

City Commission Meeting
March 24, 2026
6:00 p.m.

ELECTED OFFICIALS PRESENT:

Adrian Petrilu, Mayor
Karen Marriott, Vice Mayor, Commissioner, District 1
Lisa Robinson, Commissioner, District 2
Betty Rzewnicki, Commissioner, District 3
Jon Maldonado, Commissioner, District 4

STAFF PRESENT:

Frances Robustelli, City Manager	Adam Poirrier, Assistant City Manager
Ralf Brookes, City Attorney	Mandy Edmunds, Resident Services Director
Renee Rose, City Clerk	Camden Mills, Public Services Director
Laura Canary, Community Development Director	Candyce Galloway, Technology & Innovation Director
Kathleen Murray, Management Analyst	Gil Martinez, Senior Planner

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

1. APPROVAL OF THE MARCH 9, 2026 CITY COMMISSION MEETING MINUTES

Concerns were raised regarding the accuracy of the March 9 meeting minutes, specifically questioning whether the recorded motion for Ordinance 2026-03 accurately reflected what was discussed and voted upon. Discrepancies were noted and clarification was requested. The City Attorney referenced the closed-caption transcription from the meeting video to restate the motion as originally presented, which included adoption with modifications such as a 40-foot setback from dwellings, a 500-foot separation requirement, and conditions related to technical feasibility and communication service limitations. Additional discussion centered on whether the motion incorporated elements of the citizen proposal, including a negotiation period, and how those elements were reflected in the final language. The City Attorney provided clarification on the distinction between “mandatory” and “encouraged” language, noting that mandatory requirements could be preempted by state law and therefore staff had consistently recommended using “encouraged” language to remain legally defensible. Further discussion addressed whether the Commission intended to follow staff recommendations or adopt aspects of the citizen proposal, and how that intent should be reflected in the minutes. To ensure the record accurately reflected the Commission’s action, a motion was made to amend the minutes to align with the transcript. Proposed revisions included removing certain phrasing, substituting “variance” with “negotiation period,” and clarifying the inclusion of the 500-foot separation requirement along with feasibility conditions. The Commission confirmed that the action was limited to correcting the minutes, not modifying the ordinance itself.

PUBLIC COMMENT

The following spoke in opposition of the language used in Exhibit A of Ordinance 2026-03:

Lauren Mones, Pass-a-Grille
Ronald Vigneault, Pass-a-Grille
Ruta Hance, Coquina Way
Deborah Schechner, Boca Ciega Isle Dr.

Motion: **Commissioner Maldonado moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to approve the March 9, 2026 City Commission Meeting Minutes, amending the motion on item 5b to state a 40 ft setback from dwellings unless a negotiation period and a 500 ft separation requirement where possible and technically feasible without limiting communication services.**

2. INSTALLATION OF ELECTED OFFICIALS

Commissioner Rzewnicki expressed gratitude for the opportunity to serve, noting it as a significant honor, and thanked fellow commissioners, City staff, and residents for their dedication and engagement. She acknowledged

the close election results and ongoing community challenges, particularly storm recovery, and emphasized the importance of continued resilience efforts. She also recognized first responders and staff for their service, affirmed respect for the election outcome, and stated a continued commitment to supporting the community.

Mayor Petrila expressed appreciation to residents, supporters, City staff, and fellow commissioners for their service and contributions over the past term, noting the significant effort of staff and collaboration among the Commission. The Mayor also thanked incoming officials and concluded with appreciation and farewell.

City Clerk Rose administered the Oath of Office to Commissioners Marriott and Causey and Mayor Tate.

Commissioner Causey thanked outgoing members for their service and contributions, highlighting the importance of collaboration moving forward. He also expressed appreciation to supporters and family, and outlined plans for increased community engagement, including regular neighborhood outreach, weekly updates, and small working groups to address key issues.

Mayor Tate expressed appreciation to outgoing officials for their service and welcomed incoming and returning commissioners, highlighting collaboration moving forward. He thanked family, supporters, and the community, and outlined priorities including accelerating storm recovery, supporting residents and small businesses, improving infrastructure resiliency, and pursuing additional funding opportunities. He highlighted the importance of respectful collaboration and fostering a vibrant, unified community.

3. APPROVAL OF THE AGENDA

Commissioner Maldonado requested to add a discussion item about Ordinance 2026-03 as item 8a.

Motion: Vice Mayor Marriott moved, Commissioner Robinson seconded, and the motion carried 5-0 to approve the March 24, 2026 City Commission Agenda, as amended.

4. PRESENTATIONS

a. Country Thunder Update

Resident Services Director Mandy Edmunds introduced Kim Blevins, Executive Director of Country Thunder. Ms. Blevins introduced herself and provided an overview of the organization, noting its 20+ years of experience producing multiple events across North America, including prior operations in Florida. She explained the transition from previous locations due to site limitations and storm impacts, and the search for a new long-term venue. She expressed interest in establishing the festival in St. Pete Beach, highlighting a commitment to community engagement, collaboration, and responsible event management. She highlighted the organization's intent to be a positive presence, address community concerns, and build a long-term relationship with the City.

Commissioners questioned the applicant regarding site selection, environmental and wildlife impacts, timing of community outreach, permitting status, ticket sales, and contingency planning. Ms. Blevins stated the St. Pete Beach location was selected because it best fit the festival's preferred layout and acknowledged that wildlife and seasonal nesting concerns were identified after talent had already been booked. Ms. Blevins indicated the current dates would remain in place for this year due to contractual obligations, but stated the organization would evaluate alternative dates for future years. Discussion also addressed the applicant's decision to sell non-refundable tickets before securing final permits and without a backup venue. Ms. Blevins explained this is consistent with its operations in other locations and stated that permitting timelines are often finalized close to an event date. There was concern that residents had not been meaningfully engaged earlier in the process and a highlight of the community's strong interest in protecting the beach, dunes, and wildlife. There were questions of what benefits the event would provide to residents, separate from hotels and businesses. Ms. Blevins cited entertainment value, economic activity, and efforts to engage with local organizations and support community causes, while acknowledging that outreach had only recently begun. Additional questions focused on attendance projections, the event's annual nature, possible relocation off the beach to the parking lot area, and who would make final site

layout decisions. Ms. Blevins stated that attendance was expected to range from 8,000 to 10,000, that the permit application was for an annual event, and that although relocating the event off the beach had been considered, the submitted beach layout remained the preferred configuration. The discussion concluded with questions regarding an incidental take permit and its relationship to wildlife impacts. There was concern that such a permit could allow harm to nesting birds or other wildlife, while Ms. Blevins responded that the permit had been suggested through discussions with Fish and Wildlife and was understood as part of the regulatory process, not an intent to cause harm.

Recreation Services Director Edmunds continued with a presentation updating on the status of the Country Thunder at Tradewinds, scheduled for May 8-10. Her presentation was made a part of the meeting record. She outlined the permit review process, noting that both state and city approvals remained pending. She explained that because portions of the event would occur seaward of the coastal construction control line, a Florida Department of Environmental Protection permit was required before the City could consider issuing a special event permit. She also noted ongoing coordination with environmental agencies, including FWC, DEP, Audubon, and sea turtle monitors, to address concerns related to shorebirds and sea turtle nesting. She reviewed the preliminary site layout and described proposed mitigation measures, including sound limitations of 85 dB, prohibition of drones and pyrotechnics, on-site environmental monitoring, turtle nest protection, emergency operations planning, traffic and crowd management, shuttle transportation, increased parking enforcement, and enhanced waste collection and cleanup. It was noted that several operational plans, including traffic, parking, and waste management, were still being finalized in coordination with the event organizers, Tradewinds, the Sheriff's Office, Fire Rescue, and other partners. She also addressed potential economic impacts, noting anticipated benefits to hotels, restaurants, bars, and other local businesses during a typically slower period, as well as broader visibility for the City. The presentation concluded with a summary of next steps, including awaiting DEP approval, finalizing event conditions through a memorandum of understanding, and determining reimbursement for city resources associated with the event.

Commissioners and staff discussed anticipated impacts of non-ticketed attendees, with Ms. Blevins noting that the event site would be fully fenced to limit access, though some level of outside viewing and crowd presence along the beach was expected due to sound carryover. Questions were raised regarding plans to manage this potential overflow, including law enforcement presence, sanitation, and impacts to nearby neighborhoods. Ms. Edmunds indicated coordination with the Pinellas County Sheriff's Office for increased staffing, funded by the event organizers, and ongoing planning for additional portable restrooms and crowd management in surrounding areas. Concerns were expressed about the short timeline for finalizing logistics and potential impacts such as parking, trespassing, and litter. Additional discussion included comments noting that while the timing during turtle and shorebird season was a concern, similar large-scale events had been successfully hosted in the City in the past with minimal disruption to residents. Some in the community have expressed cautious optimism about the event and suggested potential strategies to mitigate impacts, including using underused private parking lots to reduce neighborhood parking congestion. There was a request to hear from Bruno Falkenstein with Sea Turtle Trackers.

Mr. Falkenstein provided information on sea turtle nesting patterns, noting that nesting activity is primarily influenced by water temperature and can vary significantly year to year. He stated that, as of the meeting date, no nesting had yet occurred on the west coast of Florida and that typical nesting season generally begins around mid-to-late May. He explained that the primary risk to sea turtles occurs when females come ashore to nest, as they can be easily spooked, but eggs already in the ground are less vulnerable until hatching. He highlighted the importance of minimizing disturbances during nighttime hours. He noted a request to have members of his organization on the beach from around sunset to 10:30pm, but he recommends monitoring personnel until 11:30pm to help protect any potential nesting activity. He noted recent communication with a representative from Tradewinds and referenced discussions with state agencies. The state had not provided specific or consistent recommendations, explaining that requirements for similar events have varied over time depending on state

oversight. He expressed appreciation for the City's long-standing support of turtle monitoring efforts and offered to provide additional information or educational opportunities.

Ms. Edmunds introduced Dr. Beth Forys, Professor of Environmental Science and Biology with Ruth Eckerd College. Dr. Forys provided input on potential impacts to local bird populations. She noted that St. Pete Beach supports a significant colony of black skimmers, representing approximately 10% of the state's nesting population, and that nesting activity typically begins in late April. She expressed concern that the timing and scale of the proposed event could disrupt nesting behavior, potentially delaying nesting or causing birds to abandon the area, which could push nesting later into hurricane season and reduce overall success. She also indicated that comparable events of this scale are uncommon in similar natural beach environments, making impacts difficult to predict. Additional concerns were raised regarding potential disturbances from emergency response activities and large crowds, citing past incidents when disruptions negatively affected bird colonies.

Ms. Blevins was asked about supporting local environmental efforts. The applicant shared that \$2 from each ticket will go toward local sea turtle monitoring, and that they are exploring additional support for organizations such as the Audubon Society. Ms. Blevins also confirmed the event will follow an 85-decibel sound limit and will end by 10:00 p.m., consistent with the City's noise regulations.

PUBLIC COMMENT

Cindy Perry, Boca Ciega Isle Dr., spoke in opposition to the event. She recommended continuous monitoring of black skimmer colonies through the event and that a permit not be issued until all requirements and concerns are fully addressed.

Dana Richardson, Bahama Way S., spoke in opposition to the event. She cited concerns about impacts to protected wildlife, neighborhood parking and traffic, and overall community disruption. She also expressed concern about setting a precedent for similar events and questioned compliance with prior commitments and regulatory guidance.

Deborah Schechner, Boca Ciega Isle Dr., spoke in opposition to the event. She cited concerns about lack of transparency, potential contract violations, environmental impacts to wildlife, and insufficient planning. She also noted the event timing during a busy tourist period and requested greater public involvement in the process.

Monte Hoge, Gulf Blvd, spoke in support of the event, noting its potential benefits for local businesses and community morale following storm impacts, while acknowledging environmental concerns and encouraging mitigation measures.

Lisa Reich, Corey Ave., spoke in opposition to the event. She is a conservation advocate and expressed concerns that the event application was incomplete and lacked due diligence, particularly regarding environmental impacts during nesting season. She also noted inconsistencies in event plans and questioned compliance with permitting and prior commitments.

John Kurzman, Bahia Honda Way, spoke in general support of the event as a way to boost the community but raised concerns regarding implementation, including coordination with beach stewardship, environmental impacts, crowd control and safety, and shoreline access. He also encouraged the City to consider negotiating community benefits given the event's anticipated revenue.

Laila Baumanis, Hermosita Dr., spoke in support for the event as an economic benefit to the community but raised concerns about scheduling during nesting season, suggesting it would be more appropriate at a different time of year.

b. University of Florida Levin College of Law Environmental and Community Development Clinic on the legal feasibility of a Parking-Based Assessment for Street Infrastructure Funding

Senior Planner Gil Martinez introduced Thomas Hawkins and Olivia Guntner from the University of Florida Levin College of Law, who were invited to present on the feasibility and legal considerations of a potential

commercial parking assessment. The presentation was described as part of an academic collaboration with the City, which has previously supported analysis related to the Community Redevelopment Area (CRA). He noted that the topic would be discussed further at the upcoming revenue workshop on April 3, providing additional opportunity for Commission review and input.

Mr. Hawkins presented an overview of the legal framework and feasibility of implementing a commercial parking-based assessment to fund roadway maintenance. His presentation was made a part of the meeting record. The presentation sought to explain that while municipalities have limited authority to impose taxes, they may adopt assessments under home rule authority if certain legal criteria are met, including demonstrating a special benefit to assessed properties and fair apportionment of costs. Ms. Guntner outlined a potential model in which non-residential properties would be assessed based on the number of parking spaces, linking roadway maintenance benefits to commercial parking use. She noted that supporting data and analysis would be required to justify the assessment, including documentation of roadway needs and proportional benefit to properties. The presentation also highlighted legal considerations, including the need for substantial evidence, potential use of a bond validation process to confirm legality, and the absence of direct case law on this specific approach. While the concept was described as feasible, it was noted to be a novel application that would require further study and expert analysis before implementation.

Discussion focused on the proposed assessment framework, with questions centered on legal justification and application. There were questions about how the City could justify assessing commercial properties when both commercial and residential properties benefit from roadway improvements. Mr. Hawkins explained that legal analysis focuses on whether assessed properties receive a benefit proportional to the cost, rather than whether all benefiting parties are included in the assessment. Discussion also addressed whether assessments must be tied to properties directly adjacent to specific road improvements. It was clarified that a citywide approach could be supported, as roadway systems function as an interconnected network, and benefits to properties may extend beyond immediate proximity to specific roads. Discussion highlighted the need for detailed analysis and supporting data to justify the methodology, including demonstrating proportional benefit and appropriate cost allocation.

c. Boca Ciega Drive Reconstruction Design Direction

Public Services Director Camden Mills presented the Boca Ciega Drive Reconstruction Design Direction project, covering the segment from 75th Avenue to 87th Avenue. His presentation was made a part of the meeting record. The presentation outlined existing roadway deficiencies, including deteriorating pavement, aging reclaimed water infrastructure, and limited drainage capacity. Design goals include improving roadway conditions, enhancing drainage, and increasing pedestrian and bicycle safety while incorporating traffic calming measures. The original design proposed narrower travel lanes and a 10-foot multi-use path, while a revised alternative reduced the sidewalk to 5 feet to lower costs while maintaining safety improvements. Staff reviewed prior bid results, noting the project was previously estimated at approximately \$5.4 million but was not approved due to cost concerns. In response, a modified design was developed to balance improvements with budget consideration. Mr. Mills outlined three options for Commission direction: proceed with the original design, proceed with the reduced sidewalk alternative, or consider additional alternatives, including minimal improvements. It is staff's recommendation to use the revised alternative (reducing the sidewalk to 5 feet) to maintain safety and drainage benefits while reducing costs. The anticipated timeline includes design updates in FY26, procurement in FY27, and approximately 18 months of construction. The project is partially funded by a \$1.5 million FDOT grant, which expires in September 2027 and includes specific design requirements that must be considered.

Discussion focused on design preferences and concerns related to roadway width, safety, drainage, and parking. There was opposition to the originally proposed 10-foot multi-use path, noting it would create conflicts with existing driveways and was not supported by residents. Discussion centered on prioritizing roadway resurfacing, traffic calming, and stormwater improvements. There was support for maintaining or using existing sidewalks

where feasible and the importance of ongoing maintenance. Questions were raised regarding the feasibility of incorporating bicycle accommodations. Mr. Mills indicated that space constraints would make a compliant bike lane difficult without further reducing travel lane widths. Concerns were also expressed about safety and practicality of a single bike lane. Drainage issues were discussed, including existing flooding and standing water, and there was support for enhanced stormwater infrastructure, including curbing, inlets, and potential swale systems to improve runoff. Parking impacts were a concern, particularly for residents and nearby park events. Maintaining existing on-street parking was highlighted and it was requested for further evaluation of potential impacts, as well as opportunities to incorporate additional parking where feasible. Concerns were also raised about narrowing travel lanes to 10 feet, with potential impacts to traffic flow, school drop-off operations, and service vehicles. Design modifications were discussed, such as alternative curb configurations or pull-off areas, to allow vehicles to exit the travel lane. There was consensus for a modified version of Option B, with direction to staff to refine the design by adjusting curb treatments, maintaining functionality for parking and service access, and preserving key drainage and traffic calming improvements.

d. Permit Process Update

Community Development Director Laura Canary provided a 90-day update on building and permitting process improvements, highlighting actions taken to enhance efficiency, transparency, and customer service. The presentation was made a part of the meeting record. Key improvements included the development of simplified permitting guidance, standardized communication practices, and the introduction of automated notifications and clearer status updates. A “single point of contact” model was implemented, assigning each permit to a dedicated staff member to improve accountability and customer experience. The City has expanded same-day or express permitting for low-complexity projects and increased public accessibility through appointments, extended hours, and upcoming outreach efforts such as an open house and contractor focus group. Ongoing efforts include refining multi-departmental review processes, improving website content and usability, and enhancing the permit portal through system updates and potential future replacement. The City is also evaluating AI tools to support plan review and workflow efficiency. Technology & Innovation Director Candyce Galloway presented early performance metrics showing increased permit volume and issuance, improved processing times, and reduced backlog pressure, indicating that operational changes are beginning to yield measurable results. The update highlighted a shift from storm recovery-focused operations to a more sustainable, data-driven permitting system, with continued refinements planned through future reporting and technology improvements.

Commission discussion focused on outreach efforts, process transparency, performance metrics, and long-term system improvements. Ms. Canary confirmed the upcoming contractor focus group will be invitation-only to allow for more in-depth feedback, with additional “contractor coffee” sessions planned to be open to all, including permit technicians. Questions were asked regarding the availability and clarity of information on same-day permitting eligibility, website updates, and timelines for permit processing. Ms. Canary noted that additional guidance and disclaimers are being refined before full public release. Discussion also addressed communication practices, including whether applicants should receive phone calls prior to permit denials. Ms. Canary indicated this is not currently a formal requirement but is being evaluated, with flexibility given to permit technicians and further input to be gathered from contractors. There was concern regarding costs associated with new software and the importance of maximizing existing systems before pursuing replacements. Ms. Galloway confirmed efforts are focused on optimizing current tools while exploring supplemental solutions and preparing for a potential future RFP. Additional discussion included opportunities to streamline local code requirements, coordination with other barrier island communities, and constraints imposed by state and federal regulations. Staff were requested to track more detailed performance metrics, including permit timelines by type, median and range data, and distinguishing delays caused by applicants versus the City. There was support for ongoing improvements with an emphasis in data-driven decision-making, fiscal responsibility, and long-term resilience in permitting processes.

5. PUBLIC COMMENT

Sandy Mayer, Boca Shores Condos, expressed concern about sludge being dumped by a contractor at Egan Park, a public recreational area, and questioned the appropriateness of the location for such activity. She requested further discussion and consideration of alternative, less populated sites.

Kathy Garchow, Casablanca Dr., expressed concern about delays in executing a stormwater outfall contract addressing ongoing saltwater flooding issues. She requested approval of Consent Item b.

Grant Izzi, 59th Ave., thanked the Commission for their service and congratulated the newly elected Mayor and Commissioner, noting the opportunity for positive progress. He encouraged the Commission to focus on solving problems using facts rather than emotion, to foster greater unity within the community, and to clearly define the City's overall vision to guide decision-making. He highlighted the importance of improving processes and establishing measurable goals to ensure effective outcomes.

Lauren Mones, Pass-a-Grille, spoke in opposition of amending the motion for Ordinance 2026-03 without amending the intent.

Ronald Vigneault, Pass-a-Grille, displayed an email written from Commissioner Maldonado to the City's legal team expressing the intent for mandatory distance requirements in Ordinance 2026-03.

John Kurzman, Bahia Honda Way, raised safety concerns regarding bicycle lanes, noting lack of compliance with passing distance laws and conflicts with large vehicles. He suggested reconsidering local e-bike regulations, allowing sidewalk use at controlled speeds, and re-evaluating proposed bike lane designs to improve safety and functionality.

Motion: Vice Mayor Marriott moved, Commissioner Maldonado seconded, and the motion carried 5-0 to extend the meeting to 10:30pm.

6. CONSENT

- a. Resolution 2026-08: Temporary amnesty to waive the triple fee penalty for after-the-fact permitting for storm-damaged property.
- b. ~~Authorize the City Manager to execute a Services Agreement with BCS Construction Group, LLC for the Boca Ciega Bay Stormwater Outfall Improvements capital project in the amount not to exceed \$1,173,370.00.~~
- c. Approval of a special event permit with request for street closure for Pass A Grille Community Church Easter Sunrise Service on April 5, 2026.

Commissioner Robinson requested to remove item 5b for further discussion.

Motion: Vice Mayor Marriott moved, Commissioner Robinson seconded, and the motion carried 5-0 to approve the March 24, 2026 City Commission Consent Agenda, as amended.

- b. Authorize the City Manager to execute a Services Agreement with BCS Construction Group, LLC for the Boca Ciega Bay Stormwater Outfall Improvements capital project in the amount not to exceed \$1,173,370.00.

Public Services Director Camden Mills presented the Boca Ciega Bay Stormwater Outfall Improvements project, which combines three capital projects in Belle Vista, Don CeSar, and Pass-a-Grille into a single effort to improve efficiency and reduce costs. His presentation is made a part of the meeting record. The project seeks to reduce "sunny day" tidal flooding by improving the function, access, and maintenance of tide backflow, or check, valves at 13 locations. He explained that high tide conditions can force water back through the stormwater system and onto roadways, and that the proposed improvements are designed to mitigate this issue, but will not address flooding caused by rainfall events. Proposed improvements include installing accessible vault structures for tide check valves, allowing maintenance from land rather than by divers, and adding

upstream baffle structures to capture debris and improve valve performance. Project locations include two sites in Belle Vista, five in Don CeSar, and six in Pass-a-Grille, targeting areas with known tidal flooding and maintenance challenges. The total project budget is approximately \$1.7 million, with a qualifying low bid of approximately \$1.1 million, including construction and contingency, remaining within available CIP funding. Mr. Mills noted the project will improve long-term operations by reducing reliance on commercial divers, enabling in-house maintenance, and preserving system functionality through improved access and debris management.

Commission discussion focused on the effectiveness, maintenance, and long-term value of the proposed stormwater outfall improvements. Mr. Mills confirmed this project represents the most feasible near-term approach to address tidal flooding, while noting that more comprehensive solutions such as pump stations would be significantly more costly and long-term. Discussion highlighted existing maintenance challenges, including lack of prior maintenance, barnacle buildup, and limited access to current check valves. Mr. Mills explained the redesigned system would improve accessibility, allow for land-based maintenance, and reduce reliance on divers, though some diver use may still be required for outfall maintenance. Questions were asked about maintenance schedules, costs, and lifecycle expectations. Mr. Mills summarized a proposed maintenance plan beginning with quarterly inspections, to be adjusted as needed, and noted that current diver-based maintenance could cost approximately \$200,000 annually. The vault structures are expected to last 30+ years, while check valves may require replacement every 5–10 years. Additional discussion highlighted the importance of setting realistic public expectations, clarifying that the project addresses tidal flooding only and will not resolve flooding caused by rainfall events. It was noted there are broader concerns about drainage, grading, and ongoing infrastructure needs citywide.

Motion: Vice Mayor Marriott moved, Commissioner Robinson seconded, and the motion carried 5-0 to authorize the City Manager to execute a Services Agreement with BCS Construction Group, LLC for the Boca Ciega Bay Stormwater Outfall Improvements capital project in the amount not to exceed \$1,173,370.00.

7. ACTION ITEMS

a. Resolution 2026-07: Establishing and Amending Public Parking Fees

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH TO ESTABLISH PARKING RATE FEE SCHEDULE AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Brookes read Resolution 2026-07 in title only.

Assistant City Manager Adam Poirrier summarized proposed parking rate adjustments based on recommendations from the Parking Action Plan, the Finance and Budget Review Committee, and prior Commission direction. The proposed changes include sunset pricing (an additional \$1/hour after 4:00 p.m.), seasonal rate increases from February through April, standardizing rates across all parking locations, a \$0.50/hour base rate increase, expanding weekend rates to include Fridays, and increasing holiday/special event rates. He explained that the proposal enhances revenue and improves parking turnover and traffic management. Estimated revenue impacts were provided, though he noted limitations in available data and said the figures are approximate. Additional flexibility was introduced through a proposed holiday/special event rate range to allow case-by-case adjustments. He also recommended collecting additional data during upcoming holidays before finalizing certain pricing strategies. Items not included in the proposal were transaction fees for credit card use and changes to morning rates, due to lack of prior consensus. He said that parking rates are now established by resolution rather than ordinance.

Motion: Vice Mayor Marriott moved, Commissioner Maldonado seconded, and the motion carried 5-0 to extend the meeting to 11:00pm.

Mayor Tate called for a recess at 10:28pm. The meeting resumed at 10:33pm.

Commission discussion continued regarding the proposed parking rate changes, with a focus on balancing revenue generation and impacts to local businesses. There were concerns that sunset pricing could discourage evening visitors and negatively affect restaurants and small businesses, and interest was expressed in exploring duration-based, or dynamic, pricing to encourage turnover while supporting short-term visits. Mr. Poirrier confirmed that duration-based pricing is possible within the current parking platforms and could be structured to increase rates based on length of stay. However, he noted limitations in available data and indicated that additional analysis would be needed to model potential impacts. Discussion also clarified that credit card transaction fees are not included in the current proposal and vary between vendors, with a note that the two vendors had been purchased by a third and will merge in the future. There was support to move forward with selected elements of the proposed changes without sunset pricing. There was consensus to exclude sunset pricing and request that staff return with additional data and options for duration-based pricing for future consideration.

PUBLIC COMMENT

Rick Falkenstein, 800 Gulf Way, spoke in support of simplifying parking by implementing 24-hour metered parking and increasing rates by \$1, highlighting ease for visitors, revenue generation, and the need to educate the public on how funds support city services.

Motion: Vice Mayor Marriott moved, Commissioner Causey seconded, and the motion carried 4-1 to adopt Resolution 2026-07, as amended to include all staff recommendations except sunset fees. Commissioner Robinson voted no.

8. ITEMS FOR DISCUSSION

a. Discussion on Ordinance 2026-03 (Added)

Commissioner Maldonado noted interest in the recently adopted small wireless facilities ordinance and the distinction between “encourage” and “mandatory” language related to design standards. His intent had been to require mandatory standards and shared that outside legal counsel confirmed the language was not a scrivener’s error, which led to consideration of whether to repeal, amend, or leave the ordinance as adopted. The City Attorney advised that while amendment or repeal are options, both would require two readings, and cautioned that adopting mandatory language could conflict with state preemption and expose the City to legal risk, including potential attorney’s fees. It was also noted that recent and pending state legislation may further limit local authority in this area.

Motion: Commissioner Robinson moved, Vice Mayor Marriott seconded, and the motion carried 5-0 to extend the meeting to 11:15pm.

There was discussion on the legislative process, prior intent, and the challenges of interpreting earlier decisions. The discussion also clarified that the current ordinance is under review during a 30-day period following submission to the Attorney General, during which external parties may challenge it. There was consensus to take no immediate action and allow the ordinance to proceed as adopted while monitoring feedback from the Attorney General and other stakeholders.

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

Renee Rose, City Clerk – Following the election of Mayor Tate, he was required to resign his position on the Police Pension Board. As a result, a vacancy now exists for that seat. The City Clerk’s Office is accepting applications and applicants must be residents of St. Pete Beach.

There have been recent board and committee membership changes. Rich Lorenzen is no longer serving on the Planning Board. Mark Kanak has transitioned from the Finance and Budget Review Committee to the Planning Board, and Kathy English has returned to serve on the Finance and Budget Review Committee.

Frances Robustelli, City Manager – no report

City Attorney Brookes – He will provide a legislative update at next meeting.

Commissioner Maldonado – He thanked City Manager Robustelli for attending his recent community meeting. He welcomed the new mayor and commissioner and thanked outgoing members.

Commissioner Causey – He shared that parking is in his focus and he is interested in advancing short-term efforts, identifying 46th Ave as an area of focus for upcoming parking consideration.

Commissioner Robinson – She is reestablishing her library hours.

Vice Mayor Marriott – She announced her commissioner event on March 31 at 6:00 p.m. at Mastry’s Brewing. She thanked the Corey Avenue Business Association for their St Patrick’s Day event. She announced the Concert in the Park event at Horan Park this Friday.

Mayor Tate – He echoed comments on the great events in the city. He thanked the City Manager and staff for their responsiveness and assistance in addressing questions and ongoing matters.

Mayor Tate adjourned the meeting at 11:11pm.

MINUTES APPROVED: APRIL 14, 2026



RENEE ROSE
CITY CLERK



SCOTT TATE
MAYOR