City Commission Meeting
October 14, 2025
6:00 p.m.

ELECTED OFFICIALS PRESENT:
Adrian Petrila, Mayor
Karen Marriott, Vice Mayor, Commissioner, District 1
Lisa Robinson, Commissioner, District 2
Betty Rzewnicki, Commissioner, District 3
Jon Maldonado, Commissioner, District 4

STAFF PRESENT:
Frances Robustelli, City Manager
Ralf Brookes, City Attorney
Renee Rose, City Clerk
Brandon Berry, Senior Planner
Camden Mills, Public Services Director

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

1. APPROVAL OF THE AGENDA
Commissioner Maldonado requested to add a discussion item regarding Historic Preservation Board and their authorities. City Attorney Brookes said he'll make an announcement during the City Attorney Report at the end of the meeting regarding a notice of executive session for the Red, White, and Booze case.

Motion: **Vice Mayor Marriott moved, Commissioner Robinson seconded, and the motion carried 5-0 to approve the October 14, 2025 City Commission Agenda, as amended.**

2. PRESENTATIONS
None

3. PUBLIC COMMENT
Mark Hubbard, 4919 Tangerine Ave S, Gulfport, spoke about past proposals for waterborne transportation and requested the City to include language in the 8th Avenue Pier RFP to allow public–private partnerships or county access for passenger drop-off and pick-up. He noted Corey Landings as another location and encouraged adoption of the Forward Pinellas draft ordinance to permit walk-on/walk-off ferry service at sites like 55th Avenue Landbridge, and Blind Pass, aligning with PSTA's expanding ferry initiatives along the beaches. Mayor Petrila noted that Capt. Hubbard was just awarded the contract for the Crossbay Ferry.

4. CONSENT
a. Approval of the September 22, 2025 City Commission Meeting Minutes
b. Authorize the Mayor to sign a letter of support for H.R. 4961, the Public Utility Remediation and Enhancement for Water (PURE Water) Act.
c. Authorize the Mayor to sign the documents that allow for the City to join Florida Safe with Chandler Asset Management, Inc to manage the portfolio.
d. Approve the renewal of property and casualty insurance coverage with Public Risk Management (PRM) for Fiscal Year 2026 in the amount of $954,662 and to authorize the City Manager to execute any necessary documents.
e. Authorize the City Manager to execute an agreement with S. Renee Narloch & Associates in the amount of $17,500 for Executive Recruitment Services – Human Resources Director.
f. Approve the FY26 Compensation Pay Plan.
g. Amend the City's recognized holiday schedule to add Christmas Eve (December 24) as a paid City holiday and authorize the City Manager and Human Resources to update the Personnel Rules and Regulations.
h. Authorize the City Manager to implement a pay adjustment for Ms. Patty Kordis equivalent to our highest paid Administrative Assistant.
i. Authorize the City Manager to execute a Continuing Contract for Professional Design Services with

Stantec Consulting Services, Inc., for three years.

j. Approve a Special Event permit with street closure and alcohol consumption for the Veterans Event hosted by Quality of Life Community Services Inc., scheduled for November 15, 2025.
k. Approve a Special Event Permit with alcohol consumption for Crabs for a Cure scheduled for November 15, 2025.

Commissioner Robinson requested to discuss item g and item i. The discussion on item g included whether to designate December 24th as a City holiday or as an optional floating holiday. It was noted that employees had voted in favor of December 24th (53% to 47%). It was clarified that the City observes 11 recognized holidays, and departments only close on those days; there are no additional closures beyond the approved holiday schedule. It was also confirmed that the City is not currently closed on December 24th. Commissioner Rzewnicki suggested considering a winter recess, like the schedule used by Pinellas schools, rather than designating Christmas as a holiday and providing a floating holiday for employees to use for their own religious observances. Commissioner Robinson noted item i and asked if there's a conflict-of-interest clause. City Attorney Brookes confirmed that the attorneys met with the city's procurement team and developed a standard clause to prevent conflicts of interest.

Motion: **Commissioner Robinson moved, Vice Mayor Marriott seconded, and the motion carried 5-0 to approve the October 14, 2025 City Commission Consent Agenda.**

5. ACTION ITEMS

a. Resolution 2025-24: Amending the Personnel Rules and Regulations

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE PERSONNEL RULES AND REGULATIONS WITH UPDATES TO NUMEROUS SECTIONS; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Jill Sassone, Human Resources Director, summarized proposed amendments to the Personnel Rules and Regulations outlined in Exhibit A, covering four areas: overtime calculation, the PTO donation program, group insurance eligibility, and classification and compensation. The first update to Section 14.05 clarifies that approved scheduled PTO, holidays, and City-mandated training or conference time will count as labor hours toward overtime, consistent with past CWA contract practices. A scrivener's error removing jury duty from the definition was also noted. Approximately 50% of City employees are hourly and affected by this change. Section 16.10 incorporates the existing PTO donation program adopted in February 2024 without any substantive changes. Section 29.01 expands group insurance eligibility to include vision coverage for employees working 30 hours or more per week, in addition to health and dental coverage. It was clarified that the vision plan is 100% employee-paid, costing between $2 and $8 per pay period depending on coverage level. A new Section 30 establishes that fiscal year compensation changes, such as cost-of-living adjustments or merit increases, will take effect at the start of the pay period that includes October 1. This change will prevent payroll complications and reduce the administrative workload. Commissioners asked brief questions about coverage costs and confirmed that the vision benefit carries no financial impact to the City.

PUBLIC COMMENT

No members of the public came forward.

Motion: **Vice Mayor Marriott moved, Commissioner Maldonado seconded, and the motion carried 5-0 to approve Resolution 2025-24: Amending the Personnel Rules and Regulations.**

Mayor Petrila asked if they are addressing the next two items as one. Attorney Brookes said he will read both items into the record and they will be discussed and presented together, but action will be taken on each one separately.

b. First Reading of Ordinance 2025-20: Allocating up to 25 residential units from the General

Residential Unit "RU" Density Pool Reserve to the Corey Landings project proposed under Resolution 2025-23, and divesting 150 units from Ordinance 2022-03
AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA APPROVING WITH RESERVATION CRITERIA AND CONDITIONS THE ALLOCATION OF ADDITIONAL UNITS OF RESIDENTIAL DENSITY FROM THE GENERAL RESIDENTIAL UNIT "RU" DENSITY POOL RESERVE, AS ESTABLISHED IN THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN AND IMPLEMENTED THROUGH THE CITY'S LAND DEVELOPMENT CODE, TO THE PROPOSED COREY LANDINGS DEVELOPMENT PROJECT REQUESTED UNDER COMPANION RESOLUTION 2025-23, GENERALLY LOCATED AT 10 COREY AVENUE; AND REVERTING THE 150 UNITS AWARDED UNDER ORDINANCE 2022-03 TO THE NAMED DENSITY POOL RESERVE; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE. - This is a companion to Resolution 2025-23 (Conditional Use Permit No. 25069).

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

Commissioners declared their ex-parte disclosures:
Vice Mayor Marriott read staff reports and the application, read emails that were sent, visited the site, and had conversations with the applicant.
Commissioner Robinson read the packet, reviewed Comp Plan, read emails, hosted an open house to discuss the project, and read latest updates.
Commissioner Rzewnicki reviewed the application, met with applicants, met with community, read emails from residents, and took some phone calls.
Commissioner Maldonado read the packet, met with applicants, read emails, and reviewed the LDC.
Mayor Petrila attended the community meeting, reviewed TRC meeting, read emails from residents and other interested parties, met with the applicant, reviewed the packet, the Comp Plan, and LDC.

Brandon Berry, Senior Planner, introduced the Corey Landings project as a request by Elise Batsel, Stearns Weaver Miller, for KT Corey Avenue LLC for approval of Conditional Use Permit 25069 (Resolution 2025-23) and companion Ordinance 2025-20. The request is a major modification of the 2022 Corey Landings approval (Resolution 2022-03 and Ordinance 2022-03) to construct a mixed-use development on the east side of Corey Avenue and Corey Circle. The proposal includes 133 residential condominium units, 11,000 square feet of commercial space (retail and restaurant), and a 39-slip dock with four Class A transient and thirty-five Class B private multifamily slips. Mr. Berry noted that the project incorporates two additional parcels, 75 Corey Avenue (former Charlie's Transmission) and 85 Corey Circle (former Blue Parrot Restaurant), bringing the site to 4.51 acres. Compared to the 2022 approval, the 2025 proposal reduces residential density from 243 apartments to 133 condominiums, reduces the commercial area, and modifies the dock configuration. The applicant is seeking to draw 25 residential units from the City's General Residential Unit (RU) Density Pool, while returning 125 previously allocated units, resulting in a net gain to the City's pool. Mr. Berry explained that the project aligns with Comprehensive Plan and Corey Avenue Vision Plan goals for redevelopment, public space improvements, and high-quality design. Public benefits include construction of a public park and promenade, streetscape and parking improvements, utility undergrounding, and seawall replacement, all valued at approximately $3 million. The revised plan reduces vehicle trips and maintains or lowers sewer impacts compared to the 2022 project. Mr. Berry said that the first reading of Ordinance 2025-20 (density allocation) and Resolution 2025-23 (conditional use approval) are opened concurrently, but staff recommends a continuance of the resolution to allow questions from the Commission and applicant before a final vote on Ordinance 2025-20. Approval on first reading does not obligate final adoption and that project approval is contingent upon the passage of Ordinance 2025-20. Ms. Batsel made a point of clarification to ensure that that Resolution 2025-23 (CUP) is contingent on final passage of Ordinance 2025-20. This would prevent the City from unintentionally divesting the vested development rights before the residential density units are formally approved. Attorney Brookes confirmed that existing Conditions one through three in the draft resolution address this linkage, and those conditions will ensure that both items are contingent upon one another at final passage rather than serving as typical operational CUP conditions.

Elise Batsel, Stearns Weaver Miller, spoke on behalf of KT Corey Avenue LLC, representing the applicant Kolter Group. She introduced the full development team, including civil, traffic, architecture, and landscape professionals, and explained that the request before the Commission was for two actions: (1) to maintain approval for 39 Class A and Class B docks previously authorized under Section 37.5(D), and (2) to reallocate 25 residential units from the vested 2022 Conditional Use Permit to the revised mixed-use project while returning 125 units to the City's Residential Density Pool. Ms. Batsel noted that this is not a new project but a major modification to the 2022 approval, which had entitled 243 apartments, 12,000 sq ft of retail, 5,000 sq ft of restaurant use, and the same dock configuration. The new proposal reduces density to 133 luxury condominium units, maintains 11,000 sq ft of commercial space (4,500 restaurant / 6,000 retail / 500 general commercial), and preserves the 39-slip dock. The revised plan expands the site to 4.51 acres by adding the former Charlie's Transmission and Blue Parrot parcels, both of which have been demolished. The project introduces public-benefit improvements, including a public park, plaza, waterfront promenade, 53 public parking spaces, streetscape and utility upgrades, and seawall replacement, constructed at the developer's expense. Ms. Batsel noted that the docks are already permitted by SWFWMD for construction and that the prior CUP's development rights remain valid through at least 2028, potentially 2030.

The applicant's team provided testimony addressing all conditional use review standards under Sections 4.4, 4.12(a), and 4.12(d) of the Land Development Code.

- **Architect Robert Hall** described the project's architectural massing, façade treatments, and public-oriented site design, emphasizing compliance with height, setback, and aesthetic criteria. He stated the design enhances bay views, pedestrian interaction, and compatibility with surrounding structures.
- **Landscape Architect Keith Morrow** testified that landscaping exceeds City code requirements, with over 50% native and Florida-friendly species, automatic irrigation with rain sensors, and low-maintenance plantings.
- **Traffic Engineer Becca Bond (Kimley-Horn)** reported that traffic generation would decrease from 157 PM-peak trips in the 2022 plan to 82, a reduction of 75 trips. She confirmed adequate roadway capacity and on-site circulation meeting City standards.
- **Civil Engineer Scott Gilner (Kimley-Horn)** explained infrastructure upgrades including new stormwater vaults, underground utilities, ADA-compliant sidewalks, and seawall construction. He highlighted that stormwater runoff will be treated and significantly improved over existing conditions.
- **Planner Ken Metcalf, AICP** concluded the modified project is consistent with the Comprehensive Plan and compatible with surrounding land uses, advancing the goals of the Corey Avenue Vision Plan through reduced density, enhanced public amenities, and resilient design.

The applicant's team opined that the modified project satisfies all applicable criteria and offers substantial public benefit, representing a less intense, more compatible redevelopment that aligns with City objectives and the community's long-term vision

Discussion included the developer's proposed list of community benefits, with concern that many of the listed items were already required for the project and not additional public benefits tied to the density increase request. It is the duty of the Commission to ensure that community benefits are proportional to the additional density being sought. Discussion followed comparing the project's benefits to standards in other jurisdictions, including Tampa, where developers must provide public benefits valued at 10 percent of construction cost; the applicant's team asserted their project exceeds 20 percent. Staff were asked to verify those figures and to clarify specific dollar amounts. The applicant's representatives described the project's direct and indirect community benefits, including seawall repairs, on-street parking, landscaping, underground utilities, the promenade, and the public park. The applicant also noted a contribution of $250,000 toward sanitary sewer line improvements, subject to verification through inspection. Such payments are not impact fees but may still be accepted as voluntary community benefits.

There were concerns regarding the proposed park's design, functionality, and long-term maintenance costs. The proposed park appeared to serve more as a visual amenity for the adjacent development rather than an active public space. Suggestions were made to include features that enhance public use, such as kayak or paddleboard access, shade structures, and seating. There was also discussion about ensuring sufficient parking for park visitors and maintaining clear public access. Questions were raised about construction phasing, traffic impacts on nearby residential streets, and measures to mitigate construction noise and truck routes. There was specific discussion regarding traffic safety from the 75th St turn lane onto Mangrove St due to the high rate of speed coming off the bridge and Sunrunner in the other lane. A request was made that the applicant propose specific traffic calming or mitigation strategies before final consideration. Discussion also addressed the fire access pads, retail space occupancy, stormwater capacity, and the ownership and liability of the park and docks. Discussion included the need for a development agreement or equivalent binding conditions to ensure that promised improvements, contributions, and maintenance obligations are clearly defined and enforceable. Ms. Batsel maintained that conditions within the conditional use permit (CUP) could serve this purpose.

PUBLIC COMMENT

The following spoke in support of the project:
Lisa O'Conner, 2673 W. Vina Del Mar
Mark Hubbard, 4919 Tangerine Ave S, Gulfport
Hannah Hockman, spoke on behalf of the Beach Theare, 315 Corey Ave.
Alia Schirmer, Lakewood Club Dr. S, St.Petersburg

The following expressed numerous concerns with the project:
Daina Gaputis, 242 71st Ave.
Keith Gaputis, 242 71st Ave.

Motion: **Commissioner Robinson moved, Commissioner Maldonado seconded, and the motion carried 5-0 to extend the meeting up to one hour to 11:00pm.**

Mayor Petrila called for a recess at 10:03pm. The meeting resumed at 10:15pm.

Mayor Petrila asked Mr. Berry to clarify the public benefit valuation being discussed in comparison to Tampa's density incentive model, which requires public benefits equal to at least 10 percent of a project's value and asked what that 10 percent would represent for the Corey Landings project. Mr. Berry explained that the Tampa bases its public benefit valuation on the International Code Council's Building Valuation Tables, which are updated twice yearly and calculate construction value by square footage rather than income levels or finishes. Using that methodology as a comparison, he estimated a construction value of approximately $13 million for the project's 25 bonus units, or about 20 percent of the project's total estimated $200 million construction cost. He noted that this estimate is conservative because it does not include hallway or common area space, meaning the actual construction value could be higher.

Deliberations continued, beginning with a proposal to increase the number of public boat slips from four to eight, with one potentially designated as a kayak launch. It was agreed that expanding dock access would better support Corey Avenue businesses and enhance the project's public benefit. Discussion followed on whether a few slips should allow overnight docking, though it was noted this should be limited given the residential setting. Discussion shifted to process and timing. Approving only the first reading of Ordinance 2025-20, allocating the 25 residential density units, and continuing the Conditional Use Permit (Resolution 2025-23) to the next meeting was discussed to allow additional time for the City Attorney and staff to review the newly revised CUP conditions and obtain cost information on items such as park maintenance, sewer contributions, and other proposed improvements. Potential traffic management issues were also discussed, including coordination with residents on temporary one-way routing along Bay Street during construction and exploring options for longer-term restrictions, such as no-left-turn movements. Updated figures from Public Services on the sanitary sewer line were requested. The developer's proposed $250,000 contribution should be structured as a not-to-exceed amount. Further discussion focused on park design and amenities. Shade features were recommended, such as pavilions or trellis structures, so the park functions as a community space rather than a visual amenity for residents. The applicant noted shade trees had been replaced with palms at staff's request but said they would revisit options. Commissioners also raised the need for clear definitions of transient slips to prevent future restrictions by the condominium association, as well as clarity on public access easements and the potential for a future connection to Hurley Park. Additional discussion addressed seawall warranties, street-front amenities, and public art contributions. It was requested that the seawall warranty match the contractor's full warranty period. There were questions on what qualifies as "frontage amenities" along the promenade. Discussion also noted the previously mentioned $25,000 art feature for the roundabout and confirmed flexibility in the design and budget. The discussion concluded with comments about traffic impacts, park restrooms, and long-term infrastructure and maintenance responsibilities. Overall community support for the project was noted but additional density would need to have proportionate public benefits. The applicant agreed to refine cost estimates, address the Commission's concerns, and return to the next meeting with updates.

Motion: **Vice Mayor Marriott moved to approve the first reading of Ordinance 2025-20. The motion failed due to lack of a second.**

Commissioner Maldonado moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to continue the first reading of Ordinance 2025-20 to October 28, 2025.

c. <u>Resolution 2025-23 (Conditional Use Permit No. 25069): Approving and Authorizing Conditional Use Permit 25069 for the development of the mixed-use Corey Landings project.</u>
A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING AND AUTHORIZING CONDITIONAL USE PERMIT 25069 FOR THE DEVELOPMENT OF THE MIXED-USE COREY LANDINGS PROJECT, GENERALLY LOCATED AT 10 COREY AVENUE, PURSUANT TO SECTION 4.7 OF THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS AND AN EFFECTIVE DATE. – This is a companion to Ordinance 2025-20.

Motion: **Commissioner Robinson moved, Commissioner Maldonado seconded, and the motion carried 5-0 to continue Resolution 2025-23 to October 28, 2025.**

<u>6. ITEMS FOR DISCUSSION</u>

a. <u>Discussion regarding Historic Preservation Board and their authorities</u>
Commissioner Maldonado distributed a talking paper on the authority of the Historic Preservation Board which was made a part of the meeting record. He proposes expanding the Historic Preservation Board's authority following concerns raised during the August 13 Technical Review Committee meeting about a Pass-A-Grille property. The proposal would align the Board's responsibilities under Section 22-211(17) with the appeal provisions in Section 3.14 of the Land Development Code, allowing the board a clearer role in review and appeal processes. He suggested a Historic Preservation Board member be part of the Technical Review Committee to provide input on projects affecting historic properties. Mayor Petrila requested a few weeks for the City Attorney and the Commission to review.

<u>8. CITY CLERK, CITY MANAGER, CITY ATTORNEY, AND CITY COMMISSION REPORTS</u>

Renee Rose, City Clerk – She reported that the next election will be held on Tuesday, March 10, 2026. The offices on the ballot will include the Commissioner for District 1, Commissioner for District 3, and the Mayor. Per city code, the candidate qualifying period will open at Noon on Monday, November 3, 2025 and close at Noon on Friday, November 14, 2025. Qualifying books will be available beginning Friday, October 24 for those interested in reviewing the necessary paperwork and requirements ahead of the qualifying period.

Frances Robustelli, City Manager – She reported no new updates regarding Publix. Ms. Batsel represents the owner of the shopping center. She said they have a CUP plan starting review for redevelopment. The city should see something in the coming weeks. Ms. Robustelli said Gator Dredging began mobilizing barges and pipelines and other equipment for beach renourishment at Upham Beach today. This project is intended to restore and protect the shoreline, improves storm resiliency, and enhance the beach experience. During construction, please use caution and avoid all active work zones, equipment and any areas of the beach that are temporarily closed. This work is expected to take 4 weeks to complete, and is scheduled from October 20-November 12, depending on weather.

City Attorney Brookes – He requested the Commission meet for a closed executive session to discuss Red, White, and Booze LLC vs. the City of St. Pete Beach case # 8:23-cv-2704-KKM-AAS on October 28 at 4:30pm. This executive session is to discuss potential settlement negotiations and strategy sessions relating to the litigation and expenditures. Attendees will be the Commissioners, Mayor, attorneys from the Vose Law Firm (Becky Vose, Ralf Brookes, Nancy Stuparich, and Stephanie Velo) and attorneys with Henderson, Franklin, Starnes & Holt, P.A. (William Boltrec, Brendan Shearman, and Richard Akin). A court reporter will also be present. The notice of executive session was made a part of the meeting record.

Commissioner Maldonado – nothing to report

Commissioner Rzewnicki – She reported a Belle Vista Civic Association meeting will be held Thursday, at 6:30pm. The Don Cesar 100th anniversary event has sold out.

Commissioner Robinson – nothing to report

Vice Mayor Marriott – She thanked staff for the community meeting about the Town Center 2 zoning last week. Residents said it was the most productive and helpful community meeting they've attended.

Mayor Petrila – nothing to report

Mayor Petrila adjourned the meeting at 10:58.

MINUTES APPROVED: OCTOBER 28, 2025

RENEE ROSE CITY CLERK	ADRIAN PETRILA MAYOR