

**City Commission Meeting
December 2, 2025
6:00 p.m.**

ELECTED OFFICIALS PRESENT:

Adrian Pettila, 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	Laura Canary, Community Development Director
Ralf Brookes, City Attorney	Camden Mills, Public Services Director
Renee Rose, City Clerk	Brandon Berry, Senior Planner
Candyce Galloway, Chief Technology and Innovation Officer	

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

1. APPROVAL OF THE AGENDA

Commissioner Rzewnicki requested to add a discussion on resiliency. Commissioner Robinson requested to add discussions on impacts of the 2025 FEMA letter, Air BnB rentals, and a potential fee waiver for new residential builds for replacing sewer laterals and other resiliency.

Motion: **Vice Mayor Marriott moved, Commissioner Robinson seconded, and the motion carried 5-0 to approve the December 2, 2025 City Commission Agenda, as amended.**

2. PRESENTATIONS

a. Proclamation Recognizing and Thanking the Volunteers of the City of St. Pete Beach

Mayor Pettila read a proclamation recognizing and thanking the nearly 40 community volunteers who assisted in the aftermath of the hurricanes. The Building Department had been overwhelmed during recovery, and these residents, who experienced the storms themselves, stepped up to help their neighbors navigate the permitting process. The proclamation expresses the City's appreciation and gratitude for their service.

b. Legislative Update

Jim Taylor, Shumaker Advisors, provided a legislative update outlining the current landscape in Tallahassee and the status of the upcoming legislative session. His presentation was made a part of the meeting record. He noted that although last session extended 45 days, the Legislature eventually passed a \$114.7 billion budget. The City successfully secured \$3 million for the fire station project and will again pursue additional funding to complete that effort in partnership with the local delegation. An overview was provided of key statewide budget areas relevant to the City, including job growth grants, affordable housing programs, septic-to-sewer initiatives, beach nourishment funding, and statewide resilience programs. The update also highlighted current and incoming legislative leadership in both chambers and noted the importance of those positions, particularly the Senate President-designate and the chair of the appropriations committee that oversees transportation and economic development funds, where the City's priorities fall. Mr. Taylor reviewed the legislative calendar, noting that the sixth and final committee week is approaching, with the regular 60-day session beginning January 13. Although the state is entering the year with a small surplus, the Legislature is signaling spending reductions and a potentially lean budget cycle, with the Speaker requesting a \$2B trim. Despite this, he and his team will continue advocating strongly for the City's priorities.

Discussion included a request for an update on Senate Bill 180. Mr. Taylor explained that a follow-up "glitch bill" is likely next session, as cities and counties have reported unintended consequences and both sponsors appear open to making adjustments. Details are not yet known, but updates will be provided once draft language becomes available. Discussion continued, with Mr. Taylor being asked about proposals to repeal ad valorem taxes and what revenue sources could replace them. Mr. Taylor noted that several constitutional amendments may reach the

ballot and would require 60 percent voter approval. If ad valorem taxes are eliminated, local governments could face significant revenue shortfalls unless lawmakers authorize new tools such as expanded surtaxes or broader uses of tourist development taxes. He encouraged cities to begin early discussions with county partners in anticipation. He emphasized the need to continue educating state lawmakers about St. Pete Beach's ongoing recovery and infrastructure needs. Clear data and project information strengthen advocacy efforts. Discussion also noted multimillion-dollar infrastructure awards announced for other jurisdictions. Mr. Taylor said those came from competitive state grant programs, which operate separately from legislative budget requests. Staff and the lobbying team coordinate closely when new grant opportunities arise.

c. Hurricane Recovery and Preparedness Update

Laura Canary, Community Services Director, provided a hurricane recovery and preparedness update, sharing this will be her last hurricane presentation, but she will hand off to Public Services Director Camden Mills for discussion on future long-term recovery and Capital Improvement Plan (CIP). The presentation summarized the past year of activity following Hurricanes Helene and Milton, including historic designation applications, demolition and restoration approvals, permit processing volumes, and elevation permits. She reported more than 6,100 permit applications submitted, 4,758 issued, and over \$375 million in total project valuation since the storms. Permit fee waivers totaled approximately \$3.7 million. She provided updates on the Elevate Florida grant program, including an increase in the project cap to \$375,000, and on the \$813 million Pinellas Recovers initiative, which continues to host outreach events and offer multiple assistance programs. Training efforts were reviewed, including NIMS/ICS, FEMA grants management, county damage assessment training, and implementation of the ForeRunner software. Personnel support has included hiring seven temporary permit technicians and contracting for supplemental development services, with an interlocal agreement with Pinellas County under consideration this evening. She provided a timeline summary of key actions taken since September 2024: substantial damage assessments, removal of the look-back period, fee waivers, expansion of repair allowances for historic resources, adoption of Forerunner, amendments to local building code provisions, issuance of community-wide notices, and development of the City's Substantial Damage Administrative Procedures Plan. She also outlined the current phase of compiling and cross-referencing all available data in preparation for enforcement of unmet permitting requirements.

Discussion included a question about how many elevation permit applicants had successfully received assistance through the Elevate Florida program. Ms. Canary reported that four applicants in St. Pete Beach had advanced to the next phase, with one confirmed to be actively moving forward with contractor coordination. A suggestion was made to conduct a "hot wash" with participants to identify lessons learned and share guidance with others pursuing elevation projects. Questions were raised about the accuracy of average permit-processing times presented in the report, as some residents and contractors are experiencing substantially longer waits. Ms. Canary explained that averages are manually calculated using issued permits only and do not include extreme outliers or unissued applications, which can create discrepancies when compared to what is visible in the public permit portal. She will clarify the methodology and report back. Concerns were also raised about inconsistencies among permit technicians and the length of time it takes for applicants to receive responses. Ms. Canary asked that specific cases be shared so she can investigate. She emphasized the importance of uniform application of requirements. Discussion continued regarding ways to streamline demolition and elevation permits, including the need for clearer upfront guidance. Ms. Canary shared that updated checklists for both demolition and elevation permits were recently completed and posted online, and staff will begin proactively providing these to applicants. Questions were asked about whether certain requirements should be revisited through amendments to the Land Development Code. Staff agreed that a comprehensive review will be needed once the immediate recovery period stabilizes, as isolated changes can have broader impacts. Such updates may be considered during a future priority workshop, with acknowledgment of staffing and budget considerations. Staff confirmed that demolitions of historic structures are being tracked. Appreciation was expressed for the department's responsiveness and for the improved transparency provided by the newly developed checklists.

Camden Mills, Public Services Director, said he will transition from hurricane recovery updates to regular reporting on the City's CIP. He provided a high-level overview of the adopted five-year CIP covering FY 2026-2030, noting that about \$213 million in projects and needs have been identified. The fiscal year 2026 CIP budget of \$58 million has been approved, while projects in fiscal years 2027–2030 remain planned but currently unfunded. Higher annual totals in the early years reflect the City's continued focus on storm recovery and critical infrastructure needs, with anticipated reductions in later years as conditions stabilize. The department will begin providing more detailed updates on FY26 project status and schedules as part of a regular reporting cycle.

Discussion included a question regarding the scheduling of the Aqueous/Force Main 1 project within the CIP. Mr. Mills clarified that the project spans multiple fiscal years, with design funding included in FY26 and construction funding split between FY27 and FY28. Although the estimated end of useful life for the line extends beyond 2029–2030, it's recommended to not wait until the end of useful life. He noted that the preliminary engineering report for Force Main 1 was recently completed and will be used to solicit design-build services, with a full review and follow-up presentation to be provided once staff completes its evaluation.

3. PUBLIC COMMENT

Deborah Schechner, Boca Ciega Isle Dr, thanked staff for the improved holiday lights; expressed support for exploring a \$1 visitor toll, stating residents should be exempt and that misinformation online has fueled unnecessary "toll frenzy." Tourists drive service costs (trash, beach cleanup, EMS/Fire/Police) while the City receives limited bed/sales tax, and encouraged people to watch meetings to get accurate facts.

4. CONSENT

- a. Approval of the October 28, 2025 Executive Session Minutes, the October 28, 2025 City Commission Meeting Minutes, and the November 3, 2025 City Commission Meeting Minutes.
- b. Authorize the Execution of the Interlocal Agreement for Post Storm Recovery Services with Pinellas Co.
- c. Authorize the City Manager to execute an Interlocal Agreement with Pinellas County for the designation of disaster debris collection and removal responsibilities.
- d. Authorize the City Manager to execute an Interlocal Agreement with Pinellas County for disaster debris collection, removal, monitoring, and management services.
- e. Authorize the City Manager to execute an amendment to an Interlocal Agreement with Pinellas County for Water Quality Monitoring and Assessment.
- f. Authorize the City Manager to Execute Amendment No. 1 to Agreement FM1024 – Fire Station 22 State Appropriations
- g. ~~Approval of the City sponsored Annual City of St. Pete Beach Bonfire event located at the 16th Ave walkover in Pass A Grille on December 10, 2025.~~
- h. Authorize the renewal of the 2025 Helpdesk Tech agreement with Jamie Burdine, from December 31, 2025, through December 31, 2026, in the amount of \$39,936.00.
- i. Authorize the City Manager to execute an amendment to the Insight Global Contract for the amount of \$69,000, for a total contractual obligation of \$138,000.
- j. Approval of Holiday Pay for Fire Department Captains and District Chiefs Assigned to 24-Hour Shift Schedules
- k. Authorize the Execution of a Services Agreement with Hydro-Klean, LLC for Stormwater Cleaning and Inspection Services in the amount not to exceed \$800,000 annually.

Commissioner Maldonado removed item g from consent. The Pass-a-Grille Community Association is keeping the bonfire as the tradition as it's been hosted for 30 years without full city sponsorship.

Commissioner Robinson asked to discuss i, the \$69,000 Insight contract addendum, asking whether the iWorQ platform is the right product, what full system upgrade needs/costs are anticipated, and if alternative solutions should be evaluated. Candyce Galloway, Chief Technology and Innovation Officer, explained the near-term plan is to invest in optimizing the current platform to address data integrity, workflow, and customer-facing pain

points, since a “rip-and-replace” is not feasible mid-operations. Over the summer, staff has focused on efficiencies within the existing system while beginning to evaluate alternative solutions. Based on current limitations, iWorQ is likely not the long-term platform; she anticipates proposing a replacement path once several ongoing major initiatives are past critical phases. Further discussion included asking if this contract is a short-term band-aid. Near-term efforts focus on optimizing iWorQ through automation, improving intake across multiple channels, refining website information, and standardizing workflows for consistency. A total cost estimate is not yet available; current spending on the platform doesn’t compare to other core systems, and Ms. Galloway will pursue an alternative at comparable cost if it better meets needs. The expected life expectancy of the current system is approximately 24 months to allow for an RFP and procurement process.

Motion: Vice Mayor Marriott moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to approve the December 2, 2025 City Commission Consent Agenda, as amended.

5. ORDINANCES

a. First Reading of Ordinance 2025-23: Amendment of Procurement Regulations and Procedures

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING AMENDMENT OF ARTICLE III, DIVISION 4, SECTIONS 2-281 THROUGH SECTIONS 2-295 OF THE ST. PETE BEACH CODE OF ORDINANCES; PROVIDING PURPOSE AND INTENT; UPDATING AND CLARIFYING THE DEFINITIONS; ESTABLISHING THE AUTHORITY AND DUTIES OF THE PROCUREMENT MANAGER; CLARIFYING THE AUTHORITY TO AWARD; UPDATING THE PROCUREMENT METHODOLOGY AND EMERGENCY PROCUREMENTS; CHANGING CONTRACT ADMINISTRATION; PRESCRIBING PROCUREMENT PROTESTS; ESTABLISHING A VENDOR SUSPENSION AND DEBARMENT PROCESS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER’S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

City Attorney Brookes read Ordinance 2025-23 in title only.

Devon Schmidt, Finance Director, presented high-level updates to the procurement ordinance. The revisions align City policy with Florida Division of Emergency Management model policies and state law and maintain eligibility for federal reimbursement in emergencies. The update clarifies procedures to stay compliant during disaster response while keeping competitive practices and procurement oversight in place. Key threshold changes are intended to improve efficiency: the micro-purchase limit increases from \$2,500 to \$5,000 so minor purchases no longer require three quotes, and the formal bid threshold rises from \$25,000 to \$50,000 so staff can concentrate on larger capital projects. The simplified acquisition thresholds are also clarified so departments follow the same quote requirements across the board. If approved, the ordinance changes will be rolled out with updated guidance to departments to ensure consistent application.

Discussion included asking why the draft only calls out Senate Bill 180 and whether other state laws should be referenced too. The City Attorney will follow up and bring back any fixes at second reading.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Rzewnicki moved, Vice Mayor Marriott seconded, and the motion carried 5-0 to approve the first reading of Ordinance 2025-23.

b. First Reading of Ordinance 2025-22: Adopting Land Development Code Sec. 6.26. pertaining to reasonable accommodations for certified recovery residences

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, CREATING LAND DEVELOPMENT CODE SECTION 6.26. – CERTIFIED RECOVERY RESIDENCES; ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES AND A PROCESS FOR REQUESTING REASONABLE ACCOMMODATIONS FROM LOCAL LAND USE REGULATIONS AS MANDATED BY NEW FLORIDA STATUTE; PROVIDING FOR SEVERABILITY, CODIFICATION,

CONFLICTS, AND AN EFFECTIVE DATE.

Attorney Brookes read Ordinance 2025-22 in title only.

Brandon Berry, Senior Planner, introduced a state-required ordinance responding to recent legislative preemption on zoning for certified recovery residences, which the City must adopt by January 1. The ordinance establishes a reasonable accommodation process focused on dimensional or impact waivers (allowing stairs/ramps in setbacks or parking reductions) rather than authorizing new uses or increasing intensity/density. Certified recovery residences, similar to community residential homes, offer habitation without on-site clinical services and exist in four levels defined in the ordinance. Facilities would still follow existing use, by right or conditional use where applicable. Staff could consider administrative waivers on merit once a process is in place. An application process will be posted on the website to meet statutory timelines.

PUBLIC COMMENT

Deborah Schechner, Boca Ciega Isle Dr, clarified that the ordinance applies only to residential uses, expressed concern about any zoning changes leading to unlawful spot zoning, and opposed applying provisions to commercial properties.

Further discussion confirmed the ordinance is drafted to meet the minimum statutory requirements and doesn't exceed them. The state prescribes what must be included. The ordinance does not change zoning and any recovery residence must still comply with all existing zoning requirements in the City's code.

Motion: Vice Mayor Marriott moved, Commissioner Maldonado seconded, and the motion carried 5-0 to approve the first reading of Ordinance 2025-22.

c. First Reading of Ordinance 2025-21: Amending Land Development Code standards pertaining to accessory structures, ancillary equipment, and nonconforming uses and structures, and allowing encroachment of stairs and balconies under specified circumstances

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE SECTIONS 3.10., 6.13., 6.14., AND 6.22. TO INCREASE FRONT YARD STAIR ENCROACHMENTS FOR SPECIFIED RESIDENCES, ALLOW RETENTION OF NONCONFORMING BALCONY FOOTPRINTS AND SPECIFIED NONCONFORMING RESIDENTIAL ACCESSORY STRUCTURES FOLLOWING SUBSTANTIAL IMPROVEMENT TO THE PRIMARY RESIDENCE, CLARIFY RESTRICTIONS ON NONCONFORMING USES AND AMEND RESTRICTIONS ON ELEVATED AND SUBSTANTIALLY-IMPROVED NONCONFORMING STRUCTURES, MODIFY RESIDENTIAL STORAGE BUILDING STANDARDS, MODIFY RESIDENTIAL EQUIPMENT SETBACK STANDARDS, AND PROVIDE A FRONT YARD SETBACK LINE ALTERNATIVE FOR RESIDENTIAL CUL-DE-SAC AND CURVED STREET LOTS; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Brookes read Ordinance 2025-21 in title only.

Brandon Berry, Senior Planner, presented the re-advertised second first reading, explaining that title changes prompted re-notice and that the draft now incorporates clarifications requested at the prior meeting. He reviewed key amendments in Section 3.10: when a dwelling located within a required setback is reconstructed or elevated, the habitable floor may remain in the setback and may increase floor/ceiling height without limit; any new additional stories must comply with current setbacks. Balcony language was clarified so that if an existing balcony is elevated with the home, a corresponding balcony may be added at the new walkout level within the same footprint, even within a required setback. To avoid confusion over nonconforming improvement standards, the ordinance now uses the term "substantial improvement," distinguishing it from interior upgrades that do not affect nonconforming status. Provisions also confirm that legally nonconforming unit counts, common in Pass-A-Grille, may be maintained when elevating or rebuilding, and measurement references are updated to current floodplain standards based on established grade to base flood elevation plus freeboard. Mr. Berry summarized revisions aligning development approval timelines with state provisions tied to declared states of emergency, replacing the

prior one-year deadline that extends approvals for the duration of the emergency plus additional time as allowed by statute. Additional clarifications address accessory structure rebuilds and confirm that finishing the garage when a house is elevated will not count against the 10% living-space rebuild limit; homeowners may finish the garage and still add up to 10% living space before triggering the accessory structure ordinance. The ordinance is scheduled for final reading next week, pending minor state-requested edits; if those edits are not resolved in time, second reading may be deferred to January.

PUBLIC COMMENT

No members of the public came forward.

Motion: Vice Mayor Marriott moved, Commissioner Robinson seconded, and the motion carried 5-0 to approve the first reading of Ordinance 2025-21.

d. First Reading of Ordinance 2025-25: Amending Land Development Code Sec. 3.14 Appeals

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO LAND DEVELOPMENT CODE 3.14 APPEALS; PROVIDING FOR CODIFICATION, CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Attorney Brookes read Ordinance 2025-25 in title only.

Brandon Berry, Senior Planner, provided an update per discussion at a previous meeting. This ordinance amends 3.14 of the LDC, establishing the City Commission as the default hearing body for appeals, with an option for the Commission to delegate a specific appeal to the special magistrate. This mirrors current code practice and reflects the only change since the prior discussion.

Discussion clarified that appeals will default to the City Commission, with the option to delegate a case to a special magistrate when technical or site-specific issues make Commission review impractical. A special magistrate can conduct site visits under Sunshine, and keeping this delegation option avoids future code changes.

PUBLIC COMMENT

No members of the public came forward.

Motion: Commissioner Maldonado moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to approve the first reading of Ordinance 2025-25.

e. First Reading of Ordinance 2025-24: Revising Code of Ordinances Chapters 131 & 132 Pertaining to Communication and Small Wireless Facilities

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO THE CODE OF ORDINANCES CHAPTER 131 WIRELESS COMMUNICATION TOWERS AND ANTENNAS AND CHAPTER 132 COMMUNICATION FACILITIES IN THE PUBLIC RIGHTS-OF-WAY; RENAMING CHAPTER 132 TO COMMUNICATION FACILITIES IN THE CITY RIGHTS-OF-WAY; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

Attorney Brookes read Ordinance 2025-24 in title only.

Attorney Brookes presented updates that set criteria for two categories, macro "big" towers under Chapter 131 and small wireless facilities in the right-of-way under Chapter 132, while avoiding anything preempted by state or federal law. The draft was prepared with staff and community input, and counsel consulted attorneys involved in a federal case for technical guidance. City Manager Robustelli noted administrative impacts if the ordinance is adopted, explaining the City lacks in-house technical expertise to review complex wireless applications. Applications typically arrive in batches, so the plan is to procure an on-call contractor through an RFQ/RFP to assist with technical review when large towers or groups of small-cell applications are submitted. Contracts would be similar to emergency arrangements, with technical wireless experts working alongside Planning staff to handle

specialized review.

Discussion included administration, jurisdiction, fees, and risk related to adoption. It was suggested that Pinellas County may have subject-matter experts available to reduce review costs. Application fees: small wireless facilities in City rights-of-way do not carry a local per-application fee (the City receives a small communications tax); large “macro” towers under Chapter 131 can include pass-through review costs, subject to state statute. FDOT, not the City, reviews facilities in state rights-of-way such as Gulf Blvd; the code language is being clarified to “city rights-of-way” to avoid confusion. Setbacks include a fall-radius standard equal to 125% of the facility height, and additional buffers apply near protected areas. Attorney Brookes outlined potential exposure if telecom providers challenge the ordinance (notice and negotiation, possible litigation, or legislative preemption) and explained the strike-through/underline amendment approach preserves the existing ordinance language if the new amendments are invalidated.

PUBLIC COMMENT

Deborah Schechner, Boca Ciega Isle Dr, requested limits on wireless poles in front of homes, citing a prior case blocking a resident’s view; raised health and property value concerns; asked what recourse exists in City vs. FDOT rights-of-way and whether such installations can be removed.

KellyLee McFrederick, E. Maritana Dr, thanked the City for addressing the wireless ordinance; noted a 5G pole was removed in front of her house with help from Rep. Linda Chaney and Florida Realtors. She cited strong neighborhood opposition, safety/insurance concerns, and historic-district protections; and asked the Commission to keep the toughest lawful standards.

Motion: Commissioner Rzewnicki moved, Commissioner Maldonado seconded, and the motion carried 5-0 to approve the first reading of Ordinance 2025-24.

6. ITEMS FOR DISCUSSION

a. Discussion regarding resiliency

Commissioner Rzewnicki proposed creating a time-limited, citywide resiliency working group (separate from the Planning Board) to capture neighborhood-specific input on flooding, seawalls, stormwater, underground utilities, land development code changes, and funding ideas. Citing the Don Cesar neighborhood’s ongoing collaboration with staff as a model, she suggested regular meetings with residents across all areas to develop a Resilient St. Pete Beach plan and leverage volunteer capacity. She noted differing neighborhood conditions and recent hurricane impacts and asked to bring the concept back for discussion and next steps.

Commission discussion supported broadening resiliency conversations beyond single neighborhoods, with a suggestion to start grassroots forums that could later link to a more formal effort. City Manager Robustelli noted there are multiple related initiatives already underway (fee studies, CRA analysis, internal revenue team, Finance Committee work, and the five-year watershed master plan). Staff will return with a map of these efforts and a coordinated community-outreach strategy for Commission review. Examples were shared of neighborhood disparities (e.g., basin coverage affecting funding eligibility) and suggested resident input go through district commissioners. Concerns were raised about creating a new standing working group due to volunteer capacity, suggesting instead that commissioners champion specific topic areas.

b. Discussion regarding impacts of 2025 FEMA letter

Commissioner Robinson requested a presentation from Mike Twitty on the 2025 FEMA letter. If no work has been done on a property, they will be subject to the 2025 letter which is half of the 2024 value. This needs to be clearly communicated to residents. There was consensus for her to work with the City Manager to invite Mr. Twitty.

c. Discussion regarding substantial improvement/substantial damage determinations

Commissioner Robinson noted inconsistencies in Sec. 98-122.4 regarding paragraph numbering. The subsection on “cost to perform the improvements” goes against current practice. She cited Item 1 requiring a licensed

contractor's detailed estimate and Item 2 allowing a market-cost summary that lists insurance and overhead/profit as items the City previously removed for homeowner submissions. She requested the language be clarified to reflect current policy and could be handled administratively.

d. Discussion regarding short-term rentals

Commissioner Robinson raised concerns about short-term rentals, especially in Districts 1–2 and suggested requiring a business tax receipt (BTR) for all rentals to improve tracking and compliance. Community Development Director Laura Canary noted the City currently requires BTRs for multi-unit buildings but not single-family homes or single-unit condos, and that expanding BTR requirements is being examined in the fee study. Discussion covered enforcement realities: code enforcement actively investigates but not with a dedicated, year-round position; cases often rely on advertisements and resident reports, which can be burdensome. Ideas included using trained volunteers to help identify listings, considering reporting requirements tied to any new BTR, and evaluating whether fines could offset staffing. Staff will review feasibility of a volunteer model, potential resource reallocation, and examples from other jurisdictions, and report back with options.

e. Discussion proposing fee waivers for new residential builds for replacing sewer laterals and other resiliency

Commissioner Robinson raised a discussion on infiltration/inflow and sewer laterals. She proposed requiring sewer lateral replacement for all new builds, waiving permit fees as an incentive, and exploring future homeowner rebates when funding improves; she cited St. Petersburg's private lateral rebate program as a model and noted backflow devices may be risky given current system conditions. Discussion suggested evaluating TDT funds as a potential source, and it was noted that many new builds and sales already trigger lateral replacements via inspections. Staff will review feasibility, including outreach to St. Petersburg, costs, and code language, and return with options.

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

Renee Rose, City Clerk – no report

Frances Robustelli, City Manager – She reported the Christmas Tree lighting is this Friday, December 5, at 6pm, at Horan Park.

City Attorney Brookes – no report

Commissioner Maldonado – He reported that all District 4 board/committee positions have been filled.

Commissioner Rzewnicki – no report

Commissioner Robinson – She reported that beach renourishment at Upham Beach has been completed. She suggested having volunteers plant sea oats. City Manager Robustelli said that Resident Services Director Mandy Edmunds will be coordinating that effort.

Vice Mayor Marriott – She reported that the Corey Sunday Market is lively with the nice weather. New shops have opened on Corey Ave recently, and there are rumors of a shopping center on Blind Pass getting refurbished.

Mayor Petrila – no report

Mayor Petrila adjourned the meeting at 8:20pm.

MINUTES APPROVED: JANUARY 13, 2026



RENEE ROSE
CITY CLERK



ADRIAN PETRILA
MAYOR