

CITY OF SAFETY HARBOR
MINUTES OF CITY COMMISSION MEETING
750 MAIN STREET, SAFETY HARBOR, FLORIDA
FEBRUARY 16, 2026

Present: Mayor Joe Ayoub, Vice Mayor Carlos Diaz, Commissioner Nancy Besore, Commissioner Jacob Burnett, Commissioner Andy Steingold, City Attorney Sarah Allen, City Manager Josh Stefancic, Community Development Director Carol Stricklin, Community Planner/GIS Analyst Cecilia Chen, Public Works Director Renee Cooper, Recreation Superintendent Shannon Schafer, and City Clerk Rachael Telesca.

Mayor Ayoub called the meeting to order at 7:01 p.m. The Invocation was given by Pastor Andrew Larsen, Safety Harbor Community Church, which was followed by the Pledge of Allegiance to the Flag.

PRESENTATIONS

1. WILLIAM TOULOUMIS DAY – JANUARY 20, 2026

Presentation of Proclamation.

Mayor Ayoub presented Mr. Touloumis with a Proclamation, whom thanked the Commission.

2. FOUR CHAPLAINS DAY – FEBRUARY 3, 2026

Presentation of Proclamation.

Mayor Ayoub presented American Legions Post 238 with a Proclamation, whom thanked the Commission.

CONSENT AGENDA

1. Approval of the February 2, 2026 City Commission meeting minutes.
2. Approval of Renewal with BS&A Software for Support and Maintenance.
3. Approval of disposal of various equipment.

Commissioner Steingold moved, seconded by Commissioner Besore, to approve Consent Items 1-3. Motion passed 5-0.

PUBLIC HEARINGS

1. QUASI-JUDICIAL: SITE PLAN APPLICATION FOR A NEW 1,058 SQUARE-FOOT TAVERN WITH DOG DINING AND A PARKING LOT LOCATED AT 946 MAIN ST. AND DELAWARE ST. (CASE NO. 2025-40 SD)

Approve, Approve with Modifications or Deny the Site Plan.

Mayor Ayoub reminded the Commission of the Quasi-Judicial proceedings; no ex-parte communication existed; Ms. Telesca swore in those intending to speak before the Commission on this item.

Ms. Chen gave a presentation and stated that the applicant, P. Ely Payne (Baysite Engineering LLC), submitted a site plan application for two parcels: 946 Main St. (Parcel ID #:04-29-16-80028-006-0040), and an unaddressed property located on Delaware Dr. (Parcel ID04-29-16-80028-006-0120). The applicant is proposing a new 1,058 square feet tavern, with dog dining, at 946 Main St., and a new accessory parking lot on the Delaware St. parcel. The Site Plan has been named as "The Barking Lot" Site Plan. The Technical Review Committee found the application consistent with the site plan criteria stated in Land Development Code Section 229.04.

On January 14, 2026, the Planning and Zoning Board unanimously recommended approval of the Site Plan with all the conditions stated in the Technical Review Committee's comments, and additional conditions:

- The applicant shall modify the surface material of the parking spaces located on the Delaware St. property from asphalt to turf block to reduce the amount of impervious surface, except the one proposed Americans with Disabilities Act (ADA) parking space; and
- The applicant shall modify the parking lot for ingress and egress onto Delaware St. only, without using the alley.

The applicant has revised the plans accordingly. The modifications have been reviewed and approved by the Technical Review Committee. Staff recommended approval of the "the Barking Lot" Site Plan for 946 Main St. and Delaware St., with the following conditions:

1. Prior to the approval of building permit, all Technical Review Committee's comments shall be met.
2. Prior to the issuance of the Certificate of Occupancy, a parking agreement with MFP Financial Services (335 9th Ave. S.) for five (5) staff parking spaces shall be provided to the Community Development Department.

Commissioner Steingold inquired about Floor Area Ratio (FAR) requirements, whether sufficient parking for patrons and employees existed, and whether designated parking on Delaware St. existed; stressed concern regarding inadequate parking, particularly in a high traffic area; the City Code is outdated and doesn't consider present day concerns; Ms. Chen explained that the maximum FAR is 1.0, while the proposed is FAR is 0.07, therefore within appropriate range; the

business owner is working on parking agreement(s) with adjacent businesses; no designated parking on Delaware St. exists at this time, however; staff is researching parking options in the area; City Manager Stefancic ensured that a staff parking presentation and parking analysis is forthcoming; Ms. Stricklin explained that parking requirements have been met; additionally, more spaces to include employee parking is proposed in the Site Plan.

Commissioner Burnett sought clarification on the quasi-judicial process as he understood determination to be based on specific criteria and evidence presented, and whether they meet City Code requirements; Attorney Allen agreed and further explained the process in detail; determination must be based on competent, substantial evidence, which consists of relevant evidence to support conclusions and relate to the merits of the application and may include factual testimony of lay witnesses and the opinion of testimony experts; experts are those who possess background and technical training as a field profession (i.e. engineers, planners, etc.); public opinion testimony does not constitute substantial competent evidence; if the Commission determines that the Site Plan does not meet requirements, we need to provide evidence as to the reasoning; the City policy (our City Code) cannot be attacked by the Commission, however; if the desire of the Commission is to amend the City Code, that process would need to take place at a later time. Vice Mayor Diaz agreed and suggested hearing all testimonies and evidence prior to Commission discussion.

Vice Mayor Diaz inquired about public concerns and whether the building would contain a kitchen; P. Ely Payne, Principal, Engineer (Baysite Engineering, LLC), 2054 Central Ave., St. Petersburg, 33712, explained that changes to the Site Plan based on resident concerns included reducing the Impervious Surface Ratio (ISR) by approximately 6,000 square feet and implementing Turf Block grass pavers to help mitigate drainage concerns, and added a two-way alley to alleviate congestion concerns; a kitchen will not exist.

Owen Linder, 108 Woodcreek Dr. S., thanked the Planning & Zoning Board/Board of Appeals for requiring conditions prior to approval; these amendments have greatly reduced the ISR and will help alleviate drainage concerns and prevent water ponding and silt deposits due to uphill flow on the rear of the proposed site; recommended and encouraged the City to continue managing waterflow including resurfacing the alley to allow for adequate downhill flow.

Austin Simmons, 3570 Fairview St., conveyed concern regarding parking in the area; stressed the importance of proper water flow as the area is prone to flooding; suggested that the Commission hold the applicant accountable for appropriate water flow management; suggested grading the alleyway from 10th Avenue towards the CSX Railroad crossway to help create positive waterflow; Mayor Ayoub inquired whether the grading could be included as a potential condition of approval and Attorney Allen explained that we cannot ask the applicant to mitigate issues that they did not create, however; the Commission can consider improving separately at a later time; Ms. Stricklin explained that staff analyzed on-site drainage systems and is satisfied that this Site Plan will not further impact drainage in the area; the existing water and drainage concerns are caused by off-site conditions; Mayor Ayoub invited Ms. Cooper to provide her professional opinion regarding the feasibility of the suggested grading project; Ms. Cooper explained that property

owners are required to maintain the alleyway to the mid-point, therefore staff has not considered improvements to this alleyway; if considered, the project would need to be budgeted and would include surveying and design, with an estimated cost of hundreds of thousands of dollars.

David Desaulniers, 905 Delaware St., doesn't support the Site Plan; understands that the applicant reduced the ISR, however; drainage still poses a concern and doesn't believe that the issues will be mitigated; the adjacent Tire and Automotive Tech, LLC will be negatively impacted; there is a lack of parking.

Susan Massarsky, 910 Delaware St., conveyed concern regarding drainage, parking, and increased traffic and congestion; suggested 'no parking' signage.

Protected Name, 1027 Delaware St., agreed with Commissioner Steingold in that the City Code doesn't reflect present day reality; conveyed concern pertaining to parking, alleyway congestion, and safety concerns including emergency vehicle access.

Robert Younskevicius, 930 Delaware St., stressed the importance of resolving parking issues prior to allowing the development.

Barbara Pullara, 1015 Cherokee St., agreed that parking is an issue; people disregard the yellow painted lines; homeowners place their garbage bins in their driveway to prevent illegal parking during events.

Crystal Marrs, 131 Harbor Woods Cir., spoke on behalf of her mother-in-law; the proposed four-foot fence is not sufficient in preventing dogs from jumping over, and is unsafe for those walking by; conveyed concern related to parking, traffic and congestion; suggested traffic calming efforts and higher fencing.

Mr. Payne responded and explained that the proposed fence is six feet in height; parking has increased. Scott Talley, President, Golden West Construction, Inc., 1328 Peach Tree Dr., Dunedin, 34698, further explained that modifications were made to address concerns related to parking, buffers, and alleyway improvements; we've worked extensively with the City to improve the Site Plan.

The Commission continued discussion at length addressing parking concerns and Site Plan criteria; Ms. Stricklin explained that parking requirements have been met and additional spaces for employee parking will be properly marked for private parking, however; it is the responsibility of the business to enforce it; Commissioner Burnett inquired whether additional parking, supplemental to the five (5) staff parking spaces could be further requested and Attorney Allen explained that a request is possible, however; cannot require it as a condition of approval.

The Commission agreed that the Site Plan meets all necessary requirements and is compliant with our City Code and Standards for approval; drainage issues can be analyzed separately;

additional signage may help mitigate illegal parking; suggested requesting a heavier presence by the Pinellas County Sheriff's Office (PCSO) during events, however; Attorney Allen explained that we cannot instruct the PCSO how to enforce; Commissioner Steingold disagreed with the Commission and expressed concern with parking, drainage, and overall safety; public safety supersedes our Code; concerns should be addressed prior to consideration; Vice Mayor Diaz argued that safety is not indicated as an approval Standard; the Commission must indicate specific criteria for denial, if determined.

Vice Mayor Diaz moved, seconded by Commissioner Burnett, to approve the site plan application for two parcels: 946 Main St. (Parcel ID #:04-29-16-80028-006-0040), and an unaddressed property located on Delaware Dr. (Parcel ID #: 04-29-16-80028-006-0120), with the conditions as recommended by staff. Motion passed 4-1, with Commissioner Steingold voting nay.

2. CITY-INITIATED COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE AMENDMENT, SECTIONS 181-184 AND 239, TO PROVIDE FOR ADMINISTRATIVE REVIEW AND APPROVAL OF PLATS AND REPLATS

Adoption/Denial of Ordinance No. 2025-06.

Attorney Allen read Ordinance No. 2025-06, by title only.

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY OF SAFETY HARBOR, FLORIDA, AMENDING THE SAFETY HARBOR COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE SECTIONS 181, 182, 183, 184 AND 239.00, TO PROVIDE FOR THE ADMINISTRATIVE REVIEW AND APPROVAL OF PLATS AND REPLATS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Stricklin stated that Draft Ordinance No. 2025-06 is a city-initiated code amendment to the Comprehensive Zoning and Land Development Code to amend Article XI, Subdivision Regulations and Article XIII, Replats to be consistent with recent legislation requiring administrative review and approval of plat and replats. Staff recommended adoption.

Commissioner Burnett moved, seconded by Vice Mayor Diaz, to adopt Ordinance No. 2025-06. Motion passed 4-1, with Commissioner Besore voting nay.

3. ZONING DISTRICT ASSIGNMENT FOR RECENTLY ANNEXED PROPERTY AT 215 13th AVE. S. (CASE NO. 2024-32 AN/ZO)

Adoption/Denial of Ordinance No. 2025-09.

Attorney Allen read Ordinance No. 2025-09, by title only.

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY OF SAFETY HARBOR, FLORIDA, PROVIDING FOR THE ZONING DESIGNATION OF RECENTLY ANNEXED PROPERTY (2024-32 AN/ZO) LOCATED AT 215 13TH AVENUE SOUTH, SAFETY HARBOR, FLORIDA; FINDING THE REQUEST CONSISTENT WITH THE REVIEW STANDARDS OF SECTION 226.03 OF THE SAFETY HARBOR COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Chen stated that property owners, Robert and Melinda Slaughter, submitted an annexation/zoning application for 215 13th Avenue South. The annexation was approved by the Commission on December 1, 2025. The subject property is approximately 0.280 acres and is developed with a single-family dwelling. Draft Ordinance No. 2025-09 applies the zoning designation of R-3 Conditional Mix Residential to the property. On January 14, 2026, the Planning and Zoning Board unanimously recommended adoption. Staff recommended adoption.

Commissioner Steingold moved, seconded by Commissioner Besore, to adopt Ordinance No. 2025-09. Motion passed 5-0.

4. ZONING DISTRICT ASSIGNMENT FOR RECENTLY ANNEXED PROPERTY AT 655 WOODDELL DR. (CASE NO. 2025-39 AN/ZO)

Adoption/Denial of Ordinance No. 2025-10.

Attorney Allen read Ordinance No. 2025-10, by title only.

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY OF SAFETY HARBOR, FLORIDA, PROVIDING FOR THE ZONING DESIGNATION OF RECENTLY ANNEXED PROPERTY (2025-39 AN/ZO) LOCATED AT 655 WOODDELL DRIVE, SAFETY HARBOR, FLORIDA; FINDING THE REQUEST CONSISTENT WITH THE REVIEW STANDARDS OF SECTION 226.03 OF THE SAFETY HARBOR COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Chen stated that property owners, Jennifer and Evan Kuehn, submitted an annexation/zoning application for 655 Wooddell Dr. The annexation was approved by the City Commission on December 1, 2025. The subject property is approximately 0.115 acres and is developed with a single-family dwelling. Draft Ordinance No. 2025-10 applies the zoning designation of Single-Family Residential (R-2) to the property. On January 14, 2026, the Planning and Zoning Board unanimously recommended that the Commission approve the ordinance. Staff recommended adoption.

Commissioner Steingold moved, seconded by Commissioner Besore, to adopt Ordinance No. 2025-10. Motion passed 5-0.

5. ZONING DISTRICT ASSIGNMENT FOR RECENTLY ANNEXED PROPERTY AT 3584 ENTERPRISE RD. E. (CASE NO. 2025-43 AN/ZO)

Adoption/Denial of Ordinance No. 2025-12.

Attorney Allen read Ordinance No. 2025-12, by title only.

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY OF SAFETY HARBOR, FLORIDA, PROVIDING FOR THE ZONING DESIGNATION OF RECENTLY ANNEXED PROPERTY (2025-43 AN/ZO) LOCATED AT 3584 ENTERPRISE ROAD EAST, SAFETY HARBOR, FLORIDA; FINDING THE REQUEST CONSISTENT WITH THE REVIEW STANDARDS OF SECTION 226.03 OF THE SAFETY HARBOR COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Chen gave a presentation and stated that property owners, Brian and Cheryl Rutherford, submitted an annexation/zoning application for 3584 Enterprise Rd. East. The annexation was approved by the Commission on December 1, 2025. The subject property is approximately 0.9 acres and is developed with a single-family dwelling. Draft Ordinance No. 2025-12 applies the zoning designation of Estate Residential (E-1) to the property. On January 14, 2026, the Planning and Zoning Board unanimously recommended that the City Commission approve the ordinance. Staff recommended adoption.

Commissioner Steingold moved, seconded by Commissioner Besore, to adopt Ordinance No. 2025-12. Motion passed 5-0.

OLD BUSINESS

1. CITY-INITIATED COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE AMENDMENTS TO CREATE STANDARDS FOR STATIONARY FOOD VENDORS

Direction to Proceed with Land Development Code Amendments.

Ms. Stricklin gave a presentation and stated that on February 6, 2026, staff presented a proposal to amend the Land Development Code (LDC) to allow stationary food vendors as an accessory use in certain locations. The Commission provided input on the proposal and requested more information.

PROPOSED LAND DEVELOPMENT CODE AMENDMENT

Stationary Food Vendor

Staff proposed creating (LDC) Section 75.00 in Article IV, Special Regulations to provide standards for Stationary Food Vendors. A stationary mobile food vendor is a licensed vehicle-mounted

kitchen that operates at a fixed, approved location for an extended period, rather than moving between spots. These units plug directly into site electricity, meet specific zoning requirements, and are intended to maintain a consistent, long-term presence.

Where Allowed

Staff proposed allowing a stationary food vendor to locate semi-permanently as an accessory use on property containing an Eating Establishment (which includes taverns) and Microbrewery/micro-distillery, nano brewery. Accessory uses are “A use that is incidental, related, and clearly subordinate to the primary use of the property, and which does not significantly affect or alter the primary use of the property.” Semi-permanent means that the use may remain on property but capable of being easily removed. Following Commission discussion, staff developed alternative locations where a stationary food vendor would be allowed:

- Allow stationary mobile food vendors as an accessory use to microbrewery/micro-distillery, nano brewery only. Microbrewery/micro-distillery, nano brewery are allowed in the following districts as either a permitted or conditional use:
 - Main Street Marketplace (MSM), Service Corridor 1 (SC-1) (conditional use).
 - Restricted Commercial District (C-1A) (conditional use).
 - Service Corridor 2 (SC-2) (permitted use).
 - Light Industrial District (M-1) (permitted use).

This change would limit the locations where stationary food vendors would be allowed.

Service Corridor 2 (SC-2) Character District Regulations

The City Commission discussed allowable uses in the SC-2-character district and whether a full kitchen would be allowed. There are two uses that would include food service:

- “Eating establishments, sit down and taverns,” which are not an allowable use in the SC-2-character district.
- “Brewpubs” which are a conditional use in the SC-2-character district.

A brewpub is a distinctly different use than a microbrewery. The primary difference between a brewpub and a microbrewery is in the type of license, production volume, and primary sales method. Brewpubs operate as restaurants selling beer mainly on-site, while microbreweries are production-focused, often selling most of their beer through distribution or off-site. Microbreweries in Florida produce less than 15,000 barrels annually, whereas brewpubs are generally limited to lower production volumes (e.g., 5,000 barrels) and focus on onsite consumption. There are no brewpubs in Safety Harbor.

The Downtown Master Plan identifies primary uses in the SC-2-character district as, “The primary uses generally considered to be appropriate in the SC-2 district are light industrial and warehouse uses, commercial/business service, and transportation/utility.” The Land Development Code was

amended in 2014 to allow microbrewery/micro-distillery and brewpubs in the SC-2. These uses were seen as specifically consistent with the industrial character of the SC-2 charact district.

Proposed Standards for Stationary Food Vendors

The proposed standards for stationary food vendors are based upon ensuring that the use is accessory to main use. Proposed standards include:

- Stationary food vendors
 - Must be a food/concession trailer capable of being towed
 - Must be able to be moved off site if needed, such as during emergencies
 - Maximum size 200 sq. ft.
- Site improvements
 - Permanent parking pad
 - Screening and architecturally compatible enclosure
 - Accessible restrooms
- Utilities
 - Connection to water source
 - Connection to a sewer system and grease management system
 - Connection to a source of power, no generator use
 - Solid waste management plan
- Location Standards
 - Minimum setback from property line
 - Not located within an easement
 - No conflict with required landscaping, parking, vehicular or pedestrian traffic
- Process Requirements
 - Accessory use subject to site plan review by the Technical Review Committee
 - Permanent structures require a building permit
 - A separate business tax receipt
 - Display of permit issued by the State of Florida
 - A copy of the annual City of Safety Harbor fire department inspection approval and a water/wastewater form approved by the public works department are required to be submitted to the City of Safety Harbor Community Development Department prior to operating.

The Commission favored the depictions as presented; it is appropriate and suitable for breweries; there were questions regarding towability and additional parking requirements; Ms. Stricklin explained that example structures are trailers and therefore towable; designs vary and can mirror permanent structures; the structures cannot conflict with required landscaping, parking, vehicular or pedestrian traffic; staff would ensure appropriate location; since the structure is an accessory use and intended to serve patrons already on-site, additional parking is not required.

Sean Carbery, 1129 4th St. S., explained that any structure exceeding one hundred (100) square-foot must adhere to building wind velocity requirements, or must be towable.

Kip Kelly, Owner, Crooked Thumb Brewery, 555 10th Ave. S., supports the LDC Amendments and stressed the importance as it relates to the success of his business; overall alcohol consumption has decreased nationwide and those breweries surviving offer food; thriving businesses help boost the economy and attract more visitors to Safety Harbor; outside vendor issues include mechanical problems, inadequate food quantity, inconsistent arrival times, poor food quality, and subpar customer service; allowing an accessory use allows for better quality and quantity control from a business who understands its customers; Commissioner Besore inquired about economic gain for Safety Harbor as a result of the food sales and Mayor Ayoub explained that the City indirectly benefits as we receive the additional sales tax through the County.

The Commission concluded to direct staff to proceed with the proposed Land Development Code amendments.

NEW BUSINESS

1. WAIVER REQUEST FOR 1129 4th ST. S. TO THE LAND DEVELOPMENT CODE SECTION 36.03 (B), TO INCREASE THE MAXIMUM HEIGHT OF A FENCE IN THE PRIMARY FRONT YARD (ALONG 4th ST. S.) FROM FOUR (4) FEET TO FIVE (5) FEET (CASE NO. 2026-01 CRD-W)

Approval/Denial of Waiver Request Pursuant to Section 100.00 of the Comprehensive Zoning and Land Development Code.

Ms. Chen gave a presentation and stated that the Community Development Department received a Waiver application from the property owner for a proposed fence located at 1129 4th Street South. The property is located within the Traditional Neighborhood Development -2 (TND-2) Character District in the Community Redevelopment District (CRD), and is developed with a Single-family residential dwelling. The property is located on a corner lot, with street frontage along 12th Avenue South and 4th Street South (State Road 590). The yard along 4th Street Sot is the primary front yard. The yard along 12th Avenue South is the secondary front yard. The other two yards are both considered side yards. In January 2026, the applicant submitted a proposal to build 5-foot-tall fences in both front yards. However, according to the LDC, section 36.03(B), the height of a fence in the primary front yard shall not exceed four (4) feet.

It is worth noting that although State Road 590 is considered a collector road, this property is not eligible for provision in 36.03(B)(5) since it is located within the Community Redevelopment District. A Waiver approval is required for this proposal. According to LDC, Section 100.00, Waivers may be approved if at least one of the five (5) conditions are met. The applicant stated that the waiver request satisfies criteria # 1. The City Commission may approve, approve with modifications, or deny the Waiver request. If the decision is to approve, staff recommend adding a condition that all Public Works Department's comments shall be met.

Sean Carbery, Applicant, 1129 4th St. S., stated that his neighbors support the request; thanked staff, and the Commission for their consideration.

Commissioner Besore moved, seconded by Commissioner Steingold, to approve the waiver request located at 1129 4th St. S. Motion passed 5-0.

2. 5K BY THE BAY

Approval of Special Event Application: 5K By the Bay from the Gramatica Family Foundation/Marsh McLennan Agency, on Saturday, April 11, 2026.

Ms. Schafer introduced this item and stated that on January 27, 2026, staff received a Special Event Application for the 5K By the Bay from the Gramatica Family Foundation/Marsh McLennan Agency. The event will be a 5K Run and post-race party on the Commission pre-approved 5K racecourse at Waterfront Park. Proceeds from the race will benefit The Martin Gramatica Foundation. The event is proposed on Saturday, April 11, 2026, at Waterfront Park, from 7:30 a.m. to 10:30 a.m. Event setup will begin at 4:00 a.m. on April 11, 2026 and cleanup will conclude by 2:00 p.m. on April 11, 2026.

Organizers are aware of the ongoing Marina construction and possible site plan adjustments pending construction progress. Organizers will collaborate with Special Events Supervisor Joe Cooper for approval on a final site plan. Staff recommended approval contingent on collaboration from the Safety Harbor Resort & Spa as stated in application, final site plan adjustments to match construction progress, start/finish line adjustments as needed for placement of any barricades and construction progress.

Commissioner Steingold moved, seconded by Commissioner Burnett, to approve the '5K By the Bay' special event application. Motion passed 5-0.

3. PARKS & RECREATION ADVISORY BOARD

Appointment of one (1) member.

Ms. Telesca introduced this item.

Vice Mayor Diaz moved, seconded by Commissioner Burnett, to reappoint Ms. Lubin as a regular member. Motion passed 5-0.

4. PUBLIC ART COMMITTEE

Appointment of two (2) members.

Ms. Telesca introduced this item.

Commissioner Steingold moved, seconded by Commissioner Burnett, to reappoint Ms. Oyer and Ms. Kiernan as regular members. Motion passed 5-0.

5. CODE ENFORCEMENT BOARD

Appointment of one (1) regular member.

Ms. Telesca introduced this item.

Commissioner Burnett moved, seconded by Vice Mayor Steingold to appoint Ms. Schaefer as a regular member. Motion passed 5-0.

Commissioner Besore moved, seconded by Commissioner Burnett to appoint Mr. Childers as an alternate member. Motion passed 5-0.

6. FINANCE ADVISORY COMMITTEE

Appointment of two (2) members.

Ms. Telesca introduced this item.

Commissioner Steingold moved, seconded by Commissioner Burnett, to appoint Ms. Brozena as regular member. Motion passed 5-0.

Commissioner Burnett moved, seconded by Commissioner Steingold, to appoint Ms. Gardarsson and Mr. Smout as regular members. Motion passed 5-0.

COMMISSION REPORTS

Commissioner Besore: commended the Senior Expo at the Community Center on February 10th; shared her disappointment in the many preemptions that the State is imposing including the Live Local Act, and encouraged residents to reach out to Senator Ed Hooper to voice their opinion and help protect Home Rule; contact information for Senator Hooper and other County, State, and Federal Officials can be found at: <https://cityofsafetyharbor.com/984/County-State-Federal-Officials>; is concerned about Property Tax Reform and its potential adverse impacts on the City.

Vice Mayor Diaz: commended Mr. Touloumis who recently celebrated his 90th birthday; is happy that the City was able to honor him this evening; Mr. Touloumis has helped preserve the identity of Safety Harbor and has touched many lives throughout his lifetime; spoke about the Doubtful Accounts that was discussed during the February 2nd Audit Committee meeting, specifically the utility receivables exceeding \$260,000; stressed the high dollar amount and the importance to ensure that the City has proper internal processes in place; it is the responsibility of our auditor to establish better control and help prevent these occurrences in the future.

Vice Mayor Diaz agreed with Commissioner Besore regarding the State and their preemptions; it appears that they are slowly trying to gain control of our authority to self-govern including the

Department of Government Efficiency (DOGE) initiative, which regulates our spending, however; it's important that we continue to find solutions most suitable for our residents; although parking and building height restrictions need to be addressed, downtown infrastructure improvements are essential to increase value and attract businesses most interested in investing in our City.

Commissioner Burnett: agreed with Commissioner Besore and Vice Mayor Diaz, and is concerned about the Property Tax Reform and its potential impacts, however; appreciates staff evaluating fire assessment fees to better position us if needed; welcomed Ms. Gardarsson to Safety Harbor; commended the 'Daddy Daughter Date Night' event at the Community Center on February 7th; enjoyed speaking at the Safety Harbor Chamber of Commerce Nonprofit Council Meeting on February 9th and received positive feedback regarding the Private Stormwater Improvement Grant Program; commended the Public Works Department for their many recently earned accolades recognized by the American Public Works Association including an award for the program which helps promote private property resiliency and encourages investment in water quality and erosion control improvements.

Commissioner Steingold: encouraged residents to familiarize themselves with our two (2) March 10th Municipal Election Candidates David Gallagher and Kevin Shanks, who are running for Seat #4; the next Florida League of Cities State-Mandated 4-hour Ethics Training session occurs on February 18th; agreed that impacts to the City will be detrimental if these property tax proposals pass; replenishing revenue loss will be difficult and many functions and services will need to be reduced or eliminated; encouraged residents to reach out to local Senators and representatives; suggested enacting a moratorium to help address parking concerns.

City Manager Stefancic: congratulated the Public Works team for their ongoing efforts surrounding the Private Stormwater Improvement Grant Program; staff recognition during an upcoming meeting is forthcoming; welcomed Ms. Gardarsson to the City; Vice Mayor Diaz's last City Commission meeting is March 16th; staff will continue monitoring bills during the 2026 Regular Legislative Session; staff continues to research alternative revenue stream initiatives in preparation for Property Tax Reform; the next City Commission meeting is March 2nd.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:02 p.m.

(THIS MEETING HAS BEEN RECORDED IN ITS ENTIRETY. THE RECORDINGS WILL BE KEPT ON FILE FOR THE REQUIRED RETENTION PERIOD. COMPLETE AUDIO CAN BE FOUND AT WWW.CITYOFSAFETYHARBOR.COM, OR BY CONTACTING THE OFFICE OF THE CITY CLERK.)

Mayor