procedures have been put into place and will continue to be to ensure a high level of public information. Additionally, Frances prioritizes excellent customer service in all city departments.

Q15

Is accessible; encourages citizen feedback and acts on this information.

Highly Competent,

Comments (please provide specific examples):

Even with the high degree of demands in her position, Frances is accessible to our community and is quick to ensure her team is equally accessible. She also ensures all citizens complaints/questions are addressed in a timely manner.

Q16

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Highly Competent,

Comments (please provide specific examples):

See last comments...

Q17

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Exceptional,

Comments (please provide specific examples):

Again, this goes back to the team atmosphere that Frances is developing in SPB. Her and her leadership team continue to engage the members of our community including our business partners and residents.

Q18

Please provide your overall comments on the City Manager's performance on Community Relationships.

Frances understands the importance of community and the vital part she plays in this relationship. She regularly is out walking and visiting businesses throughout SPB. One of the best examples of her focus on community relationships was after the storms when she was out for hours/days going door to door handing out water and just listening to our residents.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Effectively reports and projects the financial condition of the City.

Highly Competent,

Comments (please provide specific examples):

Metrics and transparency are both of critical importance to the leadership team due to Frances's leadership. I'm confident that through the budget process and beyond, the financial status of the city will be accurately reported.

Q20

Designs management practices/policies to maintain a sound, long-range financial position.

Exceptional,

Comments (please provide specific examples):

Frances continues to push forward with strategies focused on the long-term financial success of our city. Finally, we have a leader focused on the future and not concerned about providing the truth about the cost to run an exceptional city.

Q21

Implements effective programs to limit liability and loss.

Highly Competent

Q22

Effectively helps establish and implement Council budgetary goals.

Exceptional,

Other (please specify):

Frances has implemented countless processes to ensure her leadership team has a clear understanding of the Commissions goals, especially as they relate to the budget. This includes a much more transparent and engaging budget development process and strategic planning workshop.

Q23

Highly Competent

Maintains effective relationships with finance stakeholders.

Q24

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Exceptional,

Comments (please provide specific examples):
Frances has a lot of work to do in this area due to the inactions of past administrations. Additionally, she has basically rebuilt the entire Finance Team and processes from the ground up. Future success is finally obtainable based on her leadership and that of our new Finance Director.

Page 5

Q25

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

The accomplishments of the SPB leadership team over the past six months are significant. Overall, I would say that Frances is building a strong team and improving the overall organization of each SPB department. The city was in a poor situation upon her arrival, and she has done a tremendous job rebuilding SPB in a very short amount of time.

Q26

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

The poor performance and decision-making by previous administrations prior to her arrival should be considered. Additionally, the two devastating hurricanes have caused a huge number of issues to manage outside of normal operations.

Q27

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Continuing to rebuild a broken organization is critical in the coming year. Additionally, long-term viability in all areas of government including budget, infrastructure, staff, community, etc.

Q28

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

The SPB community and staff are lucky to have a leader such as Frances. Working for communities such as SPB can have their challenges. When we look just to the north of us, we can clearly see this. Frances has done a fantastic job keeping us on course this year and I believe the future is bright.

Q29

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Continue to evaluate the leadership team and staff to ensure optimal performance and robust teamwork. Each and every department should be reviewed for optimal organization structure and performance. When changes are needed, they should occur quickly to ensure forward progression.

Q30

Respondent skipped this question

Please provide your overall comments:

#17

COMPLETE

Collector: Web Link 3 (Web Link)
Started: Wednesday, June 11, 2025 4:00:01 PM
Last Modified: Monday, June 30, 2025 2:03:11 PM
Time Spent: Over a week

Page 1

Q1

Director / Charter Officer

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Inspires teamwork and cooperation.

Exceptional,

Comments (please provide specific examples):
Frances's open-door policy and her proactive approach to problem-solving and staff engagement are highly commendable.

Q3

Provides an effective link between staff and the Elected Officials.

Exceptional

Q4

Maintains high standards of honesty, integrity, trust.

Exceptional

Q5

Delegates and holds staff accountable for results.

Exceptional

Q6

Is action and results oriented - and expects this from staff.

Exceptional

Q7

Is approachable, accessible, and friendly.

Exceptional

Q8

Works to maintain and improve employee morale.

Exceptional

Q9

Exceptional

Introduces new ideas, concepts, and best practices.

Q10

Exceptional

As a leader, conducts productive and efficient staff meetings.

Q11

Exceptional

As a leader, it is clear about expectations and outcomes.

Q12

Exceptional

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Q13

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Frances leads with a visionary leadership style that is not only friendly, empathetic, and engaging but also grounded in high expectations and a strong culture of accountability. I have appreciated working with her in my short tenure with the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

Q14

Highly Competent

Provides high level of public information and expects excellent customer service.

Q15

Exceptional

Is accessible; encourages citizen feedback and acts on this information.

Q16

Don't Know/No Experience

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Q17

Exceptional

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

Exceptional

Effectively reports and projects the financial condition of the City.

Q20

Exceptional

Designs management practices/policies to maintain a sound, long-range financial position.

Q21

Exceptional,

Implements effective programs to limit liability and loss.

Comments (please provide specific examples):
Frances is always coaching the team to think about "how do we remove" single points of failure.

Q22

Exceptional

Effectively helps establish and implement Council budgetary goals.

Q23

Exceptional

Maintains effective relationships with finance stakeholders.

Q24

Exceptional

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Reduced silos accross departments.

Q26

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

The Hurricanes

Q27

Respondent skipped this question

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:

#18

COMPLETE

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Page 1

Q1

Director / Charter Officer

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2

Inspires teamwork and cooperation.

Highly Competent,

Comments (please provide specific examples):

Frances has taken the time to not just lead by example, showing in team meetings and informally when interacting with city staff, that she respects and values others perspective, seeks out feedback from right stakeholders, and also allows for quite a bit of indirect participation or input from those engaged staffers regardless of their role in the organization.

Q3

Provides an effective link between staff and the Elected Officials.

Highly Competent,

Other (please specify):

Frances does a great job of driving the organization from a strategy and planning standpoint and ensuring the commission is connected where necessary to that work and vice versa. Her commitment to bringing together the feedback, expectations, and priorities from the commission with the planning and execution of the commission is part of the core fabric of how we operate.

Q4

Maintains high standards of honesty, integrity, trust.

Highly Competent

Q5

Delegates and holds staff accountable for results.

Highly Competent,

Comments (please provide specific examples):

This is ongoing and has continued to increase in the last several months. Frances came in when the organization was badly in need of strategic leadership and tough decisions in all facets. This is critical to both the short term and longer term health of the city. The more done here to ensure everyone is accountable and delivering in a meaningful way will go a long way to reinforce our collective commitment to provide lasting value to this community. I'd like to see this accelerated even more.

Q6

Is action and results oriented - and expects this from staff.

Exceptional,

Comments (please provide specific examples):

This is demonstrated by the significant improvement in commission meeting preparation and planning, town hall presentations, and the key decisions Frances is making with regard to improving overall city service delivery. Frances looks for a "get to yes" mentality from all of us and regularly seeks input on how we can get something done versus focusing on all the reasons it is challenging and hard.

Q7

Is approachable, accessible, and friendly.

Highly Competent,

Comments (please provide specific examples):

Frances is big on bringing positive energy and understanding to all that we do. Get to know what makes people tick and how to get the best out of the teams is certainly a key focus for her and the leadership team as we improve overall together.

Q8

Works to maintain and improve employee morale.

Comments (please provide specific examples):

Frances continually seeks to understand what matters to the community, the commission, and the staff and that is evidenced in all the staff town hall and team building that is a priority for her as well as her continued quest to get laser focused on a strategic plan to aligns commission and community priority to staff planning and execution. In every broader staff meeting, she takes time to focus on how she is working overall to act on feedback from all staff and that continues to build trust throughout the city which is greatly needed.

Q9

Introduces new ideas, concepts, and best practices.

Highly Competent,

Other (please specify):

Frances has brought strategic planning to the forefront, high performing culture is a core pillar for her, and she is always open to working accross not just departments but accross communities to learn and improve how we operate. She is also big on appropriate training and support needed to achieve results.

Q10

As a leader, conducts productive and efficient staff meetings.

Comments (please provide specific examples):

Meetings are generally tightly managed with action oriented discussion.

Q11

As a leader, it is clear about expectations and outcomes.

Highly Competent,

Comments (please provide specific examples):

Frances has been clear about what she expects and is looking for from her staff and their departments. I have found her very open to reinforcing what that might look like for each of us and she is approachable and open to other perspectives even if it doesnt 100% align to her approach on something.

Q12

As a leader, provides guidance and direction to staff - both as a mentor and a coach.

Highly Competent,

Comments (please provide specific examples):

Frances is committed to staff growth and development and makes time to mentor as needed. She has a core team with varying degrees of senior leadership experience and I see her meeting with and mentoring everyone. I sometimes get concerned that she may have too much of this to do as we work to transition to a performance based culture and I would expect she will continue to need to lean on some of her more senior staff to augment coaching and development city-wide.

Q13

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Respondent skipped this question

Q14

Provides high level of public information and expects excellent customer service.

Exceptional,

Comments (please provide specific examples):

This is a critically important part of our work as a city. Frances is strongly committed to keeping customers, residents, and all stakeholders regularly informed. Through the Ops weekly report, ongoing efforts to enhance customer feedback loops, and several related initiatives, this area is a major city-wide priority that Frances is actively leading.

Q15

Is accessible; encourages citizen feedback and acts on this information.

Exceptional,

Comments (please provide specific examples):

Absolutely very committed and engaged in customer input and Frances has high expectations of her teams in this regard. Prompt thorough response with empathy and where possible including data and supporting information is expected. She regularly meets with various constituents in the community and invites all participants to the table to ensure that collaboration and engagement is first and foremost.

Q16

Ensures quick follow-up and resolution to citizen complaints and requests for service.

Exceptional,

Comments (please provide specific examples):

Question very similar to the above. Absolutely very committed and engaged in customer input and Frances has high expectations of her teams in this regard. Prompt thorough response with empathy and where possible including data and supporting information is expected. She regularly meets with various constituents in the community and invites all participants to the table to ensure that collaboration and engagement is first and foremost.

Q17

Maintains and expects you to maintain effective, cooperative working business relationships both internally with staff and externally with business partners and the community.

Highly Competent,

Comments (please provide specific examples):

Expectation is face to face meeting and discussion over email where possible. Expects broad cooperation and collaboration from each and every employee. Building and maintaining solid working relationships is very much a core tenant of hers.

Q18

Please provide your overall comments on the City Manager's performance on Community Relationships.

Respondent skipped this question

Q19

Effectively reports and projects the financial condition of the City.

Highly Competent,

Comments (please provide specific examples):

This is managed tightly today with a significant amount of transparency and many opportunities to present status, get feedback and priority and then revamp plan and represent. Frances has significantly improved overall budget and transparency and collaboration. I think with our new tools and sharpening our processes overall, this will improve even more next year.

Q20

Designs management practices/policies to maintain a sound, long-range financial position.

Highly Competent,

Comments (please provide specific examples):

Strategic planning, commissioner feedback, vision, and strategy are all focus areas Frances has made critical to our overall success. She is deeply entrenched in the detailed costs at the city and has made it a core aspect of our strategic planning to properly align, costs, expectations, and priorities.

Q21

Implements effective programs to limit liability and loss.

Don't Know/No Experience,

Comments (please provide specific examples):

Dont have a lot of direct experience with this on behalf of the city to provide feedback.

Q22

Effectively helps establish and implement Council budgetary goals.

Highly Competent,

Other (please specify):

See above, ongoing Financial planning and analysis, strategic planning with the Commission, and clear direction at the departmental execution layer have been key aspects of Frances' leadership.

Q23

Maintains effective relationships with finance stakeholders.

Highly Competent,

Comments (please provide specific examples):

Same as above, these are all fairly related questions.

Q24

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Highly Competent

Q25

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

Budget and Financial planning and priority alignment
Strategic Planning Process
Commission Agenda Planning and Tracking
Onboarding of high performing culture framework
Post storm recovery and rebuild

Q26

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

Goes without saying but two major storms last slowed everything down and forces Frances to not only focus on Infrastructure and facility rebuilding but also has taken much of the last 10 months to focus on the regulatory challenges surrounding storm recovery and FEMA reimbursement.

Q27

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

Commission should be clear in setting priorities for Frances so that she can build an effective project portfolio and execution plan that aligns with the Commission vision.

Q28

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

In Frances' time with the City Of St Pete Beach, she has fostered a comitted leadership team strongly focused on how we collectively add value. She shows up for her team, she leads by example, and she is clear in her expectations on the whole. She's willing to have the hard conversations and make tough decisions with a focus on what the Commission and city needs her to do. She also demonstrates her committment to process improvement and organizational growth, that together with stakeholder collaboration will drive value added results for the city and its residents, businesses, and visitors.

Q29

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

As we grow and take on more complex initiatives, I would say the more Frances can delegate some of the coaching and development to her team the better. As much focus she can harness when it comes to strategic vision, direction, and priority the better we will all deliver and add value.

Q30

Please provide your overall comments:

We are fortunate to have Frances, she add a significant amount of value to the city teams and overall community. I look forward to seeing how we all grow and succeed under her leadership.

#19

COMPLETE

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Page 1

Q1 **Director / Charter Officer**

Please describe your role in the organization.

Page 2: SECTION 1: LEADERSHIP OF THE CITY OF ST. PETE BEACH

Q2 **Exceptional**

Inspires teamwork and cooperation.

Q3 **Highly Competent**

Provides an effective link between staff and the Elected Officials.

Q4 **Exceptional**

Maintains high standards of honesty, integrity, trust.

Q5 **Highly Competent**

Delegates and holds staff accountable for results.

Q6 **Exceptional**

Is action and results oriented - and expects this from staff.

Q7 **Exceptional**

Is approachable, accessible, and friendly.

Q8 **Exceptional**

Works to maintain and improve employee morale.

Q9

Exceptional

Introduces new ideas, concepts, and best practices.

Q10

Exceptional

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Respondent skipped this question

IMPORTANT: Please provide your overall comments on the City Manager's performance on their leadership of the City.

Page 3: SECTION 2: COMMUNITY RELATIONSHIPS

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Q18

Respondent skipped this question

Please provide your overall comments on the City Manager's performance on Community Relationships.

Page 4: SECTION 3: FINANCIAL MANAGEMENT

Q19

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Q20

Exceptional

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Q21

Highly Competent

Implements effective programs to limit liability and loss.

Q22

Exceptional

Effectively helps establish and implement Council budgetary goals.

Q23

Exceptional

Maintains effective relationships with finance stakeholders.

Q24

Highly Competent

Please provide your overall comments on the City Manager's performance on their Financial Management of the City.

Page 5

Q25

Please list your knowledge of the City Manager's accomplishments and achievements that can be attributed to the City's organizational improvements within the past six months.

- Financial and infrastructure transparency to Commission and public.
 - Recruitments of key staff roles.
 - Organizational culture development.
-

Q26

Please list challenges outside of City Manager's control that should be considered when evaluating their job performance.

- Hurricane damage.
 - Deferred maintenance on infrastructure.
 - Inherited staff with low morale.
-

Q27

Please list performance priorities that you believe should be considered by the Elected Officials when developing the City Manager's work plan for the upcoming year.

- Implement and pursue the goals established by the strategic plan, while continuing to update the plan.
 - Complete parking study and implement improvements.
 - Update enterprise and operational fees through comprehensive studies.
-

Q28

Respondent skipped this question

This questionnaire may not have conveyed everything you would like to share about the City Manager's job performance. The comments section below allows you to add supplementary information that you wish to express. Your contributions are valuable.

Q29

Respondent skipped this question

Please think about the City Manager's overall contribution to the City. Add any suggestions/ comments that would help to maintain their strengths and improve their leadership skills.

Q30

Respondent skipped this question

Please provide your overall comments:
