

# COUNCIL MEETING

Municipal Building  
175-5<sup>th</sup> Street North  
Second Floor Council Chamber

**CITY OF ST. PETERSBURG**

**March 2, 2023  
1:30 PM**

Welcome to the City of St. Petersburg City Council meeting. The public may address City Council in person.

The public must attend the meeting in person to speak during public hearings or quasi-judicial hearings. If you are a person with a disability who needs an accommodation in order to participate in this meeting or have any questions, please contact the City Clerk's Office at 893-7448. If you are deaf/hard of hearing and require the services of an interpreter, please call our TDD number, 892-5259, or the Florida Relay Service at 711, as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, for accommodations.

To assist the City Council in conducting the City's business, we ask that you observe the following:

1. If you are speaking under the Public Hearings, Appeals or Open Forum sections of the agenda, please observe the time limits indicated on the agenda.
2. Placards and posters are not permitted in the Chamber. Applause is not permitted except in connection with Awards and Presentations.
3. Please do not address Council from your seat. If asked by Council to speak to an issue, please do so from the podium.
4. Please do not pass notes to Council during the meeting.
5. Please be courteous to other members of the audience by keeping side conversations to a minimum.
6. The Fire Code prohibits anyone from standing in the aisles or in the back of the room.
7. If other seating is available, please do not occupy the seats reserved for individuals who are deaf/hard of hearing.

The public can also attend the meeting in the following ways:

- Watch live on Channel 15 WOW!/Channel 641 Spectrum/Channel 20 Frontier FiOS
- Watch live online at [www.stpete.org/TV](http://www.stpete.org/TV)
- Listen and participate by dialing one of the following phone numbers
  - +1 312 626 6799 or
  - +1 646 876 9923 or
  - +1 253 215 8782 or
  - +1 301 715 8592 or
  - +1 346 248 7799 or

- +1 669 900 6833 and entering webinar ID: 916 1839 0417#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/91618390417>

The public can participate in the meeting by providing public comment for agenda items other than public hearings and quasi-judicial hearings in the following ways:

- If attending the Zoom meeting by computer or other device, use the “raise hand” button in the Zoom app.
- If attending the Zoom meeting by phone only, enter \*9 on the phone to use the “raise hand” feature.

The “raise hand” feature in the Zoom meeting indicates your desire to speak but does not allow you to speak immediately. You must use the “raise hand” feature at the time the agenda item is addressed. All “raised hands” will be lowered after each agenda item. When it is your turn to speak, your microphone will be unmuted. At the conclusion of your comments or when you reach the three-minute limit, you will be muted. Please be advised that at all times the chair has the authority and discretion to re-order agenda items, and in the event the meeting is disrupted by violations of the rules of decorum, to accept public comment by alternate means, including by email only.

Regardless of the method of participation used, normal rules for participation apply, including the three-minute limit on comments, the requirement that any presentation materials must be submitted to the City Clerk in advance of the meeting, and the rules of decorum. Public comments must be submitted before the public comment period has closed.

**A. Meeting Called to Order and Roll Call.**

Invocation and Pledge to the Flag of the United States of America.

**A moment of silence will be observed to remember fallen Firefighters and Police Officers of the City of St. Petersburg that lost their lives in the line of duty during this month:**

Firefighter Abner L. Daughtry- March 4, 1954

**B. Approval of Agenda with Additions and Deletions.**

**C. Consent Agenda (see attached)**

**Open Forum**

The City Council receives public comment during Open Forum and on agenda items with limited exceptions consistent with Florida law. All issues discussed under Open Forum must be limited to issues related to the City of St. Petersburg government. If you wish to address City Council on subjects other than public hearing or quasi-judicial items listed on the agenda, please sign up with the Clerk. Only City residents, owners of property in the City, owners of businesses in the City or their employees may speak during Open Forum.

If you wish to address City Council through the Zoom meeting, you must use the “raise hand” feature button in the Zoom app or enter \*9 on your phone at the time the agenda item is addressed. When it is your turn to speak, you will be unmuted and asked to state your name and address. At the conclusion of your comments or when you reach the three-minute time limit, you will be muted. All “raised hands” will be lowered after each agenda item.

Regardless of the method of participation used, normal rules apply, including the three-minute time limit on comments, the requirement that any presentation materials must be submitted in advance of the meeting and the rules of decorum. If live public comment is disrupted by violations of the rules of decorum, the chair is authorized to accept public comment by alternate means, including by email only.

**D. Awards and Presentations**

1. [Proclamation~ Flood Awareness Week](#)

**E. New Ordinances - (First Reading of Title and Setting of Public Hearing)**

Setting March 23, 2023 as the public hearing date for the following proposed Ordinance(s):

1. [Ordinance 1151-V approving a vacation of multiple street corner easements generally located at 750 5th Ave S. \(City File No.: DRC 22-33000023\)](#)
2. [Private initiated application for a 0.42-acre site located at 423, 429, 437 11th Avenue South requesting amendments to the Future Land Use and Official Zoning maps. \(City File: FLUM-68\) \(Quasi-judicial\)](#)
  - (a) Ordinance 753-L, amending the Future Land Use Map from Planned Redevelopment Residential (PR-R) to Residential Medium (RM); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
  - (b) Ordinance 784-Z, amending the Official Zoning Map from Neighborhood Traditional -2 (NT-2) to Neighborhood Suburban Multifamily 1 (NSM-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date

**F. Reports**

1. A resolution approving the Participation Agreement between the City of St. Petersburg, Florida (“City”) and Pinellas Suncoast Transit Authority (“PSTA”) for the City to provide funding to PSTA for the management and coordination of a South St. Petersburg Community Redevelopment Area Mobility Study; authorizing the City Attorney’s Office to make non-substantive changes to the Participation Agreement; authorizing the Mayor or his designee to execute the Participation Agreement and all other necessary documents; and providing an effective date.
2. A resolution approving the State of Florida Department of Economic Opportunity Federally Funded Community Development Block Grant Mitigation (CDBG-MIT) Program Subrecipient Agreement between the State of Florida, Department of Economic Opportunity (DEO) and the City of St. Petersburg, Florida (City) (Agreement) for the City to receive funding in an amount not to exceed \$2,034,517.00 as a subaward of DEO Federal Award for mitigation activities; authorizing the Mayor or his designee to execute the Agreement and all other documents necessary to receive this funding; approving a supplemental appropriation in the amount of \$2,034,517 from the increase in the unappropriated balance of the Community Development Block Grant Fund (1111), resulting from these additional revenues, to the Bartlett Lake Stormwater Drainage Improvements Project-CDBG (19571); and providing an effective date. (ECID Project No. 20066-110; Oracle No. 19571)
3. A resolution authorizing the Mayor or his designee to execute Task Order No. 19-09-SCS/ENV(A) to the architect/engineering agreement dated June 18, 2019, as amended, between the City of St. Petersburg, Florida and Stantec Consulting Services Inc. (A/E), for A/E to provide an environmental assessment, permitting services, a Grant Compliance plan and ongoing Grant administration services related to the Bartlett Lake Improvements Project in an amount not to exceed \$391,411.90; approving the rescission of an unencumbered appropriation in the Stormwater Drainage Capital Projects Fund (4013) in the amount of \$500,000 from the Old NE Stormwater Drainage Improvements Project (18596); approving a supplemental appropriation in the amount of \$500,000 from the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from the above rescission, to the Bartlett Lake Stormwater Drainage Improvements Project (18593) to provide for the necessary funding for this Task Order, engineering project management costs and any additional testing, monitoring and compliance requirements; and providing an effective date. (ECID Project No. 20066-110; Oracle No. 18593).

**G. New Business**

1. Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee for a discussion considering the funding and implementation of a city-wide Rebates for Residential Rehabilitation Program. (Chair Gabbard)
2. Respectfully requesting City Council approval to move the item “Review of the conceptual future metered reclaimed water fee structure” from the Health, Energy, Resilience and Sustainability Committee to the April 13, 2023, Public Services and Infrastructure Committee for discussion, and furthermore request that due to the conservation and environmental aspect of the topic that it remain on the Health, Energy, Resilience and Sustainability Committee for future discussion. (Councilmember Driscoll-Staff Request)
3. Respectfully requesting a referral to the Economic and Workforce Development Committee or other relevant committee for a report and discussion on the Florida

Scorecard, specifically in the creation of City-specific metrics to be included and updated regularly. (Councilmember Montanari)

4. Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee to provide an update on the implementation of the Complete Streets Plan. (Chair Gabbard)
5. Respectfully requesting a referral to the Public Services and Infrastructure Committee for an update regarding the funding of a large item pickup software system. (Vice-Chair Figgs-Sanders)

## **H. Council Committee Reports**

1. February 9, 2023 Housing, Land Use, and Transportation Committee- Action Item
  - (a) A Resolution approving the Mayor’s Reappointment of Ms. Jerrilyn “Jerri” Evans to the Office Of Commissioner Of The Housing Authority of the City Of St. Petersburg, Florida, for a second four-year term and providing an effective date

## **I. Legal**

1. A resolution approving the settlement of the lawsuit of Napoleon Latelers, Employee/Claimant v. City of St. Petersburg, Employer and Commercial Risk Management, Carrier/Servicing Agent, OJCC Case No. 04-001678RLY and Claim Number C3560060; and providing an effective date.

## **J. Public Hearings - 3:00 P.M. and Quasi-Judicial Proceedings - 5:01 P.M.**

### **Public Hearings**

*NOTE: The following Public Hearing items have been submitted for **consideration** by the City Council. If you wish to speak on any of the Public Hearing items, please obtain one of the YELLOW cards from the containers on the wall outside of Council Chamber, fill it out as directed, and present it to the Clerk. You will be given 3 minutes **ONLY** to state your position on any item but may address more than one item.*

1. Approving the HOME American Rescue Allocation Plan (“HOME-ARP Plan”) to address the needs of Qualifying Populations by creating affordable housing, capacity building and supportive service activities; approving a substantial amendment (“Amendment”) to the FY2021/22 Annual Action Plan (“Plan”) to include the HOME-ARP Plan; authorizing the Mayor or his designee to submit the HOME-ARP Plan and the Amendment and to the U.S Department of Housing and Urban Development (“HUD”); and to execute all documents necessary to implement the HOME-ARP Plan and the Amendment and providing an effective date.

### **First Reading and First Public Hearings**

**Setting March 23, 2023 as the second reading and second public hearing date for the following proposed Ordinance(s).**

2. City-initiated text amendments to the Land Development Regulations pertaining to Missing Middle Housing providing for parking standards, amending the definition of multi-family dwelling, amending the NTM-1 zoning district regulations, amending the Corridor and Neighborhood Suburban Multifamily zoning districts to allow a density

bonus on qualified parcels, adding a definition and correcting omissions from the Accessory Dwelling Unit ordinance adopted in July 2022 and a City-initiated map amendment to the Official Zoning Map of the City of St. Petersburg for Neighborhood Traditional (NT) properties within the Planned Redevelopment-Residential (PR-R) Future Land Use category located within 175 feet of the centerline of a Future Major Street and following Neighborhood Traditional Mixed Residential (NTM-1) locational criteria, from Neighborhood Traditional 1 (NTM-1) and Neighborhood Tradition 2 to Neighborhood Traditional Mixed Residential (NTM-1) containing approximately 451.94 acres, which consists of 2,895 individual parcels city-wide. (City File LDR 2023-01/ZM-15) (Legislative)

- (a) Ordinance 540-H of the City of St. Petersburg, Florida; amending its Land Development Regulations; amending the use matrix in Section 16.10.020.1. of the City Code adding parking requirements for multifamily dwellings in Neighborhood Traditional Mixed-residential (NTM) zoning districts and amending the definitions of dwelling, multi-family; amending Section 16.20.010.5. to allow dwelling units in the Neighborhood Traditional-3 (NT-3) zoning district; amending Section 16.20.015. regulating the NTM-1 Zoning District, including provisions related to applicability, minimum lot standards and coverage, maximum density and intensity, setbacks, entrances, building and site design, landscaping, and parking; amending Section 16.20.020.6. to allow Accessory Dwelling Units in the Neighborhood Suburban-1 and 2 (NS-1 and NS-2) Zoning Districts; amending Section 16.20.030. providing for a Missing Middle housing density bonus in the Neighborhood Suburban Multi-family (NSM) Zoning Districts; amending Section 16.20.060. providing for a Missing Middle Housing Density Bonus in the Corridor Residential Traditional (CRT) Zoning Districts; amending Section 16.20.080. providing for a Missing Middle Housing Density Bonus in the Corridor Commercial Traditional (CCT) Zoning Districts; amending Section 16.20.090. providing for a Missing Middle Housing Density Bonus in the Corridor Commercial Suburban providing for a Missing Middle Housing Density Bonus in the Corridor Commercial Suburban (CCS) Zoning Districts; amending Section 16.90.020.3. creating a definition for Missing Middle Housing; providing for severability; and providing an effective date.
- (b) Ordinance 785-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida; changing the zoning designations of the qualifying parcels of the City (identified in the attached Exhibit A) that are located 175-feet from the centerline of a designated Future Major Street and have direct connectivity to such street, adjacent to a public alley, and compliant with relevant Coastal High Hazard Area limitations, from Neighborhood Traditional-1 (NT-1) and Neighborhood Traditional-2 (NT-2) to Neighborhood Traditional Mixed-Residential-1 (NTM-1); providing for repeal of conflicting ordinances and provisions thereof; providing for conditions; providing for severability; and providing an effective date.

### **Quasi-Judicial Proceedings 5:01 P.M.**

*Swearing in of witnesses. Representatives of City Administration, the applicant/appellant, opponents, and members of the public who wish to speak at the public hearing must declare that he or she will testify truthfully by taking an oath or affirmation in the following form:*

*"Do you swear or affirm that the evidence you are about to give will be the truth, the whole truth, and nothing but the truth?"*

*The oath or affirmation will be administered prior to the presentation of testimony and will*

*be administered in mass to those who wish to speak. Persons who submit cards to speak after the administration of the oath, who have not been previously sworn, will be sworn prior to speaking. For detailed procedures to be followed for Quasi-Judicial Proceedings, please see yellow sheet attached to this agenda.*

3. [A resolution of the City Of St. Petersburg approving an Affordable Housing Site Plan to construct 86 Affordable Dwelling Units in a Neighborhood Suburban District located generally at the northwest corner of the intersection of 53rd Street North And 22nd Avenue North, pursuant to the review process set forth In Section 17.5, Article VI. Of The City Code; and providing an effective date.](#)

**K. Open Forum**

**L. Adjournment**

# CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

## Consent Agenda A March 2, 2023

NOTE: The Consent Agenda contains normal, routine business items that are very likely to be approved by the City Council by a single motion. Council questions on these items were answered prior to the meeting. Each Councilmember may, however, defer any item for added discussion at a later time.

### (Procurement)

1. [Approving an increase in allocation for police camera equipment with Axon Enterprise, Inc. for the Police Department, in the amount of \\$1,500,000, for a total contract amount of \\$8,256,188.](#)
2. [Approving Amendments to modify blanket purchase agreements with SAK Construction, LLC, LMK Pipe Renewal, LLC, and BLD Services, LLC for SAN Annual CIPP Pipe Lining – FY20, \(20013-111\), for the Water Resources Department, at a budgeted cost increase total not to exceed \\$3,750,000 for FY23.](#)
3. [Approving Amendments to modify blanket purchase agreements with Insituform Technologies, LLC, BLD Services, LLC and LMK Pipe Renewal, LLC for SAN Priority Area CIPP - FY20 \(20048-111\), for the Water Resources Department, at a budgeted cost increase total not to exceed \\$3,750,000 for FY23.](#)
4. [Approving the utilization of Florida State Contract 56120000-19-ACS for purchasing and installation of office furniture for various locations throughout the City in an amount not to exceed \\$750,000.](#)

### (City Development)

### (Leisure Services)

### (Public Works)

### (Appointments)

### (Miscellaneous)

5. [A resolution authorizing The Mayor or his designee to \(i\) accept additional Emergency Rental Assistance Funding in the amount of \\$2,549,783.33 from The U.S. Department Of The Treasury and \(ii\) execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount Of \\$2,549,783.33 from the increase in the unappropriated balance of the Operating Grant Fund \(1720\), resulting from these additional revenues, to the Housing And Community Development Department, Administration Division \(082-1089\); and providing an effective date.](#)





**Consent Agenda B  
March 2, 2023**

NOTE: The Consent Agenda contains normal, routine business items that are very likely to be approved by the City Council by a single motion. Council questions on these items were answered prior to the meeting. Each Councilmember may, however, defer any item for added discussion at a later time.

**(Procurement)**

1. [Accepting two proposals with Advanced Environmental Laboratories, Inc. and Eurofins Environment Testing Southeast, LLC for laboratory testing services, for the Water Resources Department, for a three-year contract amount of \\$400,000.](#)
2. [Accepting a proposal from Xylem Water Solutions U.S.A., Inc., a sole source supplier, for thirty backwash water troughs, for the Northeast Water Reclamation Facility \(NEWRF\), for a total cost of \\$274,865.](#)
3. [Approving an increase in allocation for video broadcasting system maintenance with CLADA Productions LLC, in the amount of \\$75,000, for a total contract amount of \\$180,000.](#)
4. [Approving the renewal of three-year blanket purchase agreement with HRE, LLC dba Tenzinga, for software performance management services for the Fire Rescue Department, at an estimated annual cost of \\$25,000 for a total contract amount of \\$145,229.](#)
5. [Accepting a bid from Wolen, LLC for Air Traffic Control Tower \(ATCT\) weather & recorder equipment replacement, in the amount of \\$125,876.00.](#)

**(City Development)**

6. [Authorizing the Mayor, or his designee, to execute a License Agreement with David Alan Stanley and Janice Beach Stanley to allow for a dock and related improvements over a portion of City-owned submerged land generally located within Grande Bayou, for a term of thirty-six \(36\) months, at an aggregate fee of One Hundred Fifty Dollars \(\\$150.00\) for the entire term. \(Requires affirmative vote of at least six \(6\) members of City Council.\)](#)
7. [Authorizing the Mayor, or his designee, to execute a First Amendment to the Lease Agreement with St. Pete Aviation Services, LLC d/b/a St. Pete Air, a Florida limited liability company, which provides for a five \(5\) year extension to the term for continued use of ±5,950 sq. ft. of space for office/lobby/restroom/shop/storage, within a portion of Hangar No. 1, located at 107 Eighth Avenue Southeast, St. Petersburg, and seven \(7\) aircraft tie-down spots at Albert Whitted Airport. - \(Requires affirmative vote of at least six \(6\) members of City Council.\)](#)
8. [Authorizing the Mayor, or his designee, to execute a three \(3\) year License Agreement with TLLC Enterprises, LLC for the use of certain land located within Albert Whitted](#)

[Airport for the continued placement of a privately-owned, portable aircraft storage hangar known as Port-a-Port No. 5. \(Requires affirmative vote of at least six \(6\) members of City Council.\)](#)

9. [A resolution approving an agreement between the City of St. Petersburg and the St. Petersburg Arts Alliance to continue to strengthen the arts in St. Petersburg by providing collaborative services intended to unite segments of the arts and culture community, specifically in programming and marketing, as well as uniting the community in general.](#)
10. [A resolution authorizing the Mayor or his designee to execute a License Agreement for up to twelve \(12\) months with Studio@620, Inc. to display four paintings by Nick Davis, aka NDArtLife within the Mayor's Office reception area location in City Hall; and providing an effective date.](#)

**(Leisure Services)**

**(Public Works)**

**(Appointments)**

11. [A resolution confirming the reappointment Of Sean King and Travis Brown as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2025; confirming the appointment of Roger Key, Amy Keith, Jocelyn Howard And Nikki Barfield as regular members to The Social Services Allocations Committee, Each To serve a term ending September 30, 2025; and providing an effective date.](#)

**(Miscellaneous)**

12. [A resolution approving a supplemental appropriation in the amount of \\$45,000 from the unappropriated balance of the Federal Justice Forfeiture Fund \(1602\) to the Police Department, Federal Justice Forfeiture Division \(140-2858\); authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution; and providing an effective date.](#)
13. [Authorizing the Mayor or his Designee to accept a grant from the National League of Cities in the amount of \\$35,000 for the City's NLC SCEI Economic Equity Initiative; approving a supplemental appropriation in the amount of \\$35,000 from the increase in the unappropriated balance of the General Fund \(0001\) resulting from these grant revenues, to the Community Services Department, Administration Division \(083-1081\), NLC SCEI Project \(19026\); authorizing the Mayor or his designee to execute all documents necessary to effectuate the grant; and providing an effective date.](#)
14. [Legislative Affairs Intergovernmental Relations Committee Meeting Minutes \(December 8, 2022\)](#)
15. [Legislative Affairs Intergovernmental Relations Committee Meeting Minutes \(January 26, 2023\)](#)
16. [Youth and Family Services Committee Meeting Minutes \( October 13, 2022\)](#)

# MEETING AGENDA

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CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming MEETING AGENDA Council meetings.

**Housing, Land Use & Transportation Committee**

*Thursday, March 9, 2023, 8:00 a.m., Conference Room 100*

**Public Services & Infrastructure Committee**

*Thursday, March 9, 2023, 9:25 a.m., Conference Room 100*

**Budget, Finance & Taxation Committee**

*Thursday, March 9, 2023, 10:50 a.m., Conference Room 100*

**City Council Meeting**

*Thursday, March 9, 2023, 1:30 p.m., City Council Chambers*

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# CITY OF ST. PETERSBURG

## Board and Commission Vacancies

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**Affordable Housing Advisory Committee**

3 Regular Members  
((Term expires 1/9/26))

**Civil Service Board**

2 Regular Members  
((No term date limits))

**Civil Service Board**

2 Alternate Members  
((No term date limits))

**Civilian Police Review Committee (CPRC)**

1 Regular Member  
((Term expires 6/30/26))

**Civilian Police Review Committee (CPRC)**

1 Alternate Member  
((Term expires 6/30/26))

**Committee to Advocate for Persons with Impairments (CAPI)**

3 Regular Members  
((Term expires 12/31/25))

**Nuisance Abatement Board**

1 Regular Member  
((Term expires 12/31/25))

**Nuisance Abatement Board**

2 Alternate Members  
((Term expires 8/31/24 and 12/31/24))

## **PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:**

1. Anyone wishing to speak must fill out a yellow card and present the card to the Clerk. All speakers must be sworn prior to presenting testimony. No cards may be submitted after the close of Public Comment. Each party and speaker is limited to the time limits set forth herein and may not give their time to another speaker or party. Each party and speaker wishing to present handouts, photographs, presentation slides or any other materials (collectively, "Materials") during a quasi-judicial proceeding must submit such Materials to the City Clerk no later than 24 hours in advance of the applicable public hearing. Materials submitted after the deadline will not be accepted and may not be used.
2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council Member questions and answers to such questions shall not count against the time frames allowed herein. Burden of proof: in all appeals, the Appellant bears the burden of proof; in rezoning and land use cases, the Property Owner or Applicant bears the burden of proof except in cases initiated by the City, in which event the City Administration bears the burden of proof; for all other applications, the Applicant bears the burden of proof. Waiver of Objection: at any time during the proceeding Council Members may leave the Council Chamber for short periods of time provided they continue to hear testimony by audio. If any party has an objection to a Council Member leaving the Chamber during the hearing, such objection must be made at the start of the hearing. If an objection is not made as required herein it shall be deemed to have been waived.
3. Reading of the Title of the Ordinance(s), if applicable.
4. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation. The order of initial presentations shall be:
  - a. Presentation by City Administration.
  - b. Presentation by the Appellant followed by the Applicant, if different. If Appellant and Applicant are different entities, then each is allowed the allotted time for each part of these procedures.
  - c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said person shall register as an Opponent with the City Clerk at least one week prior to the scheduled public hearing or within 48 hours after the City staff report for the public hearing has been published (whichever is later). If more than one person registers to utilize the initial presentation time provided for an Opponent, the registered persons shall attempt to agree on a single representative to participate as the Opponent in the proceeding. If the persons cannot agree on a single representative, then each person (or person's representative) shall share equally the time allotted to the Opponent for each part of these procedures. If there is an Appellant who is not the Applicant or Property Owner, then no Opponent is allowed. If a Property Owner who is not the Appellant or the Applicant opposes the Application and utilizes any part of the time available to the Property Owner to make an initial presentation, the Opponent shall not be permitted to make an initial presentation (but shall be provided an opportunity for cross-examination and rebuttal/closing).
  - d. If the Property Owner is neither the Appellant nor the Applicant, they shall be allowed the allotted time for each part of these procedures and shall have the opportunity to speak last in each part of these procedures so that they have the opportunity to address what all the interested parties have presented.

5. Public Comment. Upon conclusion of the initial presentations, members of the public may speak for not more than three (3) minutes each. Speakers shall limit their testimony to information relevant to the ordinance or application and criteria for review.

6. Cross Examination. Each party shall be allowed a total of five (5) minutes for cross examination, which includes the time consumed by both questions and answers. Each party who opposes the application may only cross examine any witness who previously testified in support of the application. Each party who supports the application may only cross examine any witness who previously testified in opposition to the application. The questioning party is not permitted to make any statements, only to ask questions that are directly related to the testimony or evidence presented. All questions shall be addressed to the Chair and then (at the discretion of the Chair) asked either by the Chair or by the party conducting the cross examination of the appropriate witness. One (1) representative of each party shall conduct the cross examination. If anyone wishes to utilize the time provided for cross examination and rebuttal as an Opponent, and no one has previously registered with the City Clerk as an Opponent, said individual shall notify the City Clerk prior to the beginning of initial presentations for the applicable public hearing. If no one gives such notice, there shall be no cross examination or rebuttal by Opponent(s). The order of cross examination shall be:

- a. Cross examination by City Administration.
- b. Cross examination by Opponents, if applicable.
- c. Cross examination by Appellant followed by Applicant, followed by Property Owner, if different.

7. Rebuttal/Closing. Each party shall have five (5) minutes to provide a closing argument and/or rebuttal. The order of rebuttal/closing shall be:

- a. Rebuttal/Closing by City Administration.
- b. Rebuttal/Closing by Opponent, if applicable.
- c. Rebuttal/Closing by Applicant followed by the Appellant, if different, followed by Property Owner, if different.

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The following page(s) contain the backup material for Agenda Item: Proclamation~ Flood Awareness Week  
Please scroll down to view the backup material.



**D-1**



# **CITY COUNCIL AGENDA**

## **Presentation Item**

**DATE:** February 07, 2023

**TO:** The Honorable Members of City Council

**SUBJECT:** Flood Awareness Week Proclamation

**PRESENTER:** Council Chair Brandi Gabbard

**SCHEDULE FOR COUNCIL ON:** March 02, 2023

Council Chair Brandi Gabbard  
District 2

# Proclamation



**WHEREAS,** St. Petersburg has experienced severe weather in the past in the form of extreme rainfall or tropical system events resulting in flooding in coastal areas, and this flooding has caused damage and flood losses to homes and buildings in all areas whether they are high-risk special flood hazard areas or low to moderate risk flood zones; and

**WHEREAS,** St. Petersburg is a voluntary participant in the Community Rating System through the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and

**WHEREAS,** The reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and

**WHEREAS,** Public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents, the Florida Floodplain Managers Association (FFMA), have declared the week of March 6, 2023, as Flood Awareness Week to promote awareness and increase knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies.

**NOW, THEREFORE, I, KENNETH T. WELCH,** Mayor of the City of St. Petersburg, do hereby proclaim March 6-12, 2023, to be

## ***FLOOD AWARENESS WEEK***

in St. Petersburg and encourage our citizens to increase their knowledge of how to protect themselves and their property from flooding.

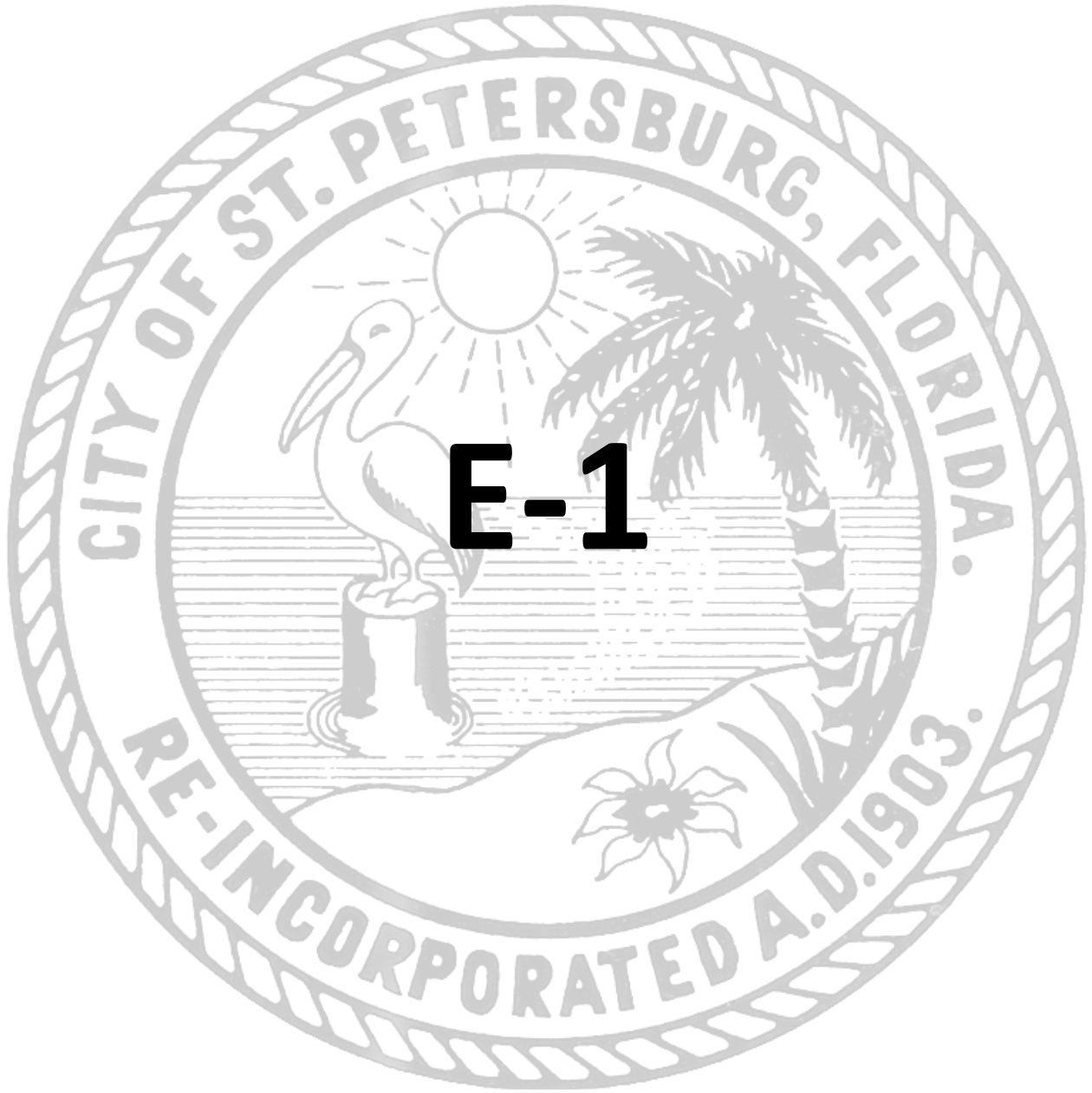
**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas and State of Florida to be affixed this 2<sup>nd</sup> day of March 2023.

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**Kenneth T. Welch**  
Mayor

The following page(s) contain the backup material for Agenda Item: An Ordinance approving a vacation of multiple street corner easements generally located at 750 5th Ave S. (City File No.: DRC 22-33000023)

Please scroll down to view the backup material.





**SAINT PETERSBURG CITY COUNCIL**

**Meeting of March 2, 2023**

**TO:** The Honorable Brandi Gabbard Chair, and Members of City Council

**SUBJECT:** Ordinance approving a vacation of multiple street corner easements generally located at 750 5th Ave S. (City File No.: DRC 22-33000023)

**RECOMMENDATION:** The Administration and the Development Review Commission recommend **APPROVAL**.

**RECOMMENDED CITY COUNCIL ACTION:**

- 1) Conduct the first reading of the attached proposed ordinance; and
- 2) Set the second reading and public hearing for March 23, 2023.

---

**Request:** The request is to vacate three (3) street corner easements generally located at 750 5th Ave S. The applicant's goal is to vacate the right-of-way easements in order to consolidate the property for redevelopment.

**Discussion:** As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the subject right-of-way easements would be consistent with the criteria in the City Code, the Comprehensive Plan, and the applicable special area plan.

**Agency Review:** The request was routed to City Departments and Private Utility Providers for review and comments. All City Departments including Transportation, Engineering and Water Resources had no objections to the request. The only letter of objection received from Private Utilities was from Duke Energy. A condition of approval is included in the ordinance requiring the applicant to obtain a letter of no objection from Duke Energy prior to the recording of the vacation ordinance.

**DRC Action/Public Comments:** On February 1, 2023, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 6-0 to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to the author.

**RECOMMENDATION:**

The Administration recommends **APPROVAL** of the vacation of right-of-way easements, subject to the following conditions:

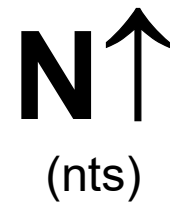
1. Prior to recording the vacation ordinance, the applicant shall obtain a letter of no objection from Duke Energy.
2. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Project Location Map, Ordinance including Exhibit A, Transportation Memorandum dated January 18, 2023, Engineering Memorandum dated January 12, 2023, Water Resources' Memorandum dated January 5, 2023, DRC Case 22-33000023 Staff Report



**PROJECT LOCATION MAP**  
**Case No.: 22-3300023**  
Addresses: 750 5<sup>th</sup> Avenue South

City of St. Petersburg, Florida  
Planning & Development Services Department



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING A VACATION OF MULTIPLE STREET CORNER EASEMENTS GENERALLY LOCATED AT 750 5<sup>TH</sup> AVE S; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following street corner easements are hereby vacated as recommended by the Administration and the Development Review Commission on February 1, 2023 (City File No. 22-3300023):

Legal Description: See attached Exhibit A incorporated as if fully stated herein.

Section 2. The above-mentioned street corner easements are not needed for public use or travel.

Section 3. The vacation is subject to and conditional upon the following:

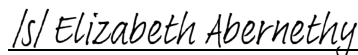
1. Prior to recording the vacation ordinance, the applicant shall obtain a letter of no objection from Duke Energy.
2. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Section 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT:







**SKETCH AND DESCRIPTION: NOT A SURVEY**  
NOT COMPLETE WITHOUT THE ATTACHED SKETCH

# EXHIBIT A

**25' RADIUS STREET EASEMENT NW CORNER**

**DESCRIPTION:**

THAT CERTAIN PART OF BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION AS RECORDED IN PLAT BOOK 111, PAGE 101 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, AFORESAID BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH, N89°26'11"E, 25.00 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00' FEET, A CENTRAL ANGLE OF 89°58'07", A CHORD BEARING S44°25'14"W FOR 35.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 39.26 FEET TO THE EAST RIGHT-OF-WAY OF 8TH STREET SOUTH; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°35'42"W, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 134 SQUARE FEET, OR 0.003 ACRES MORE OR LESS.


**DATA SOURCES:**

1. BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH, BEING N89°26'11"E. (ASSUMED PER DATA SOURCE #2)
2. PLAT OF BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION, RECORDED PLAT BOOK 111, PAGE 101, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
3. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

**NOTES:**

1. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

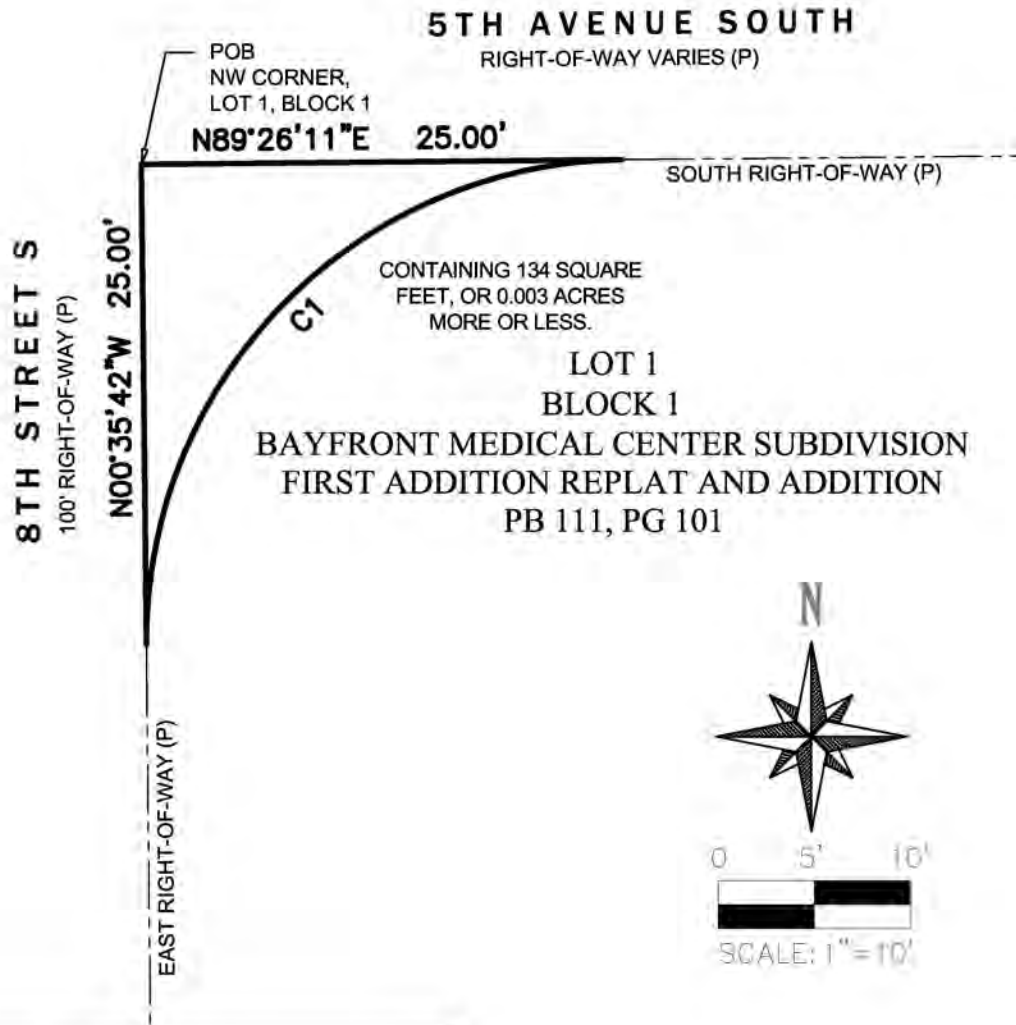
REVISIONS		
#	DATE	DETAILS
1	12/2/2022	CHANGED POB DESCRIPTION LEGAL TEXT

BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	SHEET NUMBER <b>1 OF 2</b>	SKETCH DATE 10/7/2022	FILE NAME 22-058.DWG
				

**SKETCH:**

**SKETCH AND DESCRIPTION: NOT A SURVEY**  
NOT COMPLETE WITHOUT THE ATTACHED DESCRIPTION

**25' RADIUS STREET EASEMENT NW CORNER**



Curve Table

Line #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.26'	25.00'	89°58'07"	S44°25'14"W	35.35'

**REVISIONS**

#	DATE	DETAILS
1	12/2/2022	CHANGED POB DESCRIPTION LEGAL TEXT

BULLSEYE SURVEYING, INC.

LB 7818  
2198 NE  
COACHMAN  
ROAD, UNIT F  
CLEARWATER,  
FL 33765  
PHONE:  
727-475-8088



**ABBREVIATIONS**

**DENOTES**

- BNDY= BOUNDARY
- LB= LICENSED BUSINESS
- LS= LICENSED SURVEYOR
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- POC= POINT OF COMMENCEMENT

SCALE SHEET NUMBER

1" = 10'  
2 OF 2

SKETCH DATE  
10/7/2022

FILE NAME  
22-058.DWG

**SURVEYOR'S REPORT**

**SEC. 19, TWP. 31 S., RNG. 17 E.  
PINELLAS COUNTY, FLORIDA**

**SKETCH AND DESCRIPTION: NOT A SURVEY**  
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**25' RADIUS STREET EASEMENT NE CORNER**

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CONTAINING 134 SQUARE FEET, OR 0.003 ACRES MORE OR LESS.

**DATA SOURCES:**

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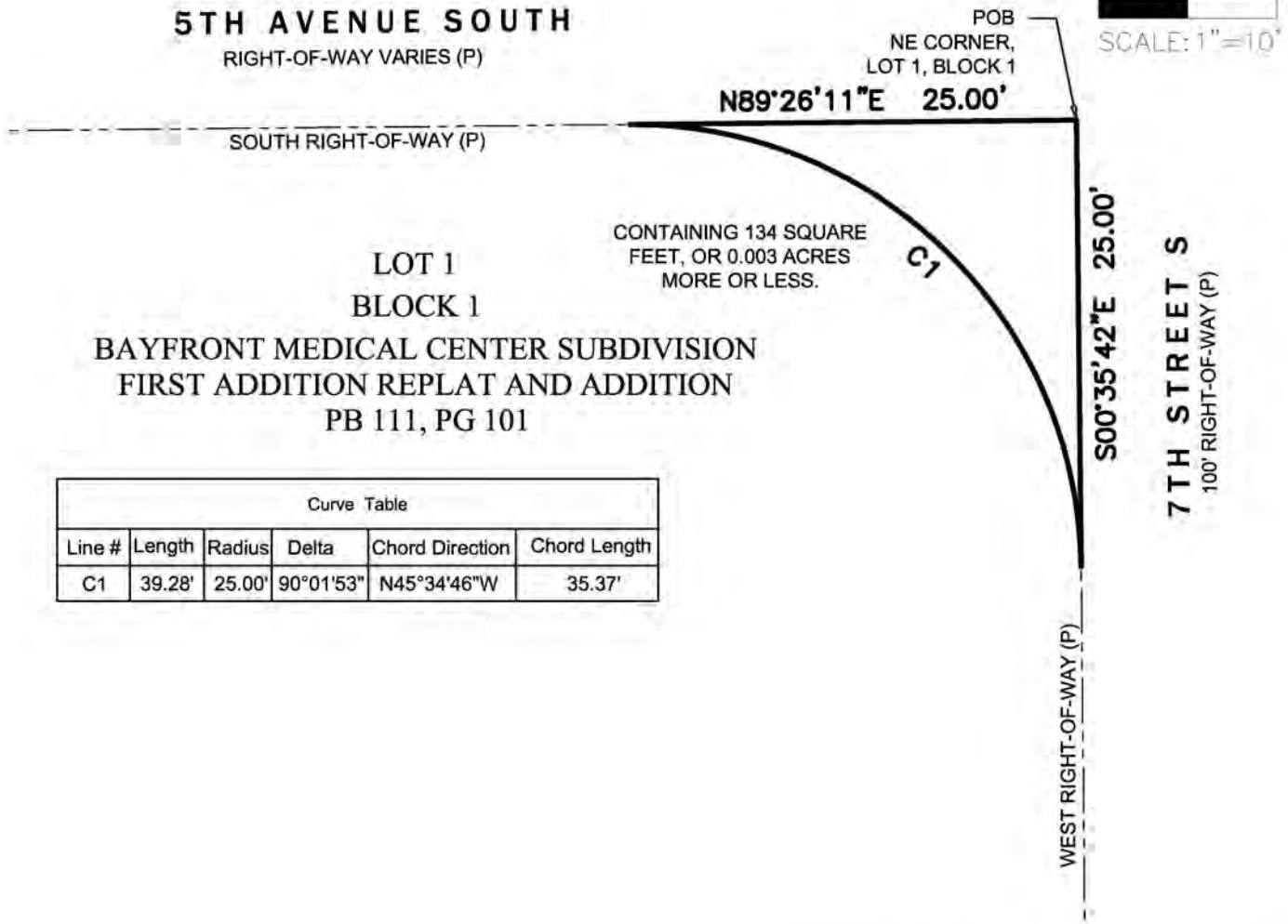
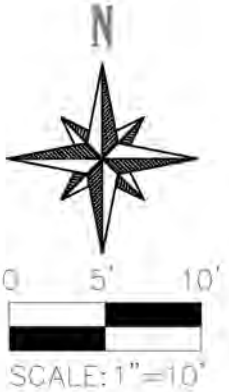
REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	SHEET NUMBER <b>1 OF 2</b>
		
GEORGE R. MARTIN PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6019 STATE OF FLORIDA		SCALE: N/A SKETCH DATE: 10/7/2022 FILE NAME: 22-058.DWG

**SKETCH:**

**SKETCH AND DESCRIPTION: NOT A SURVEY**  
NOT COMPLETE WITHOUT THE ATTACHED DESCRIPTION

**25' RADIUS STREET EASEMENT NE CORNER**



LOT 1  
BLOCK 1  
BAYFRONT MEDICAL CENTER SUBDIVISION  
FIRST ADDITION REPLAT AND ADDITION  
PB 111, PG 101

Curve Table					
Line #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.28'	25.00'	90°01'53"	N45°34'46"W	35.37'

REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.

LB 7818  
2198 NE  
COACHMAN  
ROAD, UNIT F  
CLEARWATER,  
FL 33765  
PHONE:  
727-475-8088



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SCALE: 1" = 10'  
SHEET NUMBER: 2 OF 2  
SKETCH DATE: 10/7/2022  
FILE NAME: 22-058.DWG

**SKETCH AND DESCRIPTION: NOT A SURVEY**  
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25' RADIUS STREET EASEMENT SE CORNER

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REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	SCALE N/A	SHEET NUMBER 1 OF 2	GEORGE R. MARTIN PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6019 STATE OF FLORIDA
		SKETCH DATE 10/7/2022	FILE NAME 22-058.DWG	

SKETCH:

SKETCH AND DESCRIPTION: NOT A SURVEY  
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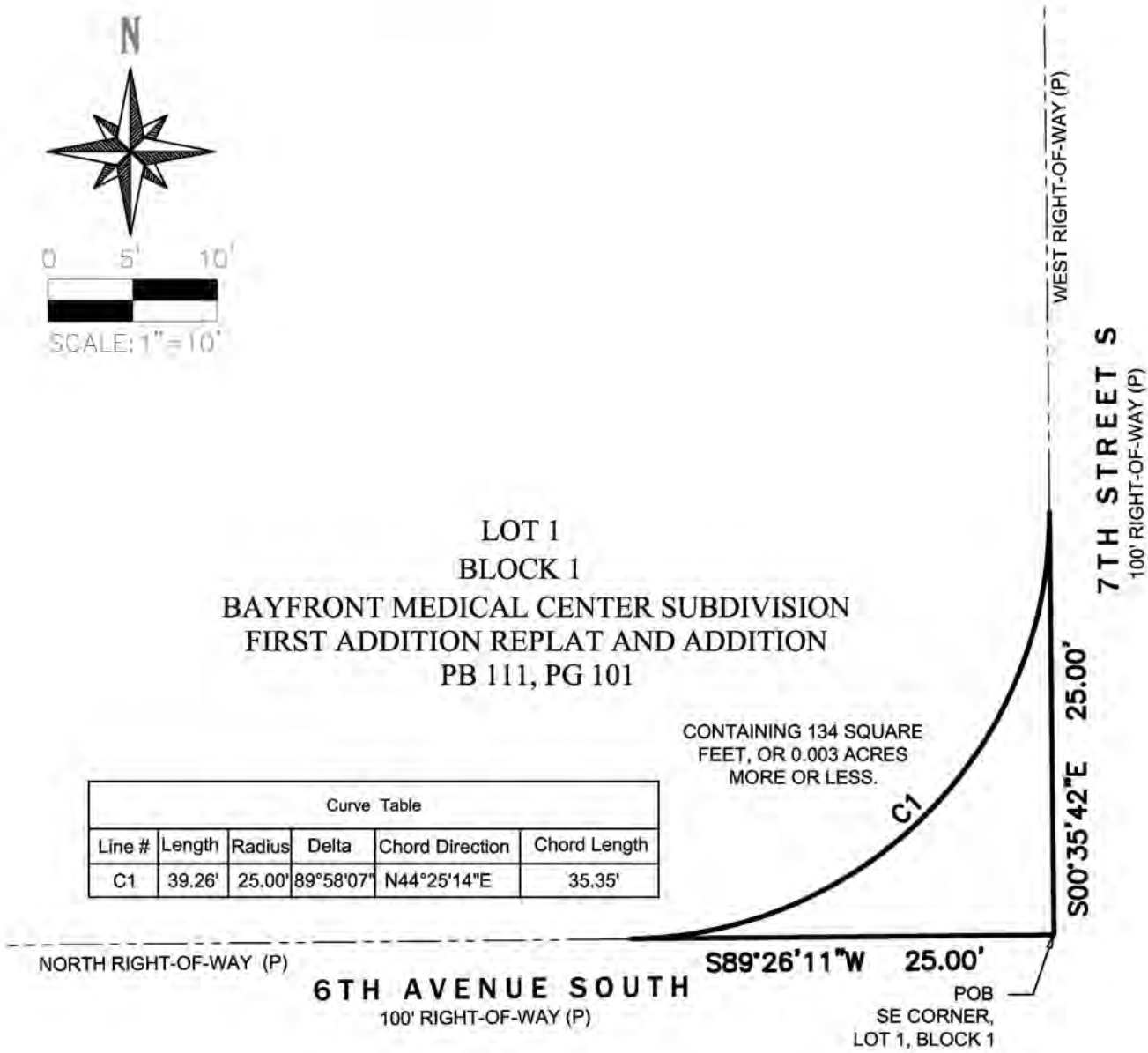
25' RADIUS STREET EASEMENT SE CORNER



LOT 1  
BLOCK 1  
BAYFRONT MEDICAL CENTER SUBDIVISION  
FIRST ADDITION REPLAT AND ADDITION  
PB 111, PG 101

CONTAINING 134 SQUARE  
FEET, OR 0.003 ACRES  
MORE OR LESS.

Curve Table					
Line #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.26'	25.00'	89°58'07"	N44°25'14"E	35.35'



REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.

LB 7818  
2198 NE  
COACHMAN  
ROAD, UNIT F  
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- POC= POINT OF COMMENCEMENT

SCALE: 1" = 20'

SHEET NUMBER  
2 OF 2

SKETCH DATE  
10/7/2022

FILE NAME  
22-058.DWG

MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

---

**TO:** Scot Bolyard, Deputy Zoning Official  
**FROM:** Nancy Davis, Engineering Plan Review Supervisor  
**DATE:** January 12, 2023  
**SUBJECT:** Vacate Corner Easement  
**FILE:** 22-33000023

---

**LOCATION AND PIN:** 750 5<sup>th</sup> Avenue South; 19-31-17-03481-001-0010

**ATLAS:** F-3                      **Zoning:** EC-2

**REQUEST:** Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed corner easement vacations.

NED/mk

ec: Sean McWhite – WRD  
Kayla Eger – Development Review Services

**MEMORANDUM**  
**CITY OF ST. PETERSBURG**  
Water Resources Department

**TO:** Corey Malyszka, Zoning Official

**FROM:** Thomas Whitman, Designer I, Water Resources

**DATE:** January 5, 2023

**SUBJECT:** Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

**PLAT:** F-3

**CASE:** 22-33000023

**LOCATION:** 750 5<sup>th</sup> Avenue S.;19-31-17-03481-001-0010

**REMARKS:** Water Resources has no objection to the above referenced subject.

Project file





**CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

---

**VACATION OF RIGHTS-OF-WAY  
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **February 1, 2023, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida.

CASE NO.: 22-33000023 PLAT SHEET: F-3

REQUEST: Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

OWNER: Orlando Health, Inc.  
1414 Kuhl Avenue MP71  
Orlando, FL 32806

APPLICANT: Timothy Rankin, George F. Young  
299 Dr. MLK Jr. St. N.  
St. Petersburg, FL 33701

ADDRESSES: 750 5<sup>th</sup> Avenue S.  
St. Petersburg, FL 33701

PARCEL ID NO.: 19-31-17-03481-001-0010

LEGAL DESCRIPTION: On File

ZONING: Employment Center (EC-2)

---

## **DISCUSSION AND RECOMMENDATION:**

**Request.** The request is to vacate three (3) street corner easements generally located at 750 5th Ave S. The applicant's goal is to vacate the rights-of-way in order to consolidate the property for redevelopment. The area of the rights-of-way proposed for vacation are depicted on the Location Map (Attachment A) and Sketch and Legal Description (Attachment B).

**Analysis.** Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant (Attachment C) **does** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

### **A. Land Development Regulations**

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The application was routed to City Departments and Private Utility Providers for review and comments. Engineering's Memorandum dated January 12, 2023 (see Attachment D) and Water Resources' Memorandum dated January 5, 2023 (see Attachment E) both state that they have no objections. Staff has received letters of no objection from Frontier Communications and Lumen Technologies. At time of Staff Report publication staff has not received letters from TECO or Duke Energy. A condition of approval has been included requiring letters of no objection from TECO and Duke Energy prior to recording of the vacation ordinance.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

Approval of the vacation will not deny access to any lot of record.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

The requested vacation will not result in adverse impacts to the existing roadway network. Allowing these obsolete rights-of-way easements to be vacated will facilitate redevelopment of the block with a new project that is consistent with the overall goals of the EC zoning district.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

The subject street corner easements were dedicated to accommodate future intersection widening projects which are no longer planned. The subject rights-of-way easements are no longer necessary.

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

No other factors have been raised for consideration.

#### B. Comprehensive Plan

Transportation Element Policy T2.4 states, *"The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use."*

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection (see Attachment F). The proposed vacation of the alley will foster redevelopment which is a goal of the Comprehensive Plan.

#### C. Adopted Neighborhood or Special Area Plans

The subject rights-of-way are within the boundaries of the Downtown Residents Civic Association and the Innovation Business Association. The Downtown Residents Civic Association does not have any special area plans which affect vacation of right-of-way in this area of the City. The Innovation Business Association does have a St. Pete Innovation District Streetscape and Connectivity Concept Plan; however, the street corner easements requested to be vacated are located entirely on private property and will have no impact on the planned streetscape improvements identified in the Plan.

**Comments from Agencies and the Public.** The request was routed to City Departments and Private Utility Providers for review and comments. Engineering and Water Resources both stated that they have no objections. Staff has received letters of no objection from Frontier Communications and Lumen Technologies. At time of Staff Report publication staff has not received letters from TECO or Duke Energy. Letters of no objection from TECO and Duke Energy are required to be obtained prior to recording of the vacation ordinance.

**RECOMMENDATION.** Staff recommends **APPROVAL** of the proposed vacation of multiple street corner easements. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording the vacation ordinance, the applicant shall obtain letters of no objection from TECO and Duke Energy.
2. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of

time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

**REPORT PREPARED BY:***/s/ Scot Bolyard*

01/18/2023

---

Scot Bolyard, AICP, Deputy Zoning Official  
Development Review Services Division  
Planning & Development Services Department

Date

**REPORT APPROVED BY:***/s/ Corey Malyszka*

01-18-2023

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Corey Malyszka, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

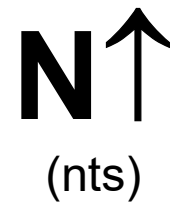
Date

Attachments: A – Location Map, B – Sketch and Legal Description, C – Applicant's Narrative, D – Engineering Memorandum dated January 12, 2023, E – Water Resources' Memorandum dated January 5, 2023, F – Transportation Memorandum dated January 18, 2023



**PROJECT LOCATION MAP**  
**Case No.: 22-3300023**  
Addresses: 750 5<sup>th</sup> Avenue South

City of St. Petersburg, Florida  
Planning & Development Services Department



**SKETCH AND DESCRIPTION: NOT A SURVEY**  
NOT COMPLETE WITHOUT THE ATTACHED SKETCH

**25' RADIUS STREET EASEMENT NW CORNER**

**DESCRIPTION:**

THAT CERTAIN PART OF BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION AS RECORDED IN PLAT BOOK 111, PAGE 101 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, AFORESAID BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH, N89°26'11"E, 25.00 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00' FEET, A CENTRAL ANGLE OF 89°58'07", A CHORD BEARING S44°25'14"W FOR 35.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 39.26 FEET TO THE EAST RIGHT-OF-WAY OF 8TH STREET SOUTH; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°35'42"W, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 134 SQUARE FEET, OR 0.003 ACRES MORE OR LESS.


**DATA SOURCES:**

1. BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH, BEING N89°26'11"E. (ASSUMED PER DATA SOURCE #2)
2. PLAT OF BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION, RECORDED PLAT BOOK 111, PAGE 101, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
3. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

**NOTES:**

1. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

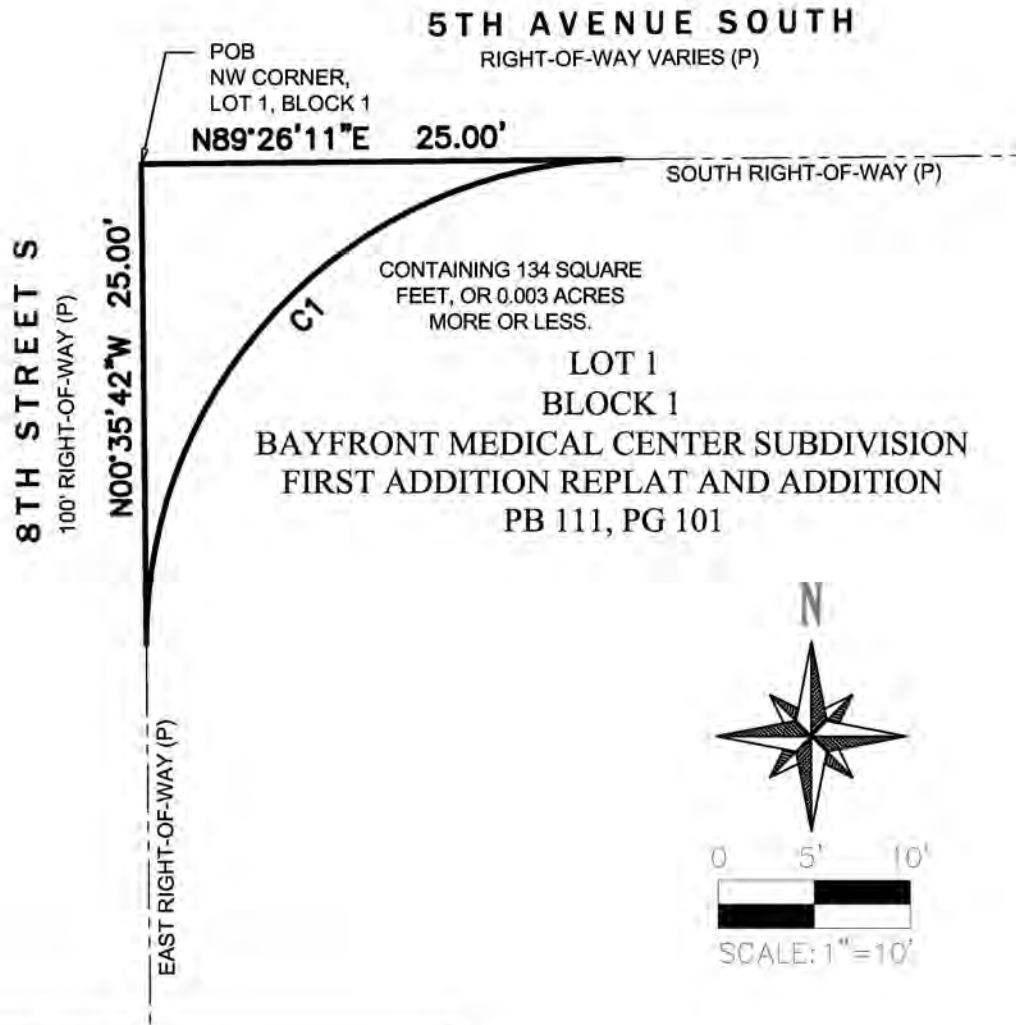
REVISIONS		
#	DATE	DETAILS
1	12/2/2022	CHANGED POB DESCRIPTION LEGAL TEXT

BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	SHEET NUMBER <b>1 OF 2</b>
		
GEORGE R. MARTIN PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6019 STATE OF FLORIDA		SCALE: N/A SKETCH DATE: 10/7/2022 FILE NAME: 22-058.DWG

**SKETCH:**

**SKETCH AND DESCRIPTION: NOT A SURVEY**  
NOT COMPLETE WITHOUT THE ATTACHED DESCRIPTION

**25' RADIUS STREET EASEMENT NW CORNER**



Curve Table

Line #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.26'	25.00'	89°58'07"	S44°25'14"W	35.35'

**REVISIONS**

#	DATE	DETAILS
1	12/2/2022	CHANGED POB DESCRIPTION LEGAL TEXT

BULLSEYE SURVEYING, INC.

LB 7818  
2198 NE  
COACHMAN  
ROAD, UNIT F  
CLEARWATER,  
FL 33765  
PHONE:  
727-475-8088



**ABBREVIATIONS**

**DENOTES**

- BNDY= BOUNDARY
- LB= LICENSED BUSINESS
- LS= LICENSED SURVEYOR
- OR= OFFICIAL RECORDS BOOK
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- PG= PAGE
- PB= PLAT BOOK
- POB= POINT OF BEGINNING
- POC= POINT OF COMMENCEMENT

SCALE SHEET NUMBER

1" = 10'  
2 OF 2

SKETCH DATE  
10/7/2022

FILE NAME  
22-058.DWG

**SURVEYOR'S REPORT**

**SEC. 19, TWP. 31 S., RNG. 17 E.  
PINELLAS COUNTY, FLORIDA**

**SKETCH AND DESCRIPTION: NOT A SURVEY**  
NOT COMPLETE WITHOUT THE ATTACHED SKETCH

**25' RADIUS STREET EASEMENT NE CORNER**

**DESCRIPTION:**

THAT CERTAIN PART OF BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION AS RECORDED IN PLAT BOOK 111, PAGE 101 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, AFORESAID BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION; THENCE ALONG THE WEST RIGHT-OF-WAY OF 7TH STREET SOUTH, S00°35'42"E 25.00 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'53", A CHORD BEARING N45°34'46"W FOR 35.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 39.28 FEET TO THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°26'11"E, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 134 SQUARE FEET, OR 0.003 ACRES MORE OR LESS.

**DATA SOURCES:**

1. BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH, BEING N89°26'11"E. (ASSUMED PER DATA SOURCE #2)
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REVISIONS		
#	DATE	DETAILS

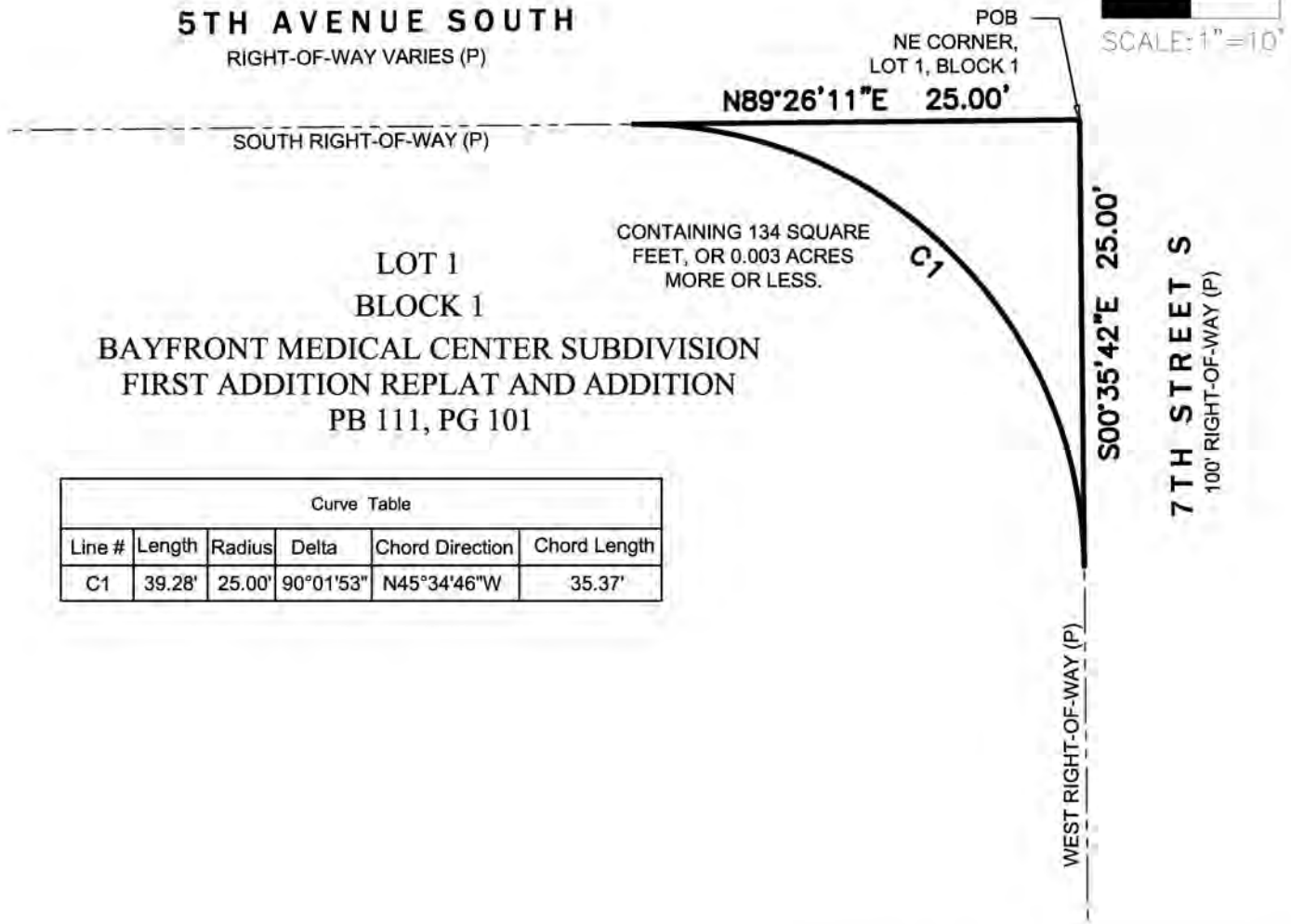
BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	SHEET NUMBER <b>1 OF 2</b>
		
GEORGE R. MARTIN PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6019 STATE OF FLORIDA		SCALE N/A SKETCH DATE 10/7/2022 FILE NAME 22-058.DWG



**SKETCH:**

**SKETCH AND DESCRIPTION: NOT A SURVEY**  
NOT COMPLETE WITHOUT THE ATTACHED DESCRIPTION

**25' RADIUS STREET EASEMENT NE CORNER**



Curve Table					
Line #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.28'	25.00'	90°01'53"	N45°34'46"W	35.37'

REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.

LB 7818  
2198 NE  
COACHMAN  
ROAD, UNIT F  
CLEARWATER,  
FL 33765  
PHONE:  
727-475-8088



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SCALE: 1" = 10'  
SHEET NUMBER: 2 OF 2  
SKETCH DATE: 10/7/2022  
FILE NAME: 22-058.DWG

**SKETCH AND DESCRIPTION: NOT A SURVEY**  
NOT COMPLETE WITHOUT THE ATTACHED SKETCH

**25' RADIUS STREET EASEMENT SE CORNER**

**DESCRIPTION:**

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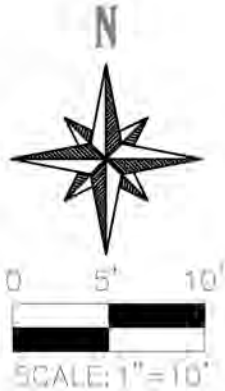
REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	SHEET NUMBER <b>1 OF 2</b>	GEORGE R. MARTIN PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6019 STATE OF FLORIDA
		SCALE N/A	SKETCH DATE 10/7/2022
		FILE NAME 22-058.DWG	

**SKETCH:**

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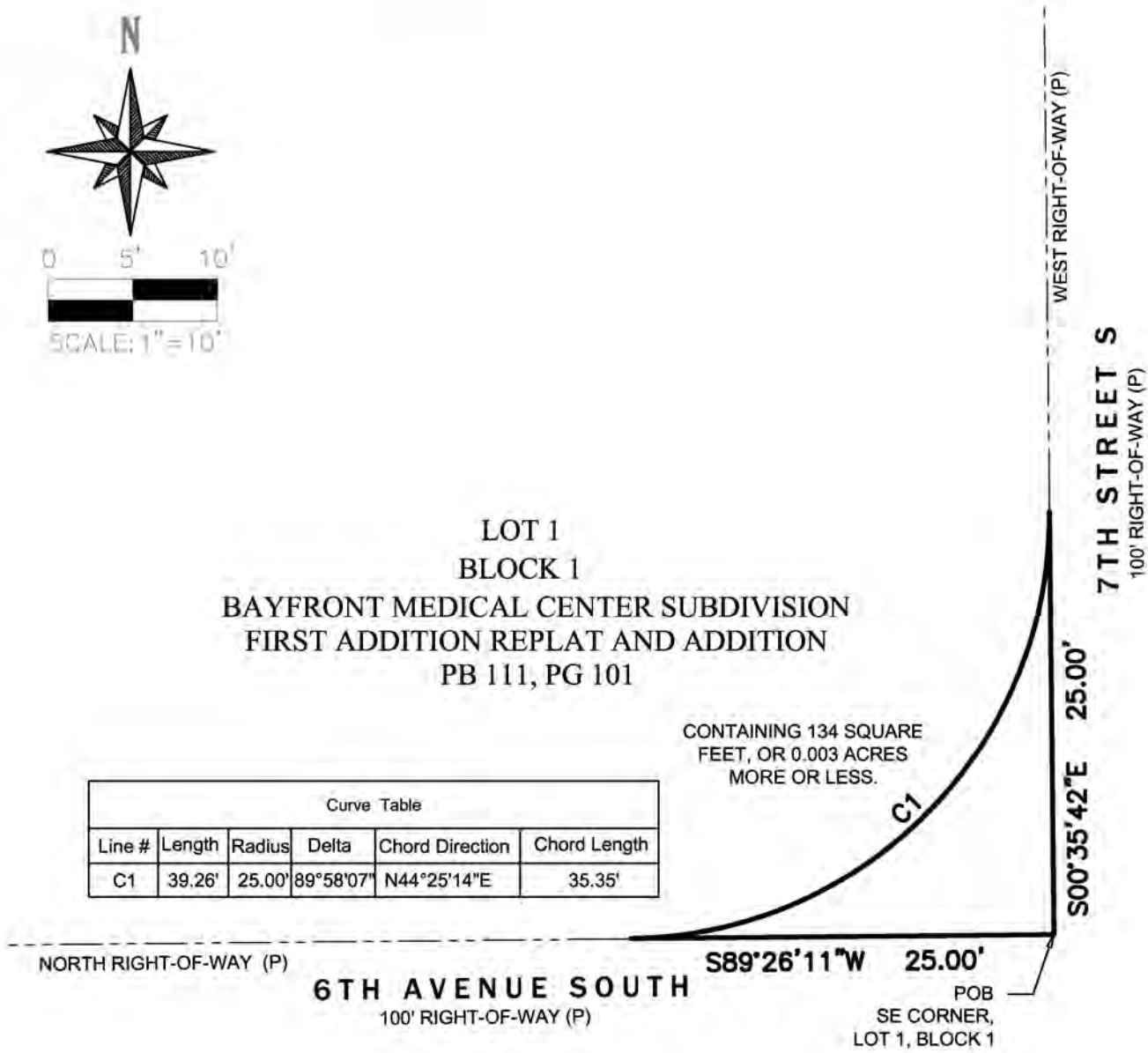
**25' RADIUS STREET EASEMENT SE CORNER**



LOT 1  
BLOCK 1  
BAYFRONT MEDICAL CENTER SUBDIVISION  
FIRST ADDITION REPLAT AND ADDITION  
PB 111, PG 101

CONTAINING 134 SQUARE  
FEET, OR 0.003 ACRES  
MORE OR LESS.

Curve Table					
Line #	Length	Radius	Delta	Chord Direction	Chord Length
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REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.

LB 7818  
2198 NE  
COACHMAN  
ROAD, UNIT F  
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PHONE:  
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SCALE	SHEET NUMBER
1" = 20'	2 OF 2
SKETCH DATE	FILE NAME
10/7/2022	22-058.DWG



# SUBDIVISION DECISION Application

Application No. \_\_\_\_\_

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One 4<sup>th</sup> Street North.

- Application Type:**
- Per: 16.40.140 & 16.70.050
- Lot Line Adjustment
  - Lot Split
  - Lot Refacing
  - Street Name Change
  - Street Closing
  - Vacating – Street Right-of-Way
  - Vacating – Alley Right-of-Way
  - Vacating – Walkway Right-of-Way
  - Vacating – Easement
  - Vacating – Air Rights

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Orlando Health, Inc.	
Street Address: 1414 Kuhl Avenue MP71	
City, State, Zip: Orlando, FL 32806	
Telephone No: 321-843-9511	Email Address: Tyler.Johnson2@orlandohealth.com
<b>NAME of AGENT or REPRESENTATIVE:</b> Timothy Rankin, George F. Young, Inc.	
Street Address: 299 Dr. MLK Jr. St. N	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-822-4317	Email Address: trankin@georgeyoung.com
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: 750 5TH AVENUE SOUTH	
Parcel ID#(s): 19-31-17-03481-001-0010	
<b>DESCRIPTION OF REQUEST:</b> Vacating 3 Right of Way 25' Radius Corner Easement	
<b>PRE-APPLICATION DATE:</b> 10/05/2022	<b>PLANNER:</b> SKB

### FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

Cash, credit, and checks made payable to the "City of St. Petersburg"

### AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner/Agent: Matthew S. Taylor Date: 11/17/2022

\*Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: Matthew S. Taylor, Senior Vice President, Asset Strategy

**750 5<sup>TH</sup> AVENUE SOUTH SITE – STREET CORNER EASEMENT VACATION NARRATIVE**

The site is located at 750 5th Avenue South, St. Petersburg FL 33701 and is zoned EC-2 with parcel ID of 19/31/17/03481/001/0010. The project site is approximately 3.34 +/- acres and bordered by 5th avenue South to the North, 6th avenue South to the South, 8th street South to the West and 7th street South to the East in the City of St. Petersburg, FL. The site contains 5 public utility easements and 3 street corner radius easements throughout the site.

This request is to vacate three (3) Public 25-ft radius street corner easements. Under separate applications five (5) Utility Easement will also be submitted for vacation. The Easement locations, easement dimensional/directional details, and the Legal Descriptions are attached herein for reference. A survey depicting 7 of the 8 easements has been provided with the application. One additional utility easement exists on site but was not shown on the survey. The city was able to produce documentation of the easement.

The property owner would like to clear the site of all easements and public utilities to have a clean site for future development. The property owner and their representatives will work with the public and private utility providers to relocate the existing facilities prior to the vacations being recorded in public record. It is understood the corner easements are considered public right of way and therefore will require DRC and City council approvals.

MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

---

**TO:** Scot Bolyard, Deputy Zoning Official  
**FROM:** Nancy Davis, Engineering Plan Review Supervisor  
**DATE:** January 12, 2023  
**SUBJECT:** Vacate Corner Easement  
**FILE:** 22-33000023

---

**LOCATION AND PIN:** 750 5<sup>th</sup> Avenue South; 19-31-17-03481-001-0010

**ATLAS:** F-3                      **Zoning:** EC-2

**REQUEST:** Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed corner easement vacations.

NED/mk

ec: Sean McWhite – WRD  
Kayla Eger – Development Review Services

**MEMORANDUM**  
**CITY OF ST. PETERSBURG**  
Water Resources Department

**TO:** Corey Malyszka, Zoning Official

**FROM:** Thomas Whitman, Designer I, Water Resources

**DATE:** January 5, 2023

**SUBJECT:** Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

**PLAT:** F-3

**CASE:** 22-33000023

**LOCATION:** 750 5<sup>th</sup> Avenue S.;19-31-17-03481-001-0010

**REMARKS:** Water Resources has no objection to the above referenced subject.

Project file



**CITY OF ST. PETERSBURG**

**Transportation and Parking Management Department**

**MEMORANDUM**

**TO:** Scot Bolyard, Deputy Zoning Official, Planning and Development Services Department

**FROM:** Tom Whalen, Planner III, Transportation and Parking Management Department

**DATE:** January 18, 2023

**SUBJECT:** Approval of a vacation of multiple street corner easements generally located at 750 5th Avenue South.

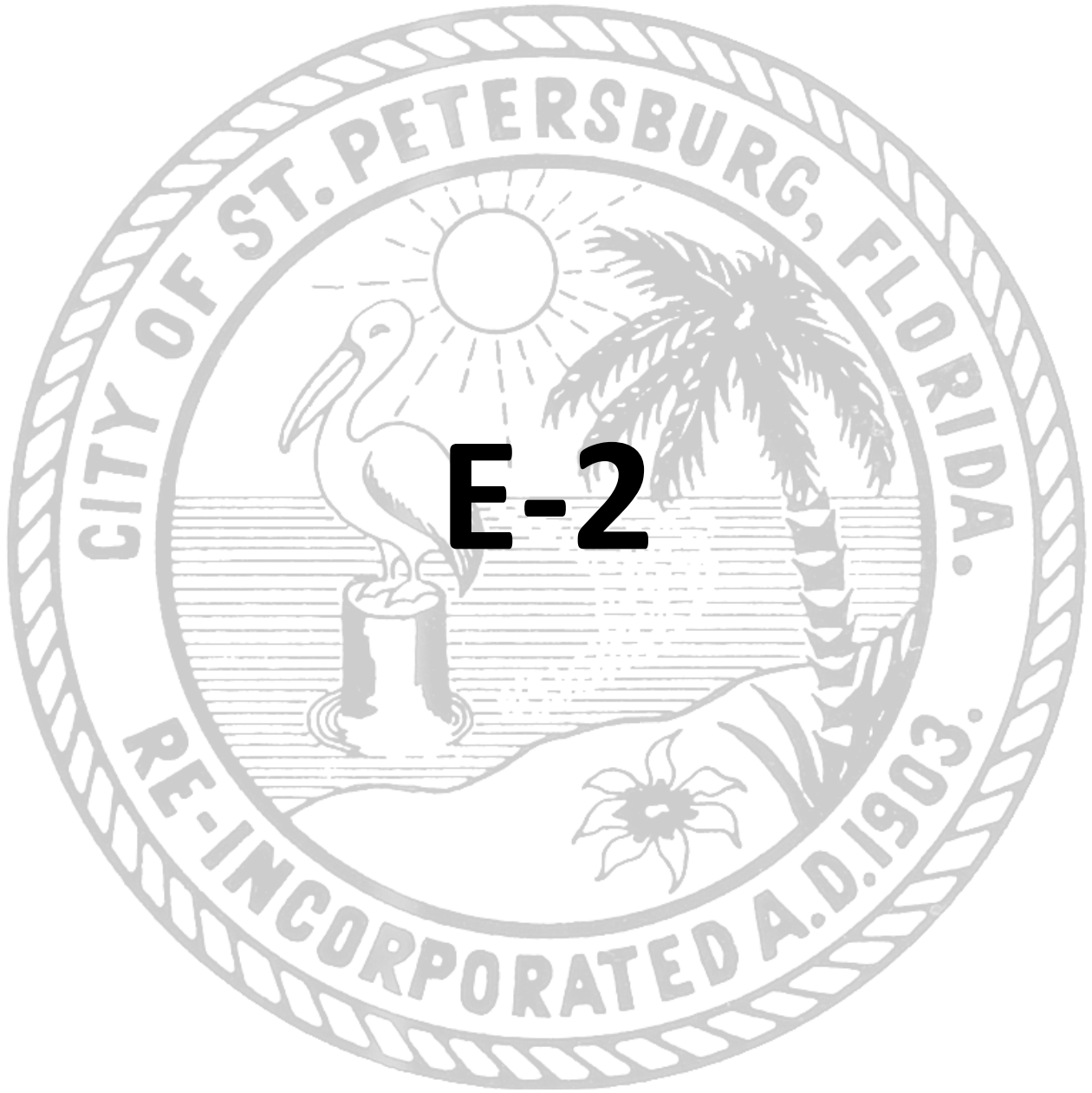
**CASE:** 22-33000023

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The Transportation and Parking Management (“Transportation”) Department has reviewed the proposed vacation of multiple street corner easements generally located at 750 5th Avenue South. The Transportation Department has no objections or comments on the proposed vacation. Please let me know if you have any questions about the Transportation Department’s review.



The following page(s) contain the backup material for Agenda Item: Private initiated application for a 0.42-acre site located at 423, 429, 437 11th Avenue South requesting amendments to the Future Land Use and Official Zoning maps. (City File: FLUM-68) (Quasi-judicial)  
Please scroll down to view the backup material.



**E-2**



## ST. PETERSBURG CITY COUNCIL

### Meeting of March 2, 2023

**TO:** The Honorable Brandi Gabbard, Chair and Members of City Council

**SUBJECT:** **City File FLUM-68:** Private initiated application for a 0.42-acre site located at 423, 429, 437 11<sup>th</sup> Avenue South requesting amendments to the Future Land Use and Official Zoning maps.

- (a) ORDINANCE 752-L, amending the Future Land Use Map from Planned Redevelopment – Residential (PR-R) to Residential Medium (RM); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
- (b) ORDINANCE 784-Z, amending the Official Zoning Map from Neighborhood Traditional -2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

### **RECOMMENDATION:**

Administration: City staff recommends APPROVAL.

Public Input: Two letters from the public in opposition have been received citing proximity to and being out of character with the Roser Park Local Historic District located approximately 600 feet to the west.

Community Planning and Preservation Commission (CPPC): On February 14, 2023, the CPPC held a public hearing regarding this matter and voted 7 to 0 making a finding of consistency with the Comprehensive Plan and recommending to City Council **APPROVAL** of the Future Land Use Map amendment.

Recommended City Council Action:

- 1) CONDUCT the first reading of the attached proposed ordinance; AND
- 3) SET the second reading and adoption public hearing for March 23, 2023.

Attachments: Ordinance 753-L, Ordinance 784-Z, CPPC Staff Report.

ORDINANCE NO. 753-L

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR A 0.42-ACRE PROPERTY LOCATED AT 423, 429, 437 11TH AVENUE SOUTH, FROM PLANNED REDEVELOPMENT – RESIDENTIAL (PR-R) TO RESIDENTIAL MEDIUM (RM); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Community Planning Act; and

WHEREAS, the City of St. Petersburg Comprehensive Plan and Future Land Use Map are required by law to be consistent with the Countywide Comprehensive Plan and Future Land Use Map and the Pinellas Planning Council, Forward Pinellas, is authorized to develop rules to implement the Countywide Future Land Use Map; and

WHEREAS, the St. Petersburg City Council has considered and approved the proposed St. Petersburg land use amendment provided herein as being consistent with the Countywide Future Land Use Map; now, therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Pursuant to the provisions of the Community Planning Act, as amended, and pursuant to all applicable provisions of law, the Future Land Use Map of the City of St. Petersburg Comprehensive Plan is amended by placing the hereinafter described property in the land use category as follows:

Property

The following property currently designated as Planned Redevelopment – Residential (PR-R) as shown on “Attachment A”:

BROOKSIDE PARK LOT 68, BROOKSIDE PARK LOT 69, AND BROOKSIDE PARK LOT 70

Land Use Category

From: Planned Redevelopment – Residential (PR-R)

To: Residential Medium (RM)

SECTION 2. All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 3. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon approval of the required Land Use Plan change by the Pinellas County Board of County Commissioners (acting in their capacity as the Countywide Planning Authority) and upon issuance of a final order determining this amendment to be in compliance by the Department of Economic Opportunity (DEO) or until the Administration Commission issues a final order

determining this amendment to be in compliance, pursuant to Section 163.3187, F.S. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective as set forth above.

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-68  
(Land Use)

*/s/ Elizabeth Abernethy*

02/16/23

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

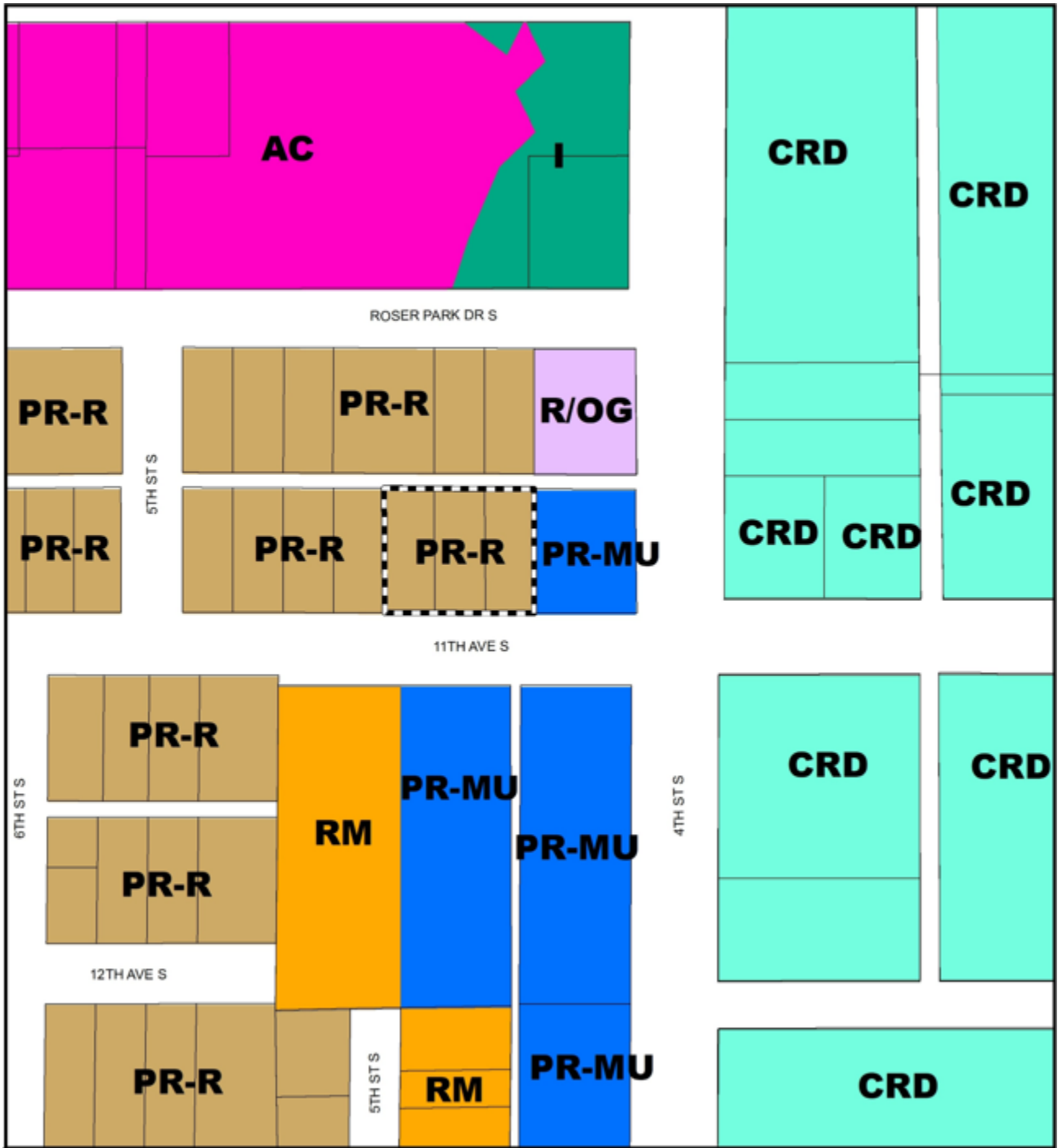
*[Handwritten Signature]*

2/16-23

ASSISTANT CITY ATTORNEY

DATE

ATTACHMENT A



ORDINANCE NO. 784-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF A 0.42-ACRE PROPERTY LOCATED AT 423, 429, 437 11<sup>TH</sup> AVENUE SOUTH FROM NEIGHBORHOOD TRADITIONAL-2 (NT-2) TO NEIGHBORHOOD SUBURBAN MULTI-FAMILY-1 (NSM-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

**SECTION 1.** The Official Zoning Map of the City of St. Petersburg is amended by placing the hereinafter described property in a Zoning District as follows:

Property

The following three parcels currently designated as Neighborhood Traditional – 2 (NT-2) and as shown on “Attachment A”:

BROOKSIDE PARK LOT 68, BROOKSIDE PARK LOT 69, AND BROOKSIDE PARK LOT 70

Parcel ID Numbers:

30-31-17-12114-000-0680, 30-31-17-12114-000-0690 and 30-31-17-12114-000-0700

District

From: Neighborhood Traditional – 2 (NT-2)

To: Neighborhood Suburban Multifamily – 1 (NSM-1)

**SECTION 2.** All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

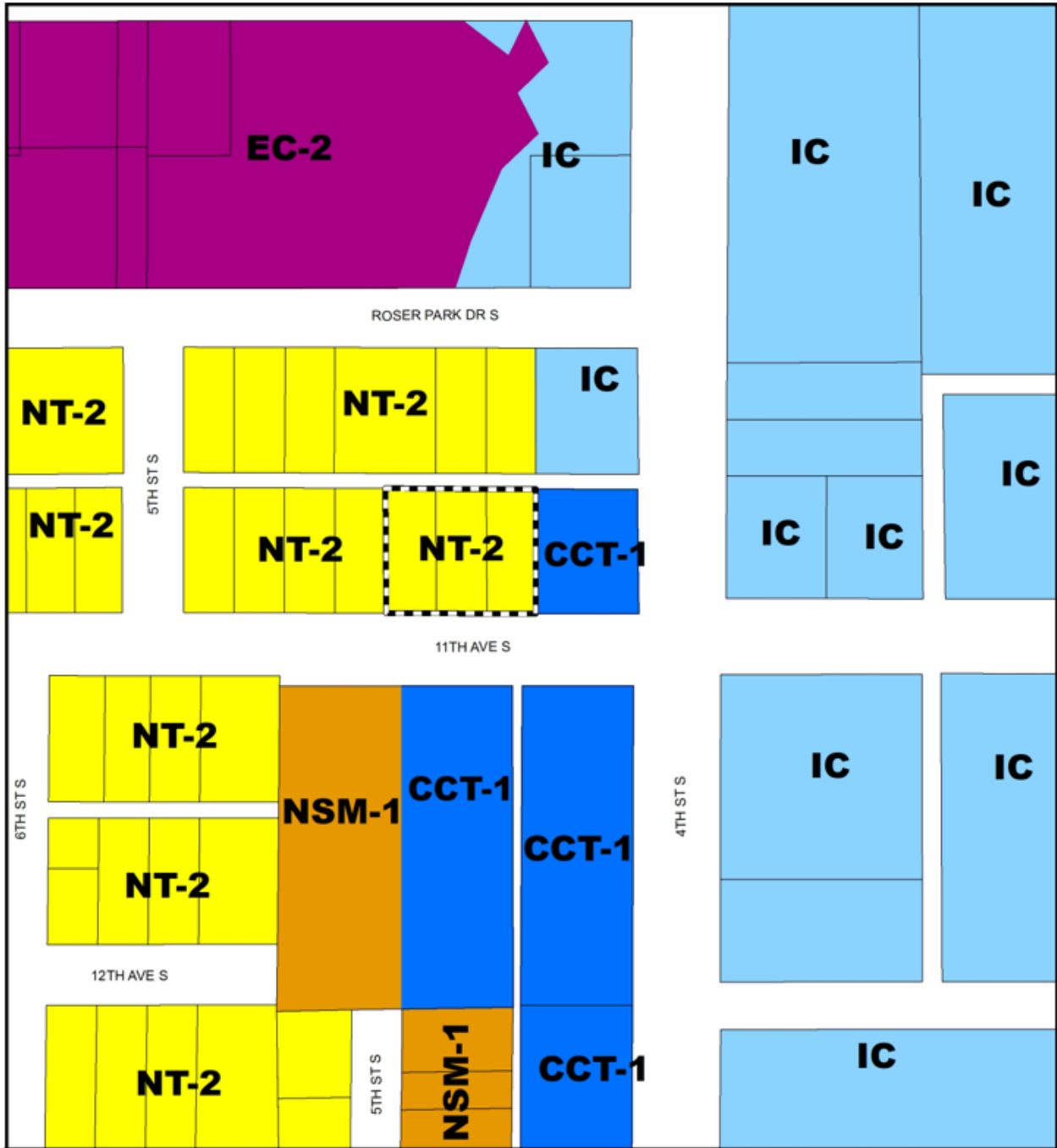
**SECTION 3.** This ordinance shall become effective upon the date the ordinance adopting the required amendment to the City of St. Petersburg Comprehensive Plan’s Future Land Use Map becomes effective (Ordinance 752-L).

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-68 (Zoning)

<u>/s/ Elizabeth Abernethy</u>	<u>02/16/23</u>
PLANNING & DEVELOPMENT SERVICES DEPARTMENT	DATE
<u></u>	<u>2/16/23</u>
ASSISTANT CITY ATTORNEY	DATE

ATTACHMENT A







**Staff Report to the St. Petersburg Community Planning & Preservation Commission**

Prepared by the Planning & Development Services Department,  
Urban Planning and Historic Preservation Division

For Public Hearing and Executive Action on Tuesday, February 14, 2023  
at 2:00 p.m. in City Council Chambers, City Hall  
175 5<sup>th</sup> St North, St. Petersburg, FL 33701.

According to Planning and Development Services records, there are no Community Planning & Preservation Commission members that have a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

**City File: FLUM-68**

**423, 429 and 437 11th Ave South**

This is a private-initiated application requesting the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following Future Land Use Map amendment from Planned Redevelopment – Residential (PR-R) to Residential Medium (RM) and concurrent amendment to the Official Zoning Map from Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1) for a 0.42-acre site located at 423, 429 and 437 11<sup>th</sup> Avenue South.

**APPLICANT INFORMATION**

**APPLICANT/OWNER:** **TRB Development Pinellas LLC**  
400 6<sup>th</sup> Street South  
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## REQUEST

The applicant is requesting an amendment to the Future Land Use Map from Planned Redevelopment – Residential (PR-R) to Residential Medium (RM) and a concurrent amendment to the Official Zoning Map from Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily -1 (NSM-1) for a 0.42-acre site located at 423, 429 and 437 11<sup>th</sup> Avenue South. The site is located within the Intown Activity Center (AC) overlay on the Future Land Use Map, which will remain. The purpose of the proposed amendments, as stated by the applicant, is to allow for the continued use of medium density residential duplexes that have historically been on site since 1938 but were recently demolished.

## SITE DESCRIPTION

Street Address:	423, 429 and 437 11 <sup>th</sup> Avenue South
Parcel ID No.:	30-31-17-12114-000-0680, 30-31-17-12114-000-0690 and 30-31-17-12114-000-070
Acreage:	0.42
Future Land Use:	From Planned Redevelopment – Residential (PR-R) with Activity Center Overlay to Residential Medium (RM) with Activity Center Overlay
Zoning:	From Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily -1 (NSM-1)
Countywide Plan Map:	Activity Center (AC) – no change proposed
Existing Use:	Vacant residential – formerly three duplexes consisting of six dwelling units
Surrounding Uses:	North: Single-family residential, New Frontier Freedom House (Institutional), and Multifamily residential West: Single-family residential and a duplex South: Future site of the Tampa Bay Innovation Center (TBIC) East: Vacant commercial
Neighborhood Association:	Within the Historic Roser Park Neighborhood Association and the Innovation District Business Association. Within 300 ft of Bartlett Park Neighborhood Association and the Downtown Neighborhood Association.

## BACKGROUND

The subject 0.42-acre parcel contains three platted lots (68, 69 and 70) in the Brookside Park Subdivision that are bounded to the east by a vacant commercial building built in 1946 which fronts 4<sup>th</sup> Street South. The parcel is bounded to the north by an alley. On the north side of the alley uses include a single-family home, a 10-unit multi-family apartment building and the New Frontier Freedom House, which is an institutional use supporting Narcotics Anonymous. To the west on the north side of 11<sup>th</sup> Avenue South to 5<sup>th</sup> Street South are single-family homes and one duplex. On the south side of 11<sup>th</sup> Avenue South is a 2.5-acre site that is currently under construction for the 45,000 square-foot Tampa Bay Innovation Center (TBIC). The TBIC is a project spearheaded by Pinellas County that was awarded a Federal Economic Development Administration grant to construct a business incubator set to open in the fall of 2023. The western one-third of the TBIC property is zoned Neighborhood Suburban Multifamily -1 (NSM-1). Property located to the southwest is owned by the City of St. Petersburg and functions as a stormwater retention area.

Per the associated Property Card Interpretations (PCIs), in total, the three lots contained six dwelling units, three of which were considered grandfathered until they were demolished by the current owner in April of 2022. In 1990, the property was granted Special Exception approval to allow for the operation of a social service agency for the homeless with variances to setbacks and parking. The site has since operated under

various social service agencies where various building alterations were made. Details on the property history of each lot are as follows:

- Lot 70 located at 423 11<sup>th</sup> Avenue South contained two buildings, a front building with two bedrooms for staff and a second rear building that contained two second floor apartments located above an enclosed garage. The front building with staff bedrooms did not vest as residential density because it was operated by social service agencies, and it was therefore determined that there were two grandfathered dwelling units.
- Lot 69 located at 429 11<sup>th</sup> Avenue South contained one residential duplex building and it was determined that there were two grandfathered dwelling units.
- Lot 68 located at 437 11<sup>th</sup> Avenue South was permitted in 1926 for a single structure rooming house with six 264 square feet living units that was later used as a women and children group shelter from 1994 to 2003 and then the St. Petersburg Free Clinic, Inc from 2013 to 2021. In accordance with Section 16.60.010.2G, residential equivalent uses are calculated as follows for residential density: three beds equate to one dwelling unit. Accordingly, it was determined that there were two grandfathered units.

The redevelopment of grandfathered uses is permitted in accordance with LDR Section 16.70.040.1.15, where redevelopment of the site to accommodate three two-unit duplexes would be permitted provided that a redevelopment plan is submitted and approved by the City prior to voluntary demolition of the grandfathered use. If a redevelopment plan is not approved prior to demolition, new development shall conform to the regulations for the district in which the property is located. The subject structures were voluntarily demolished by the owner in April of 2022; therefore, a redevelopment plan is no longer an option.

The current zoning of Neighborhood Traditional - 2 (NT-2) has been in place since September 2007, following the implementation of the City's Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations. From 1977 to 2007, the site and surrounding area was zoned Residential Office - 2 (RO-2), which was intended to permit a mix of multifamily residential at densities up to 12 dwelling units per acre and office uses.

The majority of the site is located within the Coastal High Hazard Area (CHHA) and the 100-year flood plain with a base flood elevation of eight to nine feet. Of the total 18,325 square foot site, only approximately 98 square feet are not within the CHHA.

## **CONSISTENCY AND COMPATIBILITY**

The primary criteria associated with this private application are consistency and compatibility of the requested designation with the established surrounding land use and zoning patterns, and the provision of adequate public services and facilities.

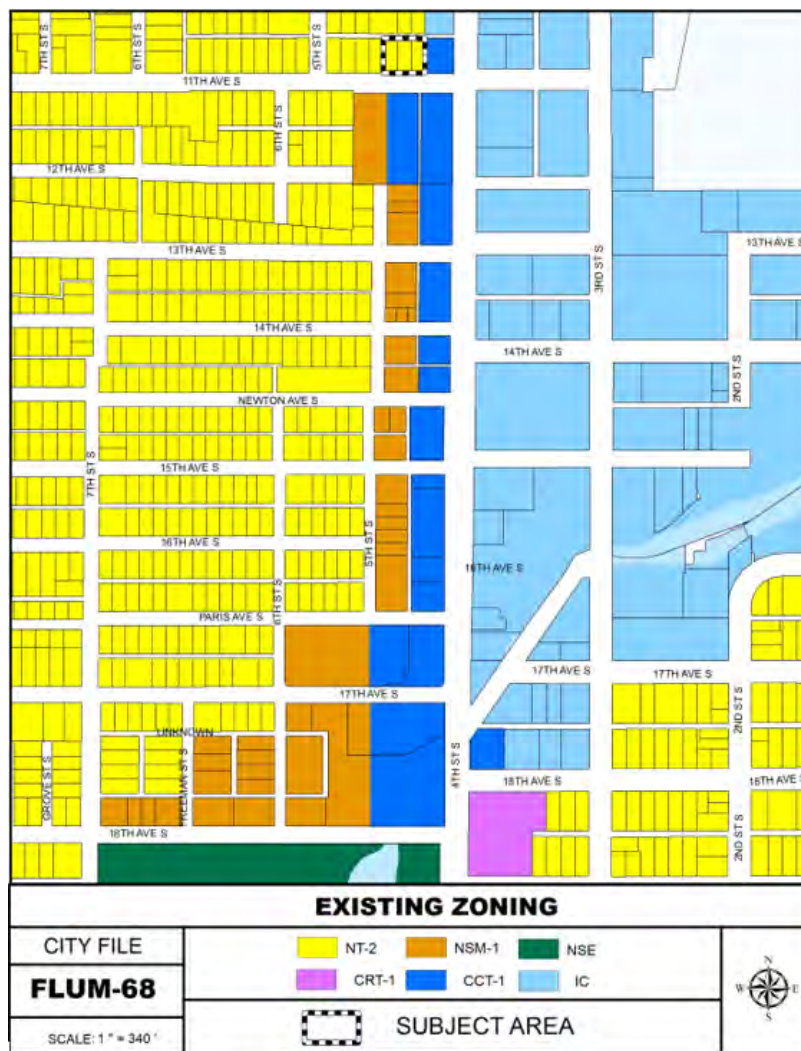
The property owner's intent to redevelop the site to replace the former structures containing a total of six grandfathered units with three new duplexes is not consistent with the current Planned Redevelopment – Residential (PR-R) Future Land Use designation and Neighborhood Traditional - 2 (NT-2) zoning district. The PR-R land use designation is intended for low to moderate density residential uses not to exceed 15 dwelling units per net acre. Similarly, the NT-2 zoning district also only allows for single-family residential homes with accessory dwelling units, and duplexes are considered to be a "Grandfathered" use. On the Future Land Use map, the site is also located within the Intown Activity Center (AC) overlay. An AC overlay provides for density and intensity increases for mixed use zoning districts. Since the subject site is zoned NT-2, which only allows for single-family residential and does not allow for a mix of uses, the AC overlay does not provide for density or intensity increases.

The proposed Residential Medium (RM) Future Land Use designation allows for medium density residential uses not to exceed 15 dwelling units per net acre. Similar to PR-R, RM does not allow for a mix of uses, therefore the AC overlay does not provide for density or intensity increases.

A land use change to RM would allow for the proposed rezoning to Neighborhood Suburban Multifamily – 1 (NSM-1). The purpose of the NSM-1 district is to allow for medium-intensity garden apartments reflecting both small- and large-scale apartment complexes. Both NT-2 and NSM-1 allow up to the same maximum density of 15 dwelling units per acre, however the building form of the units for NT-2 is single-family with an accessory dwelling unit or ADU and the form of the units for NSM-1 is multifamily which may include duplexes.

The requested amendments to the RM land use designation and NSM-1 zoning district are appropriate at this location as it is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of the report. For example, Policy LU3.4 that calls for the Land Use Plan to provide for compatible land use transitions through an orderly land use arrangement. The request furthers this policy as the proposed amendments are consistent with the established land use and zoning pattern of 4<sup>th</sup> Street South from 11<sup>th</sup> to 18<sup>th</sup> Avenue South at Bartlett Park, where the parcels fronting 4<sup>th</sup> Street South on the west side of the road are zoned Corridor Commercial Traditional – 1 (CCT-1) followed by a western transition in density to NSM-1 and then NT-2 (see below zoning map figure). The proposed amendments will be a continuation of the existing transition in intensity resulting in an orderly and logical land use arrangement.

*Zoning Map demonstrating the existing transition in intensity on the west side of 4<sup>th</sup> Street South:*



The proposed amendments are also consistent with Countywide Land Use Strategy Map, where the subject property is designated Activity Center (AC) with an Urban Center subcategory designation, which provides for the highest density and intensity development standards. The Countywide Plan Rules identifies the Urban Center as providing for up to 200 dwelling units an acre and a Floor Area Ratio (FAR) of 8.0. The Land Use Strategy Map and the Advantage Pinellas Plan, also known as the 2045 Long Range Transportation Plan, identify this section of 4<sup>th</sup> Street South as a supporting multimodal corridor which are key priority investment corridors to be served with high frequency transit. Both plans prioritize investment in projects that support these investment corridors as they are best suited for regional connectivity of housing and employment by promoting travel options and economic redevelopment while protecting established communities.

## RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP

The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following criteria excerpted from the City Code *Section 16.70.040.1.1 Amendments to the Comprehensive Plan and Land Development Regulations*, the review and decision shall be guided by the following factors:

### 1. Compliance of the proposed use with the goals, objectives, policies, and guidelines of the Comprehensive Plan.

The following staff analysis is provided to address compliance with the following policies and objectives from the Comprehensive Plan:

LU 2.5        The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

*The subject amendment is supporting redevelopment of a site that is served by public facilities with excess capacity available.*

LU3.4        The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

*The request furthers this policy as the proposed amendments are consistent with the established land use and zoning pattern of 4<sup>th</sup> Street South from 11<sup>th</sup> to 18<sup>th</sup> Avenue South at Bartlett Park, where the parcels fronting 4<sup>th</sup> Street South on the west side of the road are zoned Corridor Commercial Traditional – 1 (CCT-1) followed by a western transition in density to NSM-1 and then NT-2 (see above zoning map). The proposed amendments will be a continuation of the existing transition in intensity resulting in a logical and orderly land use pattern.*

LU3.6        Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

*The proposed amendments are not increasing density or intensity but changing the allowed building design form from single-family homes to multifamily homes such as duplexes, similar to what has historically been located on site since the mid-1930s and was permitted by the zoning district until 2007, where the existing duplexes became legal nonconforming uses. Additionally, as stated above, the proposed land use and zoning change is consistent with the predominant zoning pattern on the west side of 4<sup>th</sup> Street South.*

- LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.
- Land use boundaries are logically drawn and are of a relatively consistent depth in relation to existing land use and zoning pattern on the west side of 4<sup>th</sup> Street North. The purpose of proposed amendment, as stated by the applicant is to redevelop the site in similar form as to what was historically on site, three two-unit duplexes.*
- LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic, and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.
- The proposed amendments will allow for the site's former use of two-unit duplexes that were considered legal nonconforming uses to be redeveloped as legal conforming duplexes thereby not changing its historic nature and remaining a compatible and appropriate use for the immediate area.*
- LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.
- The amendment area is maintaining its density of 15 dwelling units per acre and is located near 4th Street South, which is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20) and a high frequency transit route. The subject site is also located with the Intown Activity Center, which is identified as an area suitable for concentrated growth and economic development.*
- LU5.3 The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.
- LOS impact analysis concludes that the proposed FLUM amendment and concurrent rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.*
- LU 7.1 The City shall consider flood potential, sea level rise and hurricane hazards when processing map amendment requests in the Coastal High Hazard Area ("CHHA"). The City shall deny any request to amend the Future Land Use Map for property within the CHHA that results in an increase of residential density, except that the City may, at its sole and absolute discretion, consider approving such amendment based upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment with items B, C, J, and K weighted as mandatory minimum criteria.
- Most of the subject amendment area is located within the Coastal High Hazard Area (CHHA) with the current PR-R density allowance of up to 15 dwelling units per acre or 6 units. The proposed land use classification to RM also allows 15 du/acre, or 6 units. Therefore, the proposed amendments do not increase density in the CHHA.*
- Additionally, the proposed amendment furthers a goal of the StPete2050 Vision Plan theme of Community Character and Growth that calls for the allowance of redevelopment in the CHHA that reduces at-risk properties and populations and increases resilient development and structures.*

- LU19.3 The land use pattern shall contribute to minimizing travel requirements and anticipate and support increased usage of mass transit systems.
- The proposed land use amendment contributes to minimizing travel requirements as the site is located on 4<sup>th</sup> Street South, which is a high frequency transit route with bus stops located in close proximity, just south of 11<sup>st</sup> Avenue South.*
- LU20.2 The Future Land Use Element of the St. Petersburg Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.
- The proposed amendments to the City's Future Land Use Map and Official Zoning Map are consistent with the Countywide Rules and Future Land Use Plan as the site is already designated Activity Center (AC). Therefore, no amendment to the Countywide Map is required.*
- LU23.1 The City's development review policies and procedures shall continue to integrate land use and transportation planning so that land development patterns support mobility choices and reduced trip lengths.
- The subject property is adjacent to 4<sup>th</sup> Street South which is classified as a Future Major Street and a supporting multimodal corridor. The redevelopment of the site for three two-unit duplexes will continue to integrate with land use with transportation planning as the site is currently served with high frequency transit while being located within the northern boundaries of the Intown Activity Center.*
- CM10B The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives, and policies of the Future Land Use Element.
- As previously noted, most of the amendment area is located within the Coastal High Hazard Area (CHHA) and is currently zoned for residential allowing up to 15 dwelling units per acre or 6 units. The proposed amendments also allow for up to 15 dwelling units per acre, therefore net residential density increase is being proposed.*
- T13.2 The City shall include criteria in the FLUM amendment process in the Land Development Regulations to give additional weight to amendments that increase densities for projects that are located in close proximity to Activity Centers or along corridors where transit or facilities for high occupant vehicles exist, where compatible with the policies established in the Land Use Element.
- As stated above, the proposed amendments will allow for the continued use of multifamily housing that is located within the Intown Activity Center and served by high frequency transit.*
- Additionally, a goal of the StPete2050 Vision Plan theme of Sustainability and Resilience is to reduce vehicle miles traveled and parking demand by increasing development that is supported by high-frequency transit service.*
- PR1.1 The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- The subject property owner has initiated the subject land use and zoning map amendments in order to further their interests in their private property.*

PR1.2 The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

*The subject property owner has initiated the subject land use and zoning map amendments in order to expand upon their existing entitlements and to develop according to state law and local ordinances.*

PR1.3 The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

*The proposed amendments do not alter the property owner's right to privacy or their ability to exclude others from the property to protect the owner's possessions and property.*

PR1.4 The right of a property owner to dispose of his or her property through sale or gift.

*The proposed amendments do not alter the property owners right to dispose of their property through sale or gift.*

**2. Whether the proposed amendment would adversely affect environmentally sensitive lands or properties which are documented as habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.**

The proposed amendment would not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan. The site was developed in the 1930's with three two-unit duplexes.

**3. Whether the proposed changes would alter the population density pattern and thereby adversely affect residential dwelling units.**

The existing PR-R and proposed RM Future Land Use designations both allow for 15 dwelling units per acre, or 6 dwelling units on the subject property. However, as stated above, the current zoning allows for single-family residential but historically the lots were developed as two-unit multifamily duplexes. Assuming 1.5 people per multi-family dwelling unit, both the previous use and the proposed use could support a total population of 9 people, which represents no net increase in population.

**4. Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including, but not limited to: water, sewer, sanitation, recreation and stormwater management and impact on LOS standards for traffic and mass transit. The POD may require the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS.**

The following LOS impact analysis concludes that the proposed FLUM amendment and concurrent rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management. Upon application for site plan review, or development permits, a concurrency review will be completed to determine whether the proposed development may proceed. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

**POTABLE WATER**

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1<sup>st</sup> of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City's and other



member government's water supply needs. The City's adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 72.4 gpcd. The City's overall potable water demand is approximately 26.8 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With only 40% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

### **SANITARY SEWER**

The subject property is served by the Southwest Water Reclamation Facility, which presently has an estimated excess average daily capacity of 5.26 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2021 daily average flow of 14.74 mgd. With approximately 26% available capacity, there is excess average daily capacity to serve the amendment area.

Following several major rain events in 2015-2016, the City increased its' peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. As outlined in the St. Pete Water Plan, the City is implementing system reliability improvements at the WRFs, aggressively improving the gravity collection system to decrease Inflow and Infiltration (I&I) which reduces peak flows at the WRFs, and addressing sea level rise system vulnerabilities at lift stations.

The City remains committed to continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the St. Pete Water Plan, which incorporates growth projections and outlines the required system and network improvements needed to provide a resilient wastewater collection and treatment system.

### **SOLID WASTE/SANITATION**

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted, or buried at the Bridgeway Acres sanitary landfill. The City and County's commitment to recycling and waste reduction programs have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 82 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

### **RECREATION**

The City's adopted LOS for recreation and open space is 9 acres/1,000 population, the actual LOS City-wide is estimated to be 20.14 acres/1,000 population. With a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 20.14 acres/1,000 permanent and seasonal residents. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

### **STORMWATER MANAGEMENT/DRAINAGE**

Drainage LOS identifies minimum criteria for existing and future facilities impacted by rain events. This is often quantified by a "design storm" with a specific duration, rainfall amount and return frequency. Currently the design storm used by the City is a 10-year return frequency, 1-hour duration storm as outlined in Drainage Ordinance, Section 16.40.030 of the Land Development Regulations (LDR). Unlike the other concurrency related facilities, stormwater LOS is not calculated with a per capita formula. Instead, the City implements the LOS standard through review of drainage plans for new development and redevelopment where all new construction of and improvements to existing surface water management systems will be required to meet design standards outlined in LDR Section 16.40.030. This ordinance requires all new development projects to be permitted through the City

and SWFWMD to ensure projects meet quantity and quality design standards for stormwater treatment.

Prior to redevelopment of the subject property, site plan approval will be required. At that time, City Code and Southwest Florida Water Management District (SWFWMD) site requirements for stormwater management criteria will be implemented. The City's existing Stormwater Management Master Plan (SWMP) contains detailed information on the 26 basins that comprise the stormwater management area. An update to the plan is currently underway with the assistance of cooperative funding from SWFWMD. The City's commitment to upgrading the capacity of stormwater management systems is demonstrated by continued implementation of the SWMP, the Stormwater Utility Fee and capital improvement budgeting for needed improvements.

The City is updating the Stormwater Management Master Plan with an expected completion before the end of calendar year 2023. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality. The City's Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its' impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and rain harvesting elements. Examples of such credits may be underground stormwater vaults, pervious pavements, greywater systems, and vegetative swales.

## **TRAFFIC**

### Existing and Projected Roadway Conditions

The subject property is located on the northern side of 11<sup>th</sup> Avenue South and west of a commercial building on 4<sup>th</sup> Street South. The City of St. Petersburg maintains 11<sup>th</sup> Avenue South, a two-lane, undivided local road, and 4<sup>th</sup> Street South, a four-lane, divided collector road. Fourth Street South from 9<sup>th</sup> Avenue South to 18<sup>th</sup> Avenue South carries 15,395 vehicles on a typical day and has a level of service (LOS) of "D" based on the Forward Pinellas "2022 Annual Level of Service Report." According to the Florida Department of Transportation, LOS is a quantitative stratification of a performance measure or measures that represent the quality of service, measured on an "A" to "F" scale, with LOS "A" representing the best operating conditions from the traveler's perspective and LOS "F" the worst. Forward Pinellas does not provide LOS data for 11<sup>th</sup> Avenue South because it is not a major road. Traffic volumes on 11<sup>th</sup> Avenue South are low. The City conducted a traffic count on 11<sup>th</sup> Avenue South at 7<sup>th</sup> Street in 2018. The daily traffic count was 938 (276 trips eastbound and 662 westbound).

The subject property previously had three duplex buildings totaling six units. The applicant intends to build three duplexes. The Transportation and Parking Management Department staff utilized the Institute of Transportation Engineer's (ITE') "Trip Generation Manual" (11<sup>th</sup> Edition) to estimate trip generation for the proposed and prior developments. Using ITE Land Use Code 215 for single-family attached housing (a single structure with two distinct dwelling units), staff estimated that three duplexes generate 3 p.m. peak hour trips (2 trips entering the site and 1 leaving the site). The proposed duplexes will likely have a minimal impact on roadway capacity and operating conditions, even without a trip credit from the previous development.

## **TRANSIT**

The Citywide LOS for mass transit will not be affected. The Pinellas Suncoast Transit Authority's (PSTA's) Route 4 serves 4<sup>th</sup> Street and has 15-minute headways, which is very frequent service. A Route 4 bus stop is located just south of 11<sup>th</sup> Avenue South. The northbound service typically has 11 riders boarding or alighting at this location per day, and the southbound service typically has four (4) riders boarding or alighting per day.

## **COMPLETE STREETS**

The City of St. Petersburg is committed to maintaining a safe transportation system for all users, including pedestrians and bicyclists. A Complete Streets administrative policy was signed in November 2015 that aims to make all city streets and travel ways safe and accommodating to all modes of transportation. The City adopted the Complete Streets Implementation Plan in May 2019. Several existing and planned bicycle and pedestrian facilities are located near the subject property.

### Pedestrian Network

Sidewalks exist on the northern and southern sides of 11<sup>th</sup> Avenue South and eastern and western sides of 4<sup>th</sup> Street. There is a planned crosswalk at the 11th Avenue South and 4th Street intersection, and a planned rectangular rapid-flashing beacon (RRFB) will better enable pedestrians to cross 4<sup>th</sup> Street at 11<sup>th</sup> Avenue South.

### Bicycle Network

A proposed bicycle/pedestrian trail along the northern side of 11th Avenue South will cross 4<sup>th</sup> Street. Given the need to provide a safe crossing for trail users, a traffic signal is warranted at the intersection of 11<sup>th</sup> Avenue South and 4<sup>th</sup> Street. Funding for the design and construction of the signal has not yet been programmed.

### Neighborhood Traffic Plan

The subject property is in the Historic Roser Park neighborhood. According to the neighborhood traffic plan, three brick-imprinted speed plateaus exist on 11<sup>th</sup> Avenue South between 4<sup>th</sup> Street and Martin Luther King Street.

**5. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansions;**

The land area is both appropriate and adequate for the applicants stated intention to redevelop the site to replace the former three building two-unit duplexes that were legal nonconforming uses with new duplexes that are legal and conform with the land use and zoning designation.

**6. The amount and availability of vacant land or land suitable for redevelopment for similar uses in the City or on contiguous properties;**

Not applicable as the site is intended for redevelopment and replacement equal to its former use.

**7. Whether the proposed change is consistent with the established land use pattern of the areas in reasonable proximity;**

The requested RM land use designation and NSM-1 zoning are consistent with the established land use and zoning pattern of 4th Street South from 11th Avenue South to 18th Avenue South at Bartlett Park, where the parcels fronting 4th Street South on the west side of the road are zoned Corridor Commercial Traditional – 1 (CCT-1) followed by a western transition in density to NSM-1 and then NT-2 (see above zoning map).

**8. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change;**

The existing district boundaries are logically drawn and will continue to be so with the proposed districts and the property will not have split zoning.

**9. If the proposed amendment involves a change from residential to a nonresidential use or mixed use, whether more nonresidential land is needed in the proposed location to provide services or employment to residents of the City;**

Not applicable as the current residential use will remain.

**10. Whether the subject property is within the 100-year floodplain, hurricane evacuation level zone A or Coastal High Hazard Area as identified in the coastal management element of the Comprehensive Plan;**

The subject property is within the 100-year flood plain, hurricane evacuation level zone A and the Coastal High Hazard Area. The entirety of the property is currently in hurricane evacuation level zone A.

**11. Other pertinent facts.**

The Community Planning and Preservation Commission and City Council may bring up other pertinent information as necessary.

**CONSISTENCY WITH THE COUNTYWIDE PLAN:**

Proposed amendments to local future land use plans and land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards set forth in the Countywide Rules. The subject property’s Countywide Plan Map designation of Activity Center (AC) is consistent with the proposed City land use designation of RM, therefore no amendment to the Countywide Map is required.

**PUBLIC NOTICE and COMMENTS**

***Public Notice***

The applicant has met the minimum notification requirements prescribed by City Code Chapter 16.

- December 21, 2022: Pursuant to City Code, the applicant sent a “Notice of Intent to File” to the Council of Neighborhood Associations (“CONA”), the Federation of Inner-City Organizations (“FICO”), the nearby neighborhood associations of Historic Roser Park, Bartlett Park, Downtown and the Innovation District Business Association.
- January 4, 2023: The City’s Urban Planning and Historic Preservation Division (“Division”) received an application for processing.
- January 5, 2023: An email notification and the submitted application was sent by the Division to CONA, and the nearby neighborhood associations of Historic Roser Park, Bartlett Park, Downtown and the Innovation District Business Association.
- January 20, 2023: Public notification signs were posted on the subject property. In addition to noticing the public hearing, and two (2) online links were included for accessing the information described above.
- January 20, 2023: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property. Additional letters of notification were sent to CONA, FICO, and the nearby neighborhood associations of Historic Roser Park, Bartlett Park, Downtown and the Innovation District Business Association. In addition to the standard information, this notification included both the CPPC and City Council public hearing dates and times, web links to review the then-pending staff reports, and a link to the current planning projects webpage for more information.

***Public Comments***

To date, there have been no public comments.

## PUBLIC HEARING PROCESS

The proposed ordinances associated with the Future Land Use Map and Official Zoning Map amendment require one (1) public hearing with the Community Planning & Preservation Commission (CPPC) and one (1) public hearing with City Council.

## SUMMARY

The Staff analysis is to determine whether the proposed Amendments are consistent with the requirements of the Comprehensive Plan. Based on the analysis contained in this report, City staff agrees with the application narrative and finds that the proposed Future Land Use and Official Zoning Map amendments at the subject location are consistent with the Comprehensive Plan in the review of the Land Use, Utilities, and Transportation Elements.

## RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission (CPPC), in its capacity as the Local Planning Agency, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the Comprehensive Plan Future Land Use Map and Official Zoning Map amendments described herein.

### REPORT PREPARED BY:

*Britton Wilson*

01/17/2023

Britton Wilson, AICP, Planner II  
Urban Planning and Historic Preservation Division  
Planning & Development Services Department

DATE

### REPORT APPROVED BY:

*Derek A. Kilborn*

01/17/2023

Derek Kilborn, Manager  
Urban Planning and Historic Preservation Division  
Planning & Development Services Department

DATE

## ATTACHMENTS

1. Application
2. Subject Area Maps



# **ATTACHMENT NO. 1**

## **Map Series**



# AERIAL

CITY FILE

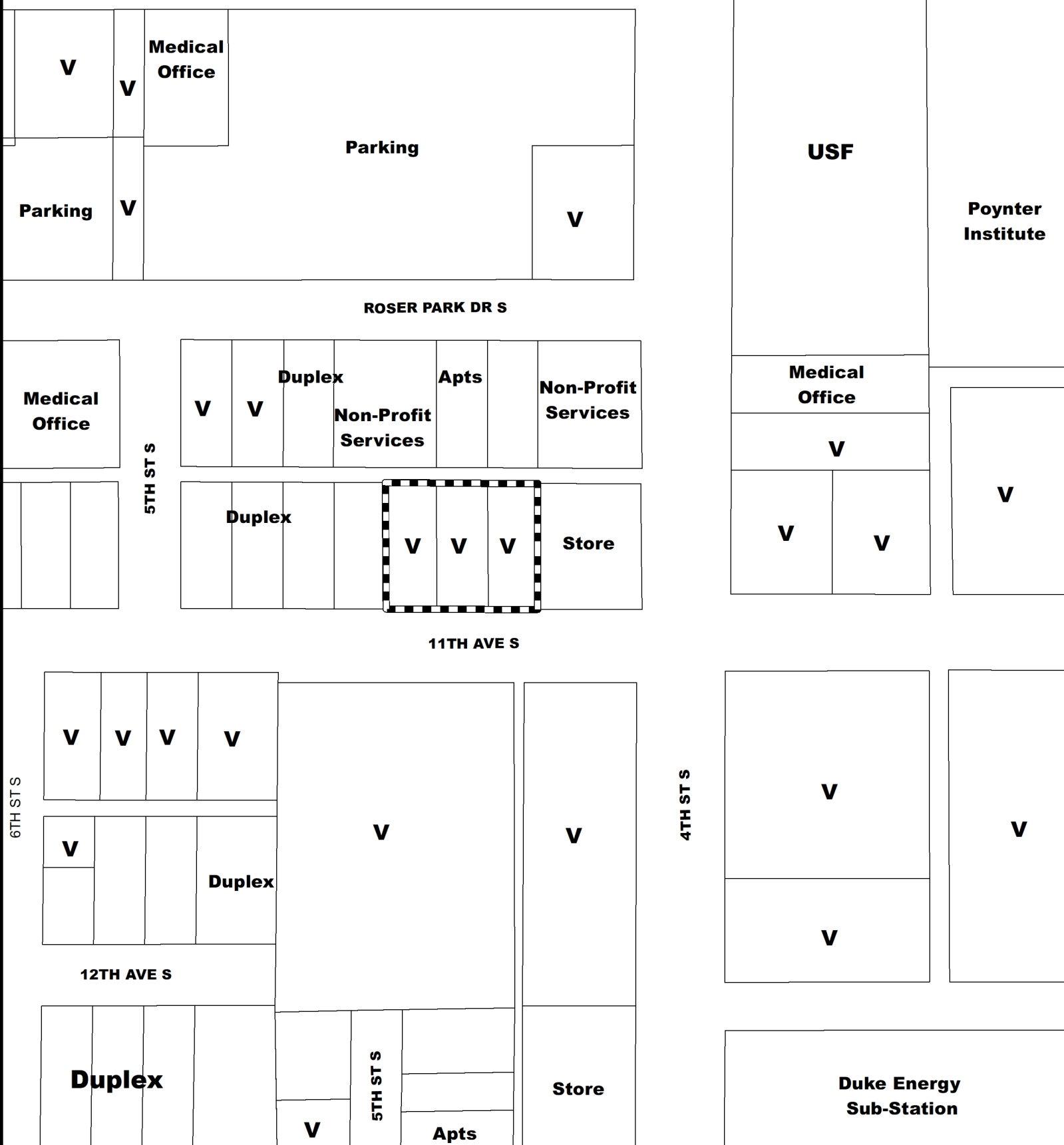
**FLUM-68**

SCALE: 1" = 125'



SUBJECT AREA






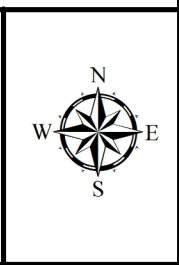
**EXISTING USES**

CITY FILE

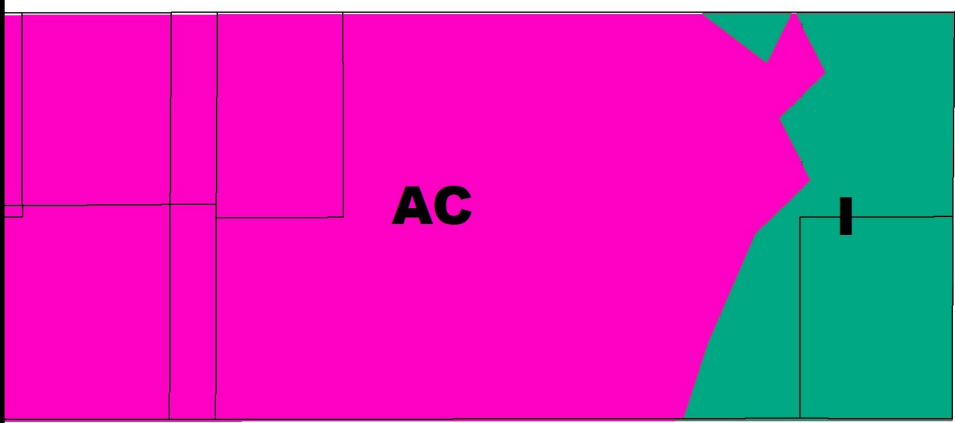
**FLUM-68**

SCALE: 1" = 125'

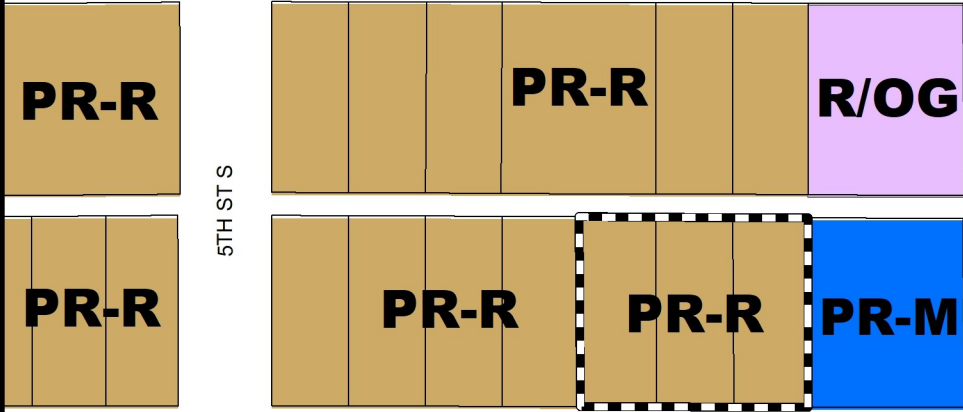

**SUBJECT AREA**



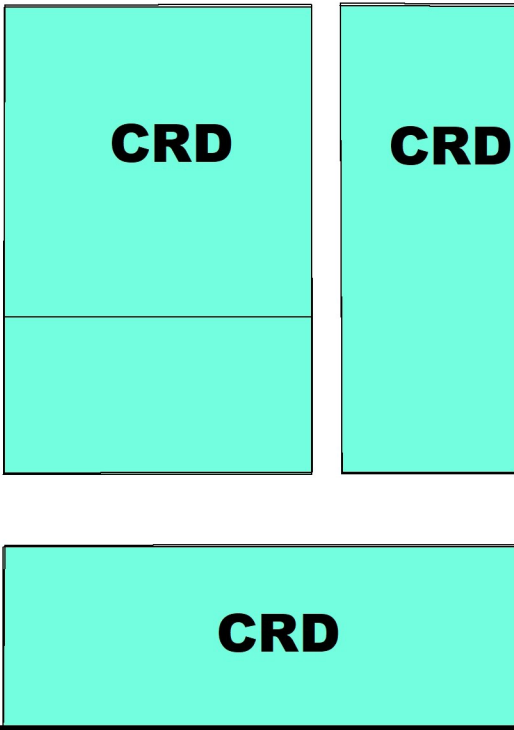
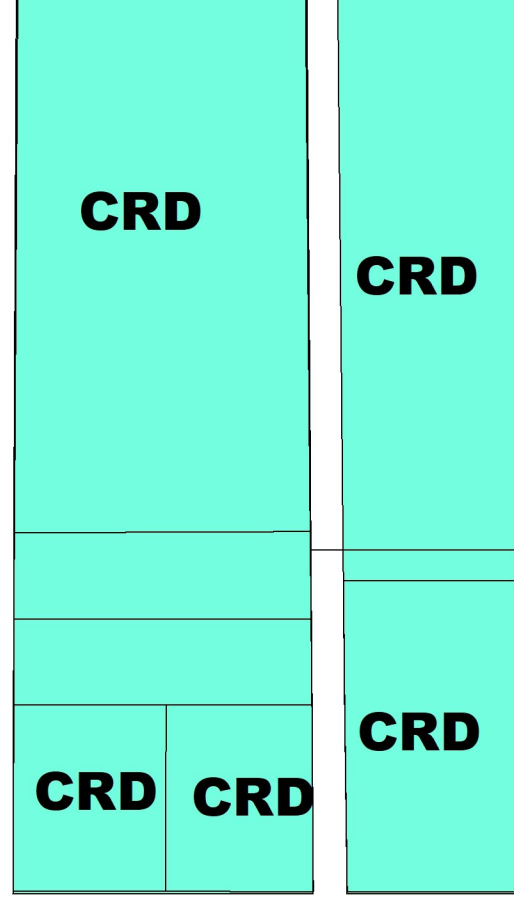
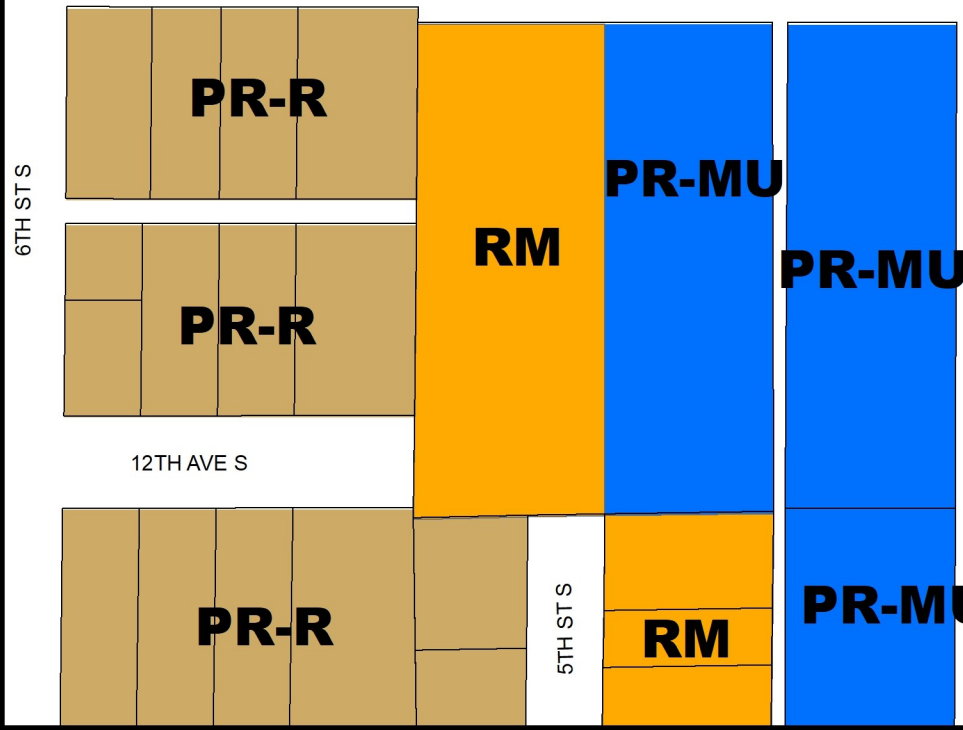




ROSER PARK DR S



11TH AVE S




**FUTURE LAND USE**

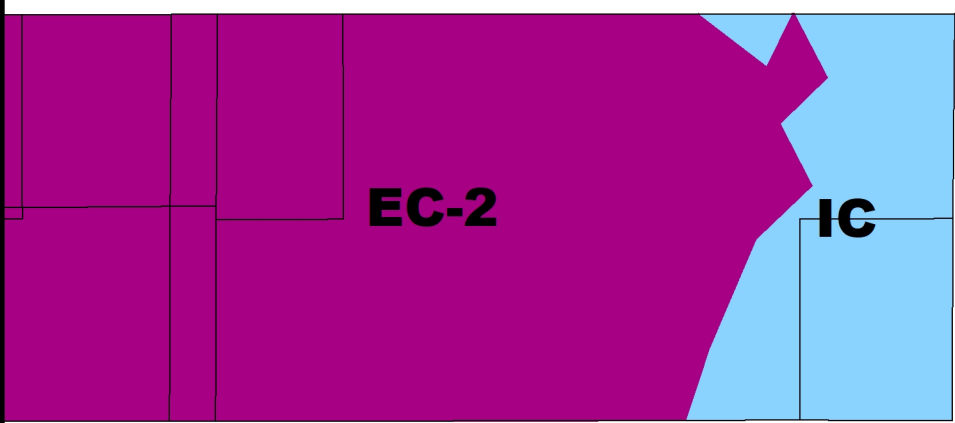
CITY FILE  
**FLUM-68**  
 SCALE: 1" = 125'

**From: PR-R**  
 (Planned Redevelopment-Residential )  
 with Activity Center Overlay

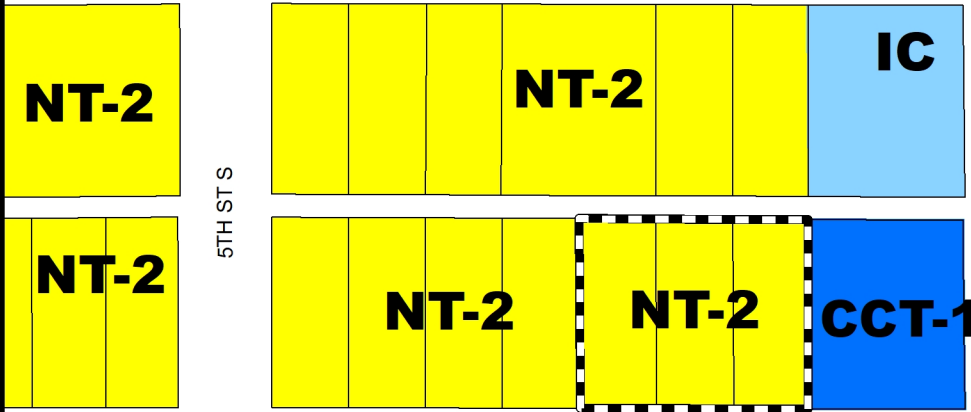
**To: RM**  
 (Residential Medium)  
 with Activity Center Overlay

 **SUBJECT AREA**

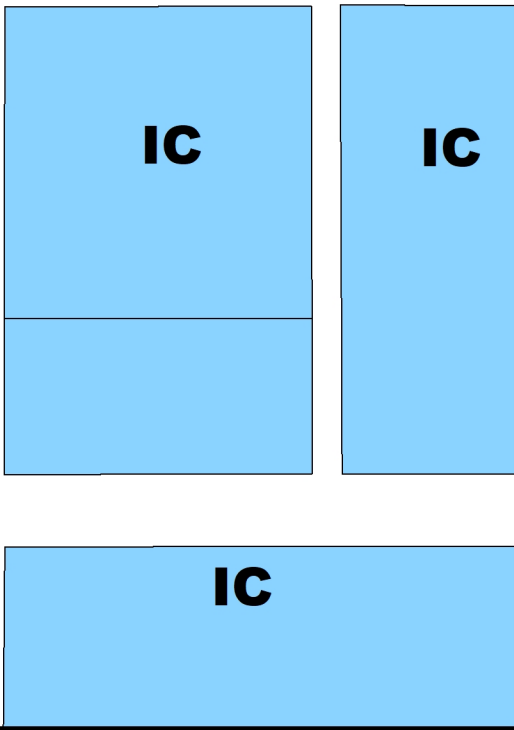
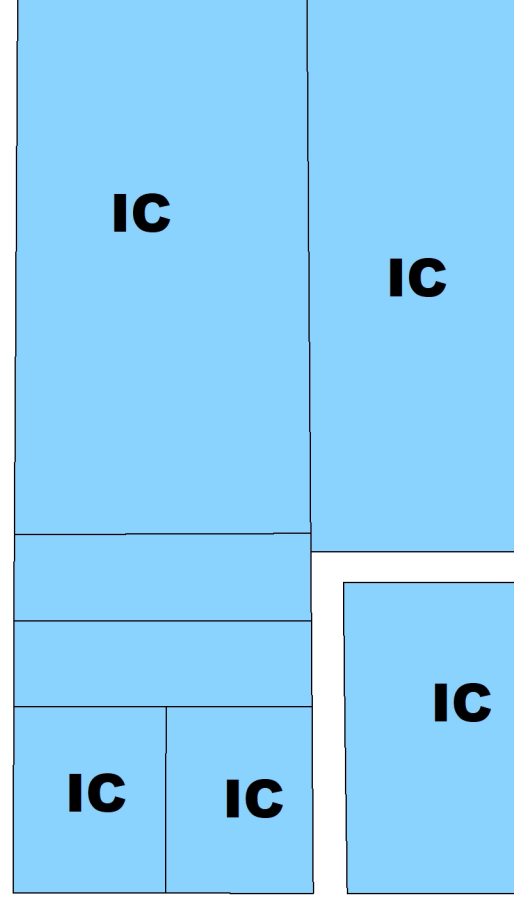
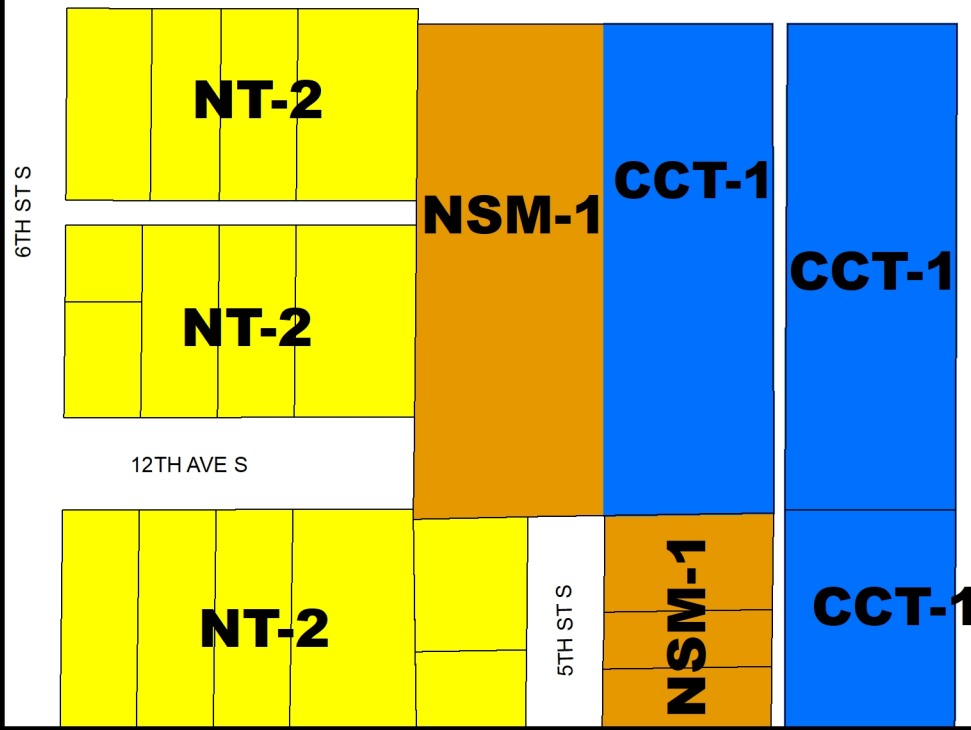




ROSER PARK DR S



11TH AVE S



**EXISTING ZONING**

CITY FILE

**FLUM-68**

SCALE: 1" = 125'

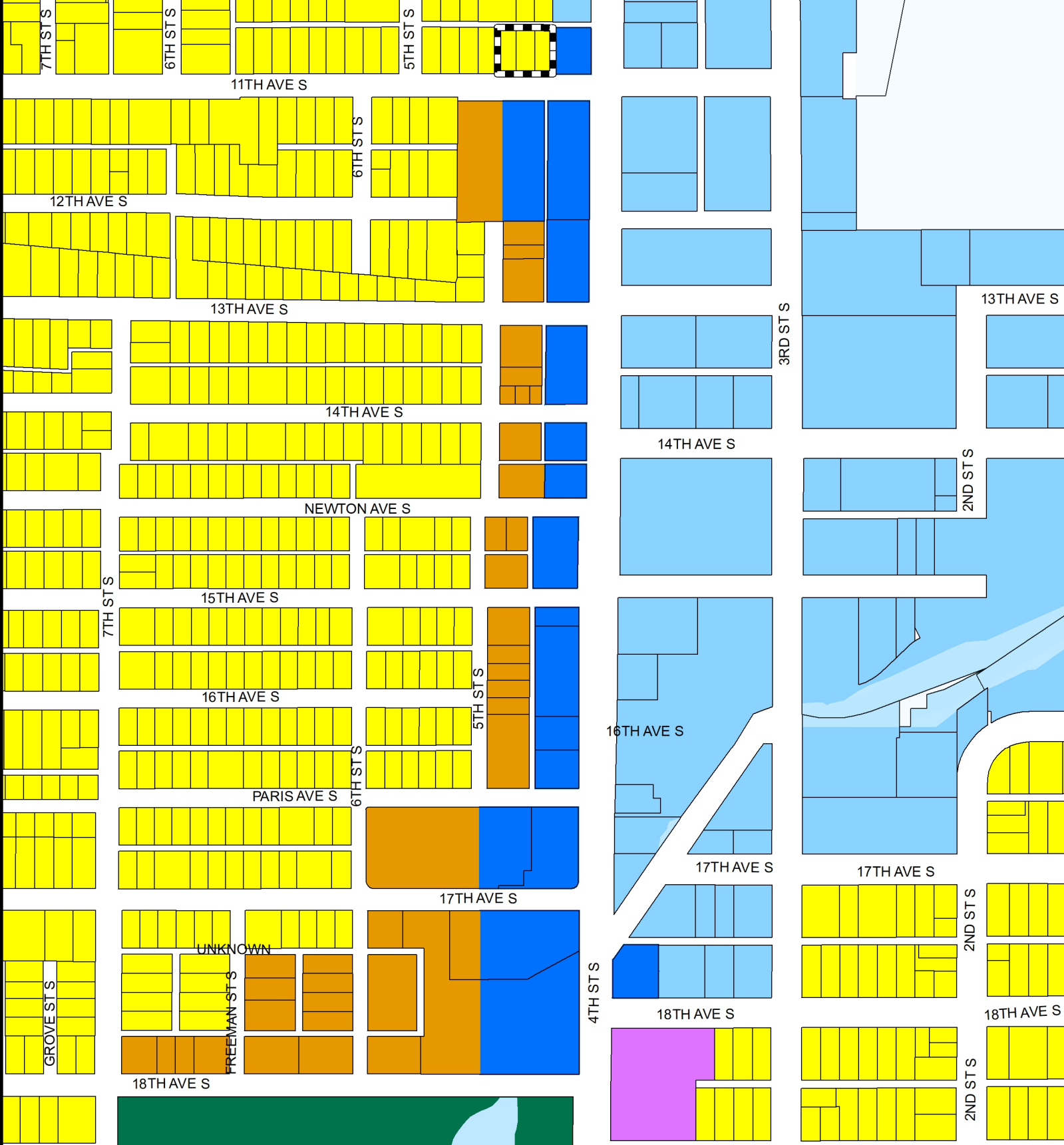
**From: NT-2**  
 (Neighborhood Traditional  
 Single Family - 2 )

**To: NSM-1**  
 (Neighborhood Suburban  
 Multifamily -1 )










SUBJECT AREA

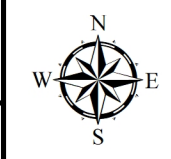


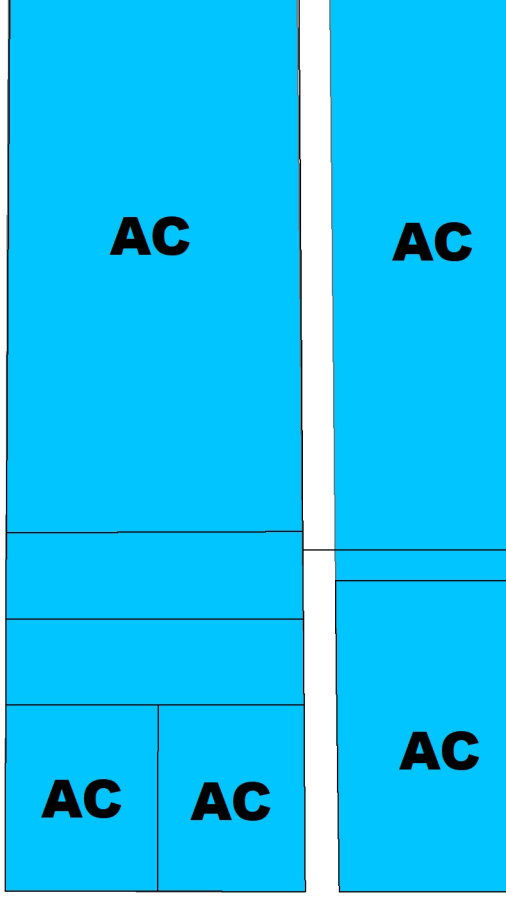
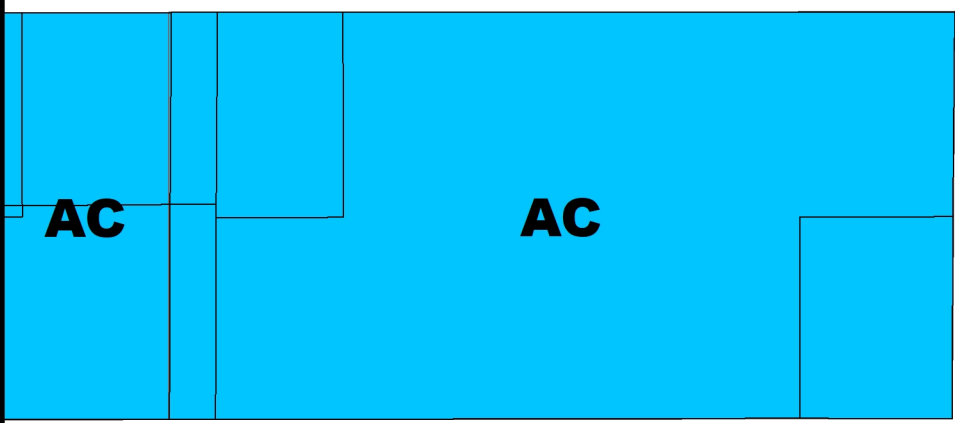


### EXISTING ZONING

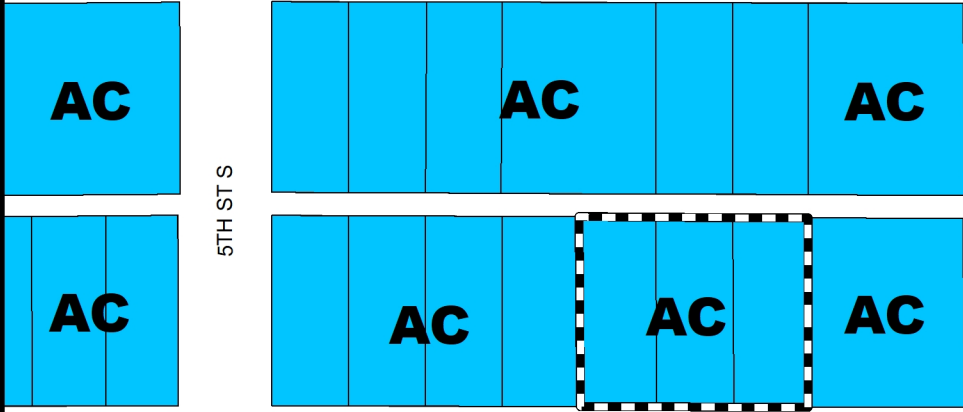
CITY FILE  
**FLUM-68**  
 SCALE: 1" = 340'

 NT-2	 NSM-1	 NSE
 CRT-1	 CCT-1	 IC
 SUBJECT AREA		

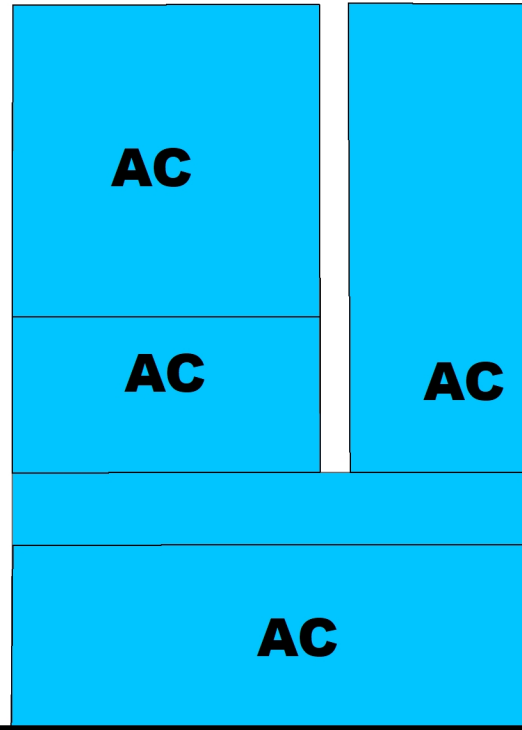
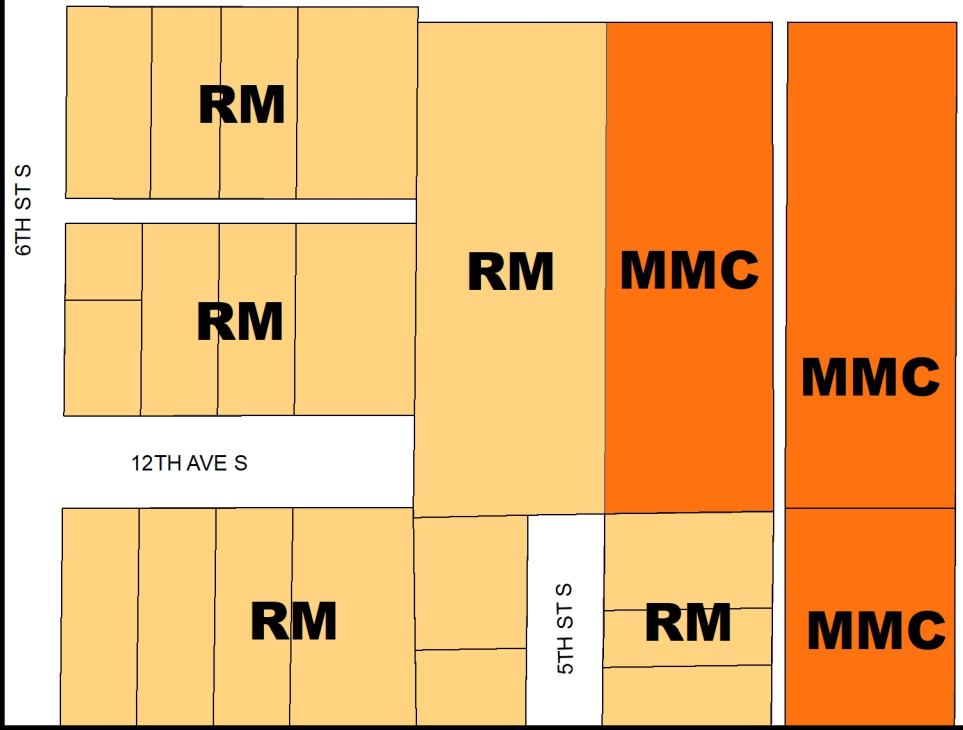




ROSER PARK DR S



11TH AVE S



**COUNTYWIDE PLAN MAP**

CITY FILE

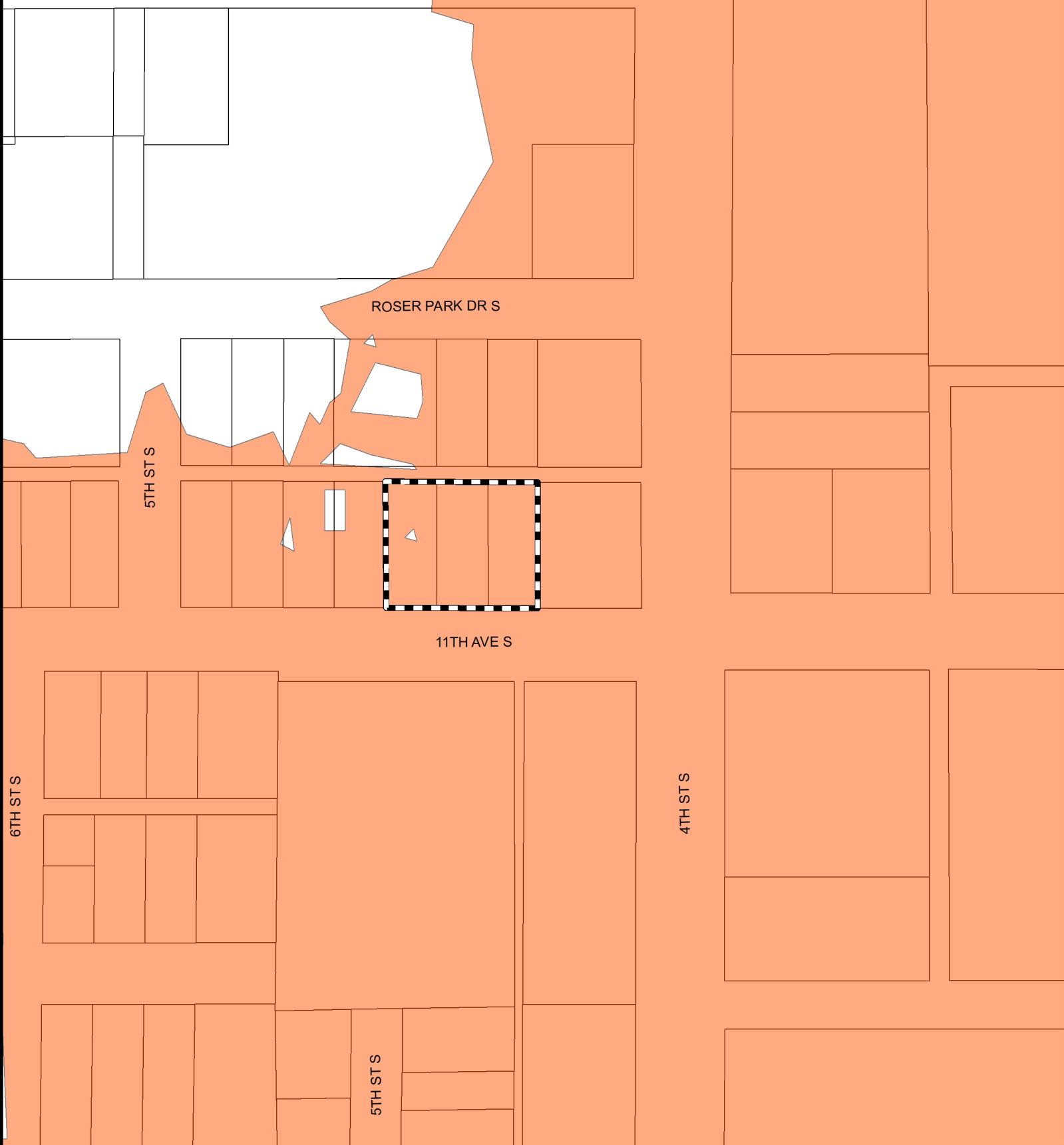
**FLUM-68**

SCALE: 1" = 125'



SUBJECT AREA





## Coastal High Hazard Area (CHHA)

CITY FILE

**FLUM-68**

SCALE: 1" = 125'



SUBJECT AREA



CHHA





## **ATTACHMENT NO. 2**

### **Application**



# FUTURE LAND USE PLAN CHANGE REZONING

Application No. FLUM-68  
(To Be Assigned)

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8<sup>th</sup> floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

## GENERAL INFORMATION

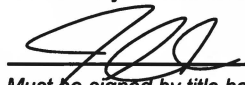
<b>APPLICATION</b>		
Date of Submittal:	January 4, 2023	
Street Address:	437, 429, 423 11th Ave S., St Petersburg, FL 33701	
Parcel ID or Tract Number:	30-31-17-12114-000-0680 and 30-31-17-12114-000-0690 and 30-31-17-12114-000-0700	
Zoning Classification:	Present: NT-2	Proposed: NSM-1
Future Land Use Plan Category:	Present: PR-R	Proposed: RM
<b>NAME of APPLICANT (Property Owner):</b> TRB Development Pinellas LLC		
Street Address:	400 6th St S.	
City, State, Zip:	St Petersburg, FL 33701	
Telephone No:	407-247-7545	
Email Address:	Jon@TRBDevelopment.com	
<b>NAME of any others PERSONS (Having ownership interest in property):</b>		
Specify Interest Held:		
Is such Interest Contingent or Absolute:		
Street Address:		
City, State, Zip:		
Telephone No:		
Email Address:		
<b>NAME of AGENT OR REPRESENTATIVE:</b> Jonathan Carlon / Manager		
Street Address:	400 6th St S.	
City, State, Zip:	St Petersburg, FL 33701	
Telephone No:	407-247-7545	
Email Address:	Jon@TRBdevelopment.com	

## AUTHORIZATION

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map	\$ 2,400.00
Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map	\$ 2,000.00
Rezoning only	\$ 2,000.00

Cash or credit card or check made payable to the "City of St. Petersburg"

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature:  Date: 12/20/22  
Must be signed by title holder(s), or by an authorized agent with letter attached.



# FUTURE LAND USE PLAN CHANGE REZONING

**NARRATIVE** (PAGE 1 of 1)

## NARRATIVE

### PROPERTY INFORMATION:

Street Address: 437, 429, 423 11th Ave S., St Petersburg, FL 33701

Parcel ID or Tract Number: 30-31-17-12114-000-0680 and 30-31-17-12114-000-0690 and 30-31-17-12114-000-0700

Square Feet: 18,751

Acreage: .43

#### Proposed Legal Description:

Lot 68, 69, AND 70, H.A. MURPHY BROOKSIDE PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 64, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

Is there any existing contract for sale on the subject property: NO

If so, list names of all parties to the contract:

Is contract conditional or absolute:

Are there any options to purchase on the subject property: NO

Is so, list the names of all parties to option:

### REQUEST:

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

Consistent zoning mix along 4th St South Corridor. Encourage Medium-intensity Suburban style multifamily density. Allowing for pedestrian friendly transition area between Commercial zoning (CCT-1) and Neighborhood Traditional Single Family (NT-2).

**Additional narrative attached separately**



Future Land Use Plan Change / Rezoning

Narrative

Re: 437, 429, 423 11<sup>th</sup> Ave S., St Petersburg, FL 33701

*Standards for review.* In addition to the standards of review for a zoning and planning decision generally, a decision shall be guided by the following factors:

1.

Compliance of the proposed use with the goals, objectives, polices and guidelines of the Comprehensive Plan;

Application for Map Amendment encourages appropriate use of the subject properties consistent with properties in similar proximity to downtown thoroughfares. Establishes additional housing units adjacent to business and educational growth centers.

2.

Whether the proposed amendment would adversely affect environmentally sensitive lands or properties which are documented as habitat for the listed species as defined by the conservation element of the Comprehensive Plan;

Each of the properties were historically multiple housing units. Redevelopment per proposed map amendment would have no adverse environmental effects.

3.

Whether the proposed changes would alter the population density pattern and thereby adversely affect residential dwelling units or public schools;

The properties have historically been multi-family as per Property Card Interpretations. There were 6 total historical units on the 3 properties. The proposed zoning would allow for 6 total units. No increase to density.

4.

Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including, but not limited to: water, sewer, sanitation, recreation and stormwater management and impact on LOS standards for traffic and mass transit. The POD may require the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS;

The properties have historically been multi-family as per Property Card Interpretations. There were 6 total historical units on the 3 properties. The proposed zoning would allow for 6 total units. No change to LOS for Public services.

5.

Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansions;

---

Applying the proposed zoning to the subject parcels would be historically consistent in front setbacks, parcel size, and relative location to primary thoroughfare as well as similar nearby parcels.

6.

The amount and availability of vacant land or land suitable for redevelopment for similar uses in the City or on contiguous properties;

---

Minimal other vacant land of similar location or size for redevelopment. These properties are unique as they are the only NT-2 zoned parcels immediately adjacent to the CCT-1 zoning. Proposal would establish these parcels as NSM-1 zoning which is consistent with similar parcels immediately to the South. See Appendix A.

7.

Whether the proposed change is consistent with the established land use pattern of the areas in reasonable proximity;

---

These properties are the only NT-2 zoned parcels immediately adjacent to the CCT-1 zoning. The size of the 3 parcels, if rezoned, create a consistent transition between Commercial (CCT-1) and Neighborhood Traditional (NT-2) zoning. See Appendix A.

8.

Whether the exiting district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

---

Proposed zoning amendment would create a more logical buffer between Commercial and Neighborhood zoning.

9.

If the proposed amendment involves a change from residential to a nonresidential use or a mixed use, whether more nonresidential land is needed in the proposed location to provide services or employment to residents of the City;

NA. Proposed amendment is Residential use to Residential use.

10.

Whether the subject property is within the 100-year floodplain, hurricane evacuation level zone A or coastal high hazard areas as identified in the coastal management element of the Comprehensive Plan;

The subject parcels are located within the Coastal High Hazard Area as well as Hurricane evacuation zone A.

11.

Other pertinent facts.

The subject parcels have always been Multi-Family in nature as per Property Card Interpretations. Most recently the property was being used as transitional housing for the St Pete Free Clinic. The clinic sold the properties to TRB Development to generate capital for themselves and encourage redevelopment consistent with growth in the immediate vicinity. In an effort to reduce the attractive nuisance of the vacated housing units and limit dangerous trespassing, the dilapidated buildings onsite were demolished. While the PCI reports supported a grandfathered density of 2 units per parcel, upon demolition of the existing structures, that grandfathered use was forfeited.

We are now applying to re-zone the subject parcels to establish consistent land use along the 4<sup>th</sup> St S corridor and promote additional housing units in the immediate vicinity of burgeoning neighborhoods and business.

Appendix A



February 6<sup>th</sup>, 2023

RE: FLUM 68

Dear Commissioners,

I am a lifetime resident of South St. Petersburg, and I have lived across the alley - diagonally to the north-west - from the subject at sites 450 Roser Park Dr. S. since 2003. I am against approval for these changes, and ask you to carefully consider your decisions on this request and my reasons for being against approval.

The staff report heavily weights consideration of this request from the view of the 4<sup>th</sup> St. corridor and the in-progress construction across the street. I instead ask you to view this request from the view of the established, historic district to the West, the history and residents of the subject area, and the enormous effort undertaken by residents and staff in more recent years on zoning and the Comprehensive Plan.

Please ask yourself why the properties closest to the CCT 1 on the subject block are not already in the NSM zone? Why wasn't the NSM zone automatically added to this block as it was added to the single and multi-family properties and the commercial properties to the South? Why was zoning downgraded in 2007? These are not mistakes. Unfortunately, with the loss of Kai Warren and Peter Belmont's illness this history may be a little harder to find but I'm sure there are others in the community who fought for these exceptions, and people in the planning office who worked on the implementation, who will remember why properties on my block were excluded from the NSM zoning?

I know my block is looked at as a gateway into one of St. Peterburg's oldest neighborhoods, with Roser Park Dr./10<sup>th</sup> Ave S. and Ingleside Ave./11<sup>th</sup> Ave. S. being main entrances. Even if you don't have a memory of why the NSM zoning was not applied, I hope you give credence to my knowledge. The City is meant to view the zoning and development of this block from the view of the historic district and the neighborhood, and NOT from the view of the CCT-1 or the Innovation Center. Roser Park residents and other community members put in a lot of time and effort, at the request of the City, shaping our zoning and Comprehensive Plan to protect what we love. Please show us it matters.

I have included some pictures of this neighborhood block to show the character and scale not represented in Redevelopment Applications (submitted but not reviewed) nor in the Staff Report. These include:

- the two single-family properties immediately West of the razed properties with the preceding duplex and single-family (ADU) properties
- the commercial property to the East of 423 11<sup>th</sup> Ave fronting 4<sup>th</sup> St. (currently being remodeled inside)
- the well maintained, non-nuisance subject properties demolished last year
- the properties on the north side of the block
  - the 10-unit apartment building (housed in 4,908 sq. ft)
  - the single-family home directly north of 423 11<sup>th</sup> Ave. S.
  - the meeting house directly north of 431 11<sup>th</sup> Ave. S.
  - my home

I have concerns the new zoning and subsequent development will be out of character, scale and rhythm with the block- much less merging with the historic district. The developer demolished approximately 6,553 sq. ft. of buildings and presented plans to replace it with approximately 12,125 sq. ft. (.65 FAR). It is my understanding the NSM will require a reduction in size to approximately 9,375 sq. ft. (.5 FAR). However, with the reduction in the scale of the building , the Neighborhood Suburban zoning does not require the inclusion of traditional elements such as a front porch/stoop nor does it stop the repeating of substantially similar designs. Please do not let fast paced, overdevelopment impinge on the areas which make St. Petersburg shine.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elizabeth Schuh', written in a cursive style.

Elizabeth Schuh  
450 Roser Park Dr. S.



423 11<sup>th</sup> Ave S. (Demolished)



431 11<sup>th</sup> Ave S. (Demolished)



437 11<sup>th</sup> Ave S. (Demolished)



445 11<sup>th</sup> Ave S. (Single family abutting subject property)





451 11<sup>th</sup> Ave. S. Single Family (Duplex)



471 & 461 11<sup>th</sup> Ave. S. (Single Family with ADU and Single Family Duplex)



11<sup>th</sup> Ave S.



420 Roser Park Dr. S. (Single Family)



428 Roser Park Dr. S. ( 10-unit apartment building)





440 Roser Park Dr. S. (meeting house)



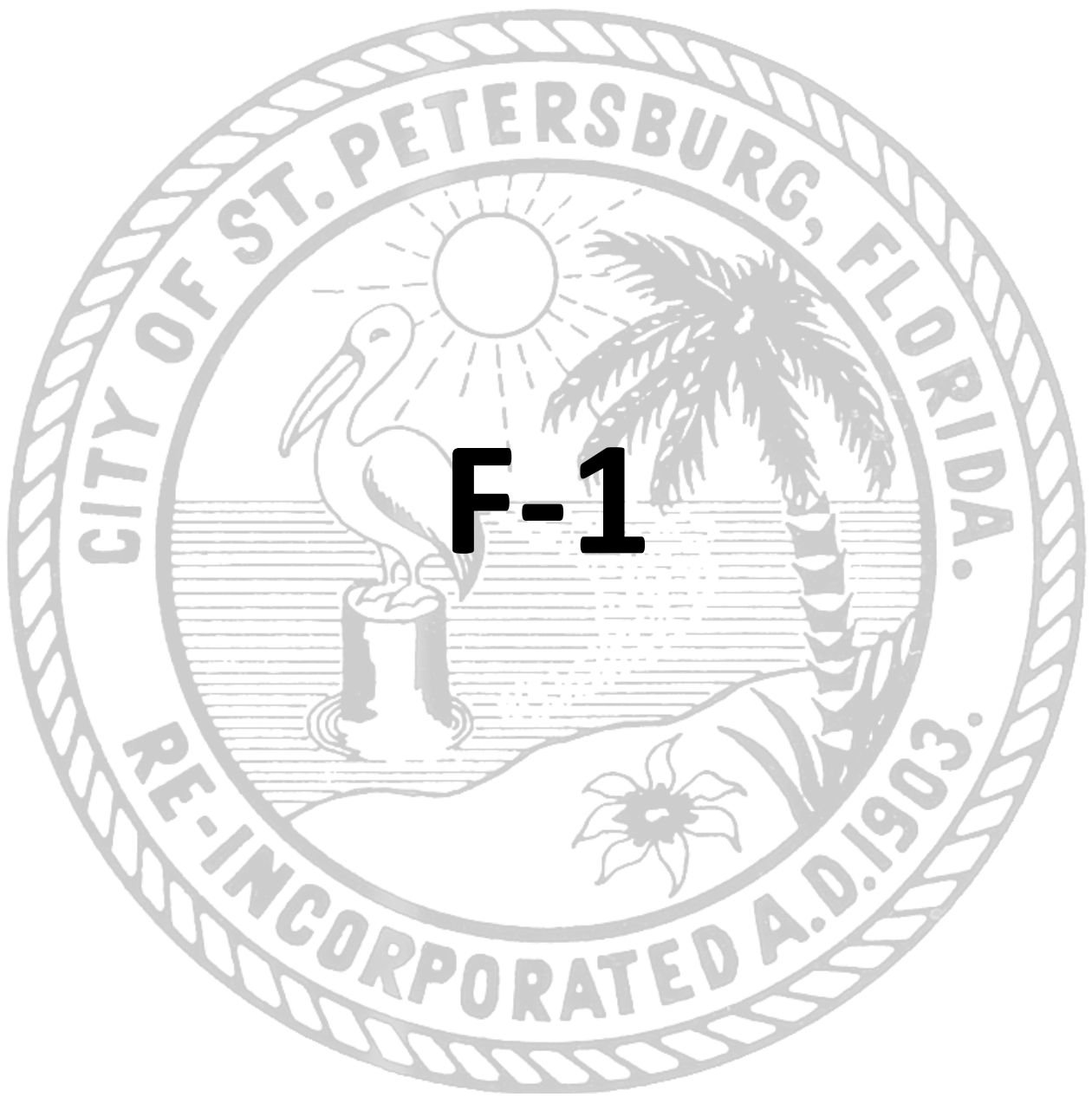
450 Roser Park Dr. S (Single Family plex)



Roser Park Dr. S.

The following page(s) contain the backup material for Agenda Item: A resolution approving the Participation Agreement between the City of St. Petersburg, Florida (“City”) and Pinellas Suncoast Transit Authority (“PSTA”) for the City to provide funding to PSTA for the management and coordination of a South St. Petersburg Community Redevelopment Area Mobility Study; authorizing the City Attorney’s Office to make non-substantive changes to the Participation Agreement; authorizing the Mayor or his designee to execute the Participation Agreement and all other necessary documents; and providing an effective date.

Please scroll down to view the backup material.



**ST. PETERSBURG CITY COUNCIL**  
**Reports**  
**Meeting of March 2, 2023**

**TO:** The Honorable Brandi Gabbard, Chair, and Members of City Council.

**SUBJECT:** A resolution approving the Participation Agreement between the City of St. Petersburg, Florida (“City”) and Pinellas Suncoast Transit Authority (“PSTA”) for the City to provide funding to PSTA for the management and coordination of a South St. Petersburg Community Redevelopment Area Mobility Study; authorizing the City Attorney’s Office to make non-substantive changes to the Participation Agreement; authorizing the Mayor or his designee to execute the Participation Agreement and all other necessary documents; and providing an effective date.

**EXPLANATION:** The City established the South St. Petersburg Community Redevelopment Area (“CRA”) in 2014 to promote reinvestment in housing and neighborhoods, commercial corridors, business development, education and workforce development, and non-profit capacity building within the CRA. The CRA adopted the South St. Petersburg Redevelopment Plan (“Plan”) in 2015, which acknowledged declining property values and deterioration of sites within the study area. The Plan recommended a revitalization effort that embraces place-based and people-based strategies. As of the 2019 5-Year American Community Survey, the CRA has approximately 32,674 residents. The CRA exceeds countywide averages for racial minority population, population below poverty, and households without access to a vehicle, according to the Forward Pinellas’ Equity Assessment Action Plan (March 2022). Twenty-eight percent (28%) of residents are at or below the federal poverty level, and 82% of these residents are minorities (non-white or of Hispanic/Latino origin). The CRA, which is the largest and most dense environmental justice area in Pinellas County and one of the largest CRAs in Florida, is comprised of eight Areas of Persistent Poverty (“AOPP”) census tracts, which comprise the majority of the CRA.

The City adopted the Complete Streets Implementation Plan in 2019 to identify strategies to increase the safety and comfort of the City’s multimodal transportation network. The City later completed a corridor study of 18th Avenue South within the CRA with findings that identify mobility and safety issues within the existing CRA transportation network and provided recommendations for improvements that should be considered at a larger scale within the CRA. While City staff was working on the corridor study, PSTA conducted the SunRunner Rising Development Study and determined that more connections need to be made between the SunRunner Bus Rapid Transit station on 22nd Street and other transit stations within the CRA.

The PSTA applied to the Federal Transit Administration’s AOPP Program in August 2021 for a \$360,000 grant (the “Grant”) to fund the South St. Petersburg Community Redevelopment Area Mobility Study (“Study”) and was awarded the Grant in June 2022. The purpose of the Study is to evaluate options to enhance the multimodal transportation system. Multimodal improvements would decrease automobile dependence for CRA residents and workers and better enable them to access opportunities. The cost to conduct the study is \$400,000 and the Grant requires a 10 percent



local match at a value of \$40,000. The Florida Department of Transportation (FDOT) committed to providing \$20,000 and the City and PSTA would each commit to providing \$10,000.

This Study will be managed as a partnership between the PSTA, City, and FDOT. It will meet the partner goal of sustainable community building through equitable infrastructure investments and address several factors that will benefit the area, including but not limited to: 1) improving the transit system within the CRA; 2) improving the reliability and user experience of the transit service; 3) improving first-mile-last-mile connections in the CRA; 4) enhancing access and mobility within the CRA, including micromobility and microtransit opportunities; 4) accelerating the introduction of innovative technologies that could potentially reduce vehicle emissions; 5) reducing barriers to affordable housing; and 6) revitalizing commercial corridors. The Study will also address the finding of PSTA's SunRunner Rising Development Study (April 2022) that more connections need to be made between the SunRunner Bus Rapid Transit station on 22nd Street South and other transit stations within the CRA.

PSTA intends to hire a consulting firm to conduct the Study. City staff will assist with the conducting of public outreach efforts and the development of a visioning plan, implementation plan, and initial designs and concept engineering plans. The duration of the study is scheduled to be 18 months.

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution approving the Participation Agreement between the City of St. Petersburg, Florida ("City") and Pinellas Suncoast Transit Authority ("PSTA") for the City to provide funding to PSTA for the management and coordination of a South St. Petersburg Community Redevelopment Area Mobility Study; authorizing the City Attorney's Office to make non-substantive changes to the Participation Agreement; authorizing the Mayor or his designee to execute the Participation Agreement and all other necessary documents; and providing an effective date.

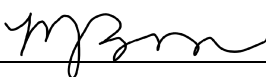
**COST/FUNDING/ASSESSMENT INFORMATION:** Funds have been previously appropriated in South St. Petersburg Redevelopment District Fund (1104), Economic and Workforce Development Department, Economic and Workforce Development Division (375-2609) Fed Transportation Grant Match Project (19005).

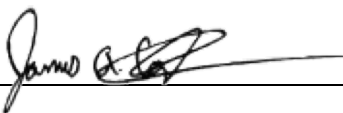
**ATTACHMENTS:** Resolution  
Participation Agreement  
Presentation

**APPROVALS:**

BUDGET:

ADMINISTRATION:

  
\_\_\_\_\_

  
\_\_\_\_\_

A RESOLUTION APPROVING THE PARTICIPATION AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA (CITY”) AND PINELLAS SUNCOAST TRANSIT AUTHORITY (“PSTA”) FOR THE CITY TO PROVIDE FUNDING IN AN AMOUNT NOT TO EXCEED \$10,000 TO PSTA FOR THE MANAGEMENT AND COORDINATION OF A SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA MOBILITY STUDY; AUTHORIZING THE CITY ATTORNEY’S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE PARTICIPATION AGREEMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE PARTICIPATION AGREEMENT AND ALL OTHER NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City established the South St. Petersburg Community Redevelopment Area (“CRA”) in 2014 to promote reinvestment in housing and neighborhoods, commercial corridors, business development, education and workforce development, and non-profit capacity building within the CRA; and

WHEREAS, the CRA adopted a redevelopment plan in 2015 acknowledging declining property values and the deterioration of sites within the study area; and

WHEREAS, the redevelopment plan recommended a revitalization effort that embraces place-based and people-based strategies; and

WHEREAS, as part of this revitalization effort, the City adopted the Complete Streets Implementation Plan in 2019 to identify strategies to increase the safety and comfort of the City’s multimodal transportation network; and

WHEREAS, as part of the Complete Streets Implementation Plan, the City has completed a corridor study of 18th Avenue South within the CRA with findings that identify mobility and safety issues within the existing CRA transportation network and recommendations for improvements that should be considered at a larger scale within the CRA; and

WHEREAS, the CRA, which is the largest and most dense environmental justice area in Pinellas County and one of the largest CRAs in Florida, is comprised of eight Areas of Persistent Poverty (“AOPP”) census tracts, which comprise the majority of the CRA; and

WHEREAS, the Pinellas Suncoast Transit Authority (PSTA) conducted the SunRunner Rising Development Study and determined that more connections need to be made between the new SunRunner Bus Rapid Transit station on 22nd Street and other transit stations within the CRA; and

WHEREAS, PSTA recently received a \$360,000 grant from the Federal Transit Administration's AOPP program (the "Grant") to fund the South St. Petersburg Community Redevelopment Area Mobility Study (the "Study") to evaluate options to enhance the multimodal transportation system to decrease automobile dependence for CRA residents and workers to access opportunities; and

WHEREAS, the cost to conduct the Study is \$400,000 and the Grant requires a 10 percent local match at a value of \$40,000; and

WHEREAS, the PSTA will contribute \$10,000 towards the local match; and

WHEREAS, the Florida Department of Transportation will contribute \$20,000 towards the local match; and

WHEREAS, City Administration desires to contribute \$10,000 towards the local match from CRA funding.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Participation Agreement between the City of St. Petersburg, Florida (City") and Pinellas Suncoast Transit Authority ("PSTA") for the City to provide funding in an amount not to exceed \$10,000 to PSTA for the management and coordination of a South St. Petersburg Community Redevelopment Area Mobility Study is hereby approved.

BE IT FURTHER RESOLVED that the City Attorney's Office is authorized to make non-substantive changes to the Participation Agreement.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Participation Agreement and all other necessary documents.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



00663227

DEPARTMENT:



**South St. Petersburg Community Redevelopment Area Mobility Study  
Participation Agreement**

This South St. Petersburg Community Redevelopment Area Mobility Study Participation Agreement (“Agreement”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ (the “Effective Date”) by and between the PINELLAS SUNCOAST TRANSIT AUTHORITY, an independent special district of the State of Florida with its principal place of business located at 3201 Scherer Drive, St. Petersburg, FL 33716 (“PSTA”), and CITY OF ST. PETERSBURG, FLORIDA (the “City”), a municipal corporation with its principal place of business located at 175 5th St. N, St. Petersburg, FL 33701 (collectively, the “Parties”).

**RECITALS**

WHEREAS, the City established the South St. Petersburg Community Redevelopment Area (“CRA”) in 2014 to promote reinvestment in housing and neighborhoods, commercial corridors, business development, education and workforce development, and non-profit capacity building within the CRA; and

WHEREAS, the CRA adopted a redevelopment plan in 2015 acknowledging declining property values and the deterioration of sites within the study area; and

WHEREAS, the redevelopment plan recommended a revitalization effort that embraces place-based and people-based strategies; and

WHEREAS, as part of this revitalization effort, the City adopted the Complete Streets Implementation Plan in 2019 to identify strategies to increase the safety and comfort of the City’s multimodal transportation network; and

WHEREAS, as part of the Complete Streets Implementation Plan, the City has completed a corridor study of 18th Avenue South within the CRA with findings that identify mobility and safety issues within the existing CRA transportation network and provided recommendations for improvements that should be considered at a larger scale within the CRA; and

WHEREAS, as of the 2019 5-Year American Community Survey, the CRA is home to approximately 32,674 City residents; and

WHEREAS, Twenty eight percent (28%) of these residents are at or below the federal poverty level and 82% of these residents are minorities (non-white or of Hispanic/Latino origin); and

WHEREAS, The CRA, which is the largest and most dense environmental justice area in Pinellas County and one of the largest CRAs in Florida, is comprised of eight Areas of Persistent Poverty (“AOPP”) census tracts, which comprise the majority of the CRA; and

WHEREAS, PSTA conducted the SunRunner Rising Development Study and determined that more connections need to be made between the SunRunner Bus Rapid Transit station on 22nd Street and other transit stations within the CRA; and

WHEREAS, PSTA recently received a \$360,000 grant from the Federal Transit Administration's AOPP program (the "Grant") to fund the South St. Petersburg Community Redevelopment Area Mobility Study (the "Study") to evaluate options to enhance the multimodal transportation system to decrease automobile dependence for CRA residents and workers to access opportunities; and

WHEREAS, the cost to conduct the Study is \$400,000 and the Grant requires a 10 percent local match at a value of \$40,000; and

WHEREAS, PSTA received a commitment from the Florida Department of Transportation to assist with the local match for the Grant; and

WHEREAS, the City is committed to supporting improvements to transportation with CRA funds; and

WHEREAS, the Parties acknowledge and agree that each has a unique role in the development of recommendations and an implementation plan related to mobility benefits for the CRA, namely:

- a) PSTA is the transit service provider with the authority to plan, develop, and facilitate the Study; and
- b) The City is the local municipality responsible for the implementation of recommendations for improvements that benefit the CRA community; and

WHEREAS, the Parties desire to collaborate to facilitate the Study and local match.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. RECITALS. The above recitals are true and current and are hereby incorporated by reference.
2. PSTA OBLIGATIONS. PSTA will support a public involvement campaign, the results of which will become a vision plan for improvements and an implementation plan that will include a transportation investment plan that prioritizes projects with a design/engineering plan to start the first phase of project implementation. PSTA will also contribute to the local match required by the Grant at a value of \$10,000 as a portion of the local match required by the Grant.
3. CITY OBLIGATION. The City will participate in the consultant selection process and development of the scope of work for the Study and will contribute \$10,000 from the Tax Increment Financing funding for the South St. Petersburg Community Redevelopment Plan. The City will also be responsible for actively pursuing, in a manner consistent with applicable laws, ordinances, rules and City policies, the implementation of recommendations included in the transportation investment plan.
4. CITY FUNDING CONTRIBUTION. The City agrees to remit to PSTA a one-time payment of ten thousand dollars and NO/100 (\$10,000) within thirty (30) days of the execution of a task work order to the consultant for the scope of work outlined in Exhibit

A and in accordance with the detailed fees shown on Exhibit B (the “Funding Contribution”).

5. **FAILURE TO MAKE PAYMENT.** In the event the City fails to timely pay the Funding Contribution pursuant to the terms of this Agreement, PSTA shall provide written notice to the City. In the event the City fails to pay PSTA within thirty (30) days after receipt of such notice PSTA may immediately cancel the consultant task work order and terminate this Agreement.
6. **REPRESENTATIONS AND WARRANTIES.** The Parties represent and warrant that they are authorized to enter into this Agreement and that the individuals executing this Agreement have full power and authority to bind their respective parties hereto.
7. **NONAPPROPRIATION-THE CITY.** The obligations of the City as to any funding required pursuant to this Agreement are limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City is not prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge will be prior and superior to any obligation of the City pursuant to this Agreement.
8. **NONAPPROPRIATION-PSTA.** The obligations of PSTA as to any funding required pursuant to this Agreement are limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential PSTA services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, PSTA is not prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge will be prior and superior to any obligation of PSTA pursuant to this Agreement.
9. **GRANT COMPLIANCE.** The City agrees to comply with any and all terms and conditions of the Grant applicable to the City with regard to the subject matters covered by this Agreement.
10. **GOVERNING LAW.** The laws of the State of Florida shall govern this Agreement.
11. **EXECUTION OF AGREEMENT.** This Agreement may be executed by electronic signature technology and such electronic signature shall act as the Parties’ legal signatures on this Agreement and shall be treated in all respects as an original handwritten signature. This Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument.

12. EFFECTIVE DATE AND TERM. This Agreement shall commence on the Effective Date and shall continue through the full and final completion of the scope of work set forth in Exhibit A, unless terminated sooner pursuant to the terms of this Agreement.

[Remainder of this page intentionally left blank]

IN WITNESS HERETO, the Parties have caused this Agreement to be executed by their authorized representatives as of the Effective Date.

ATTEST:

PINELLAS SUNCOAST TRANSIT AUTHORITY

BY: \_\_\_\_\_  
Rachael Cappolla

BY: \_\_\_\_\_  
Brad Miller, CEO

Approved as to Form:

BY: \_\_\_\_\_  
Alan S. Zimmet, General Counsel

ATTEST:

CITY OF ST. PETERSBURG, FLORIDA

BY: \_\_\_\_\_

BY: \_\_\_\_\_

Approved as to Form:

BY: \_\_\_\_\_



**EXHIBIT A**

**South St. Petersburg Community Redevelopment Area Mobility Study – Scope of Work**

## **I. DESCRIPTION OF PROJECT**

The South St. Petersburg Community Redevelopment Area (CRA) Mobility Study will evaluate options to enhance the multimodal transportation system in a community that exceeds countywide averages for racial minority population, population below poverty, and households without access to a vehicle<sup>1</sup>. This study will be managed as a partnership between the City of St. Petersburg, the Florida Department of Transportation (FDOT), and the Pinellas Suncoast Transit Authority (PSTA). It will meet the partner goal of sustainable community building through equitable infrastructure investments and address several factors that will benefit the area, including but not limited to 1) improving the transit system within the CRA; 2) improving the reliability and user experience of the transit service; 3) Improving first-mile-last-mile connections in the CRA; 4) enhancing access and mobility within the CRA, including micromobility and microtransit opportunities; 4) accelerating the introduction of innovative technologies that could potentially reduce vehicle emissions; 5) reducing barriers to affordable housing; and 6) revitalizing commercial corridors.

## **II. SCOPE OF SERVICES**

### **Task 1: Project Initiation & Public Involvement**

A Public Involvement Plan will be prepared to identify the full range of CRA stakeholders and the most effective method of gaining input from each stakeholder group, including the general public and local community groups. Public outreach for this task may occur concurrently with outreach for the South St. Petersburg Community Redevelopment Plan update.

Deliverables:

- Public Involvement Plan to include, at a minimum, the following elements:
  - A Public Involvement Approach
    - The approach should highlight a variety of optional engagement strategies for different demographics, to be utilized for the stakeholder meetings and public outreach events
  - One Project Kick-off Meeting, up to six (6) Stakeholder Meetings, and up to three (3) charrettes/workshops
    - At least one of these Stakeholder Meetings will be for business and property owners as well as business associations on the major commercial corridors in the CRA
  - Up to five (5) General Public Outreach events
  - One Online Outreach Survey
- Public Involvement Summary Report, including summary of conclusions from online survey

### **Task 2: Visioning Plan**

A Visioning Plan will be created which is informed by the data collected from public comment and a review of current transportation networks and infrastructure, public policies, and existing or past

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<sup>1</sup> Forward Pinellas' Equity Assessment Action Plan, page 14: <https://forwardpinellas.org/document-portal/equity-action-plan/>

studies, including but not limited to the South St. Petersburg Community Redevelopment Plan (SSPCRP), St. Pete 2050 Plan, St. Petersburg Complete Streets Implementation Plan, the 18<sup>th</sup> Ave S. Concept Study, the 2012 Central Avenue Revitalization Plan as well as the forthcoming Grand Central District Master Plan, and the Warehouse Arts District/Deuces Live Joint Action Plan. This Visioning Plan will outline a vision, goals, and objectives to achieve a multimodal transportation network including bus systems, complete streets, pedestrian and bicyclist safety enhancements, and connections to micromobility programs. It will consider benefits to the community from both mobility and equity perspectives to improve the multimodal transportation system within the CRA and the CRA's connectedness to activity centers in St. Petersburg. Initial project opportunities and any constraints will be identified based on the data collection. Special attention should be paid to recommended improvements for commercial corridors identified in the SSPCRP, including 16<sup>th</sup> Street S., 18<sup>th</sup> Ave S., 22<sup>nd</sup> Street S., 34<sup>th</sup> Street S., 49<sup>th</sup> Street St., Dr. MLK Street S., and 5<sup>th</sup> Ave S.)

Deliverables:

- Technical memorandum presenting existing conditions, public policy, transportation infrastructure analysis, and initial socioeconomic findings
- Vision Map summarizing existing conditions and requested/recommended improvements
- Summary of initial opportunities and constraints to achieve identified goals and objectives
- Documentation of Public Involvement Plan implementation through this Task

**Task 3: Implementation Plan & Design/Engineering**

An implementation plan for transportation investments in the CRA that considers each mode (vehicle, bus, micromobility, bicycle, and pedestrian) will be developed with sufficient detail for inclusion in – and funding through - the forthcoming South St. Petersburg CRA “Commercial Corridor Program”. This program will enable the use of CRA tax increment financing to fund transportation investments identified in the implementation plan. The above program notwithstanding, the implementation plan will also note additional funding sources that could be pursued to advance projects in a timely manner. It will address the stated goals and objectives from Task 2 that are intended to improve the quality of life for people in the CRA with buy-in from stakeholders, including the South St. Petersburg CRA Citizen Advisory Committee. It should be coordinated with other anticipated investments and projects which are expected to be implemented, in some instances concurrently, including but not limited to the 18<sup>th</sup> Avenue South and 22<sup>nd</sup> Street Complete Streets projects, projects that stem from the CRA Neighborhood and/or Corridor Planning Programs, and the Complete Streets Implementation Plan.

Initial designs and concept engineering plans will be prepared for one or more of the projects deemed the highest priority. It's also anticipated that an early implementation effort could include initiation of a pilot project for microtransit services, potentially as a part of a joint PSTA-City of St. Petersburg grant through USDOT's Strengthening Mobility and Revolutionizing Transportation (SMART) program.

Deliverables:

- Technical memorandum presenting a transportation investment plan with planned transit connections that notes any barriers to implementation for identified enhancements

- Concept design/engineering plans (30% - Phase I) for at least one (1) and up to three (3) of the highest priority projects
- Documentation of Public Involvement Plan implementation through this Task, which includes at least one (1) meeting/presentation to City Council and/or one of its relevant committees

### III. **SCHEDULE**

Work shall begin no later than 10 days from Notice to Proceed with durations for each task outlined below.

Task 1 – Project Initiation & Public Involvement	6 months
Task 2 – Visioning Plan	6 months, concurrent with Task 1 (commencing when Task 1 at 50%)
Task 3 – Implementation Plan & Design/Engineering	9 months, commencing at end of Task 2
TOTAL	18 months

**EXHIBIT B**  
**Funding Contribution**



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 N. McKinley Drive  
Tampa, FL 33612

KEVIN J. THIBAUT, P.E.  
SECRETARY

August 30, 2021

Cassandra E. Borchers, AICP  
Chief Development Officer  
PSTA  
3201 Scherer Drive  
St. Petersburg, FL 33716

Subject: FTA Areas of Persistent Poverty Grant Match

Cassandra,

This letter serves to confirm that the FDOT has entered into a grant agreement with PSTA, contract G1Y56, providing \$55,000 of state funds in support of planning and technical studies to improve transit services and facilities related to the underserved areas and those areas identified as areas of persistent poverty in Pinellas County, FL. We support the use of \$20,000 of the state funds to be available as match to your FTA grant application.

Sincerely,

Chris Leffert  
Transit Programs Administrator  
FDOT District 7



August 30, 2021

Ms. Nuria Fernandez  
Administrator  
Federal Transit Administration  
1200 New Jersey Avenue, SE  
Washington, DC 20590

Subject: Support for the South St. Petersburg Community Redevelopment Area (CRA) Mobility Study

Dear Administrator Fernandez:

On behalf of the City of St. Petersburg, I would like to indicate our strong support and commitment to the South St. Petersburg CRA Mobility Study. The study will allow St. Petersburg to work with the Pinellas Suncoast Transit Authority (PSTA) to develop and implement strategies that increase transportation access to opportunities within the South St. Petersburg CRA and its Community Redevelopment Plan.

The South St. Petersburg Community Redevelopment Plan is a multifaceted revitalization effort that embraces both traditional “placed-based” economic development strategies customary to redevelopment plans as well as “people-based” strategies that seek to improve the education, workforce readiness, and workforce training opportunities for the residents of South St. Petersburg. Accordingly, multimodal transportation access is a vital component of its successful implementation. The South St. Petersburg CRA Mobility Study is expected to include a robust, inclusive public engagement effort coupled with a data-driven analysis to develop a strategic transportation investment plan for the City and PSTA to implement improved transit, including micromobility options, Complete Streets and active transportation, and increase fleet electrification and associated infrastructure investments for improved air quality for South St. Petersburg residents.

As an indication of our commitment, the City has included a \$10,000 allocation within the TIF funding for the South St. Petersburg Community Redevelopment Plan in FY22 that’s expected to be approved in October 2021 and available thereafter to be used as part of the local match in support of the South St. Petersburg CRA Mobility Study.

We look forward to your support for this very important project to help the City of St. Petersburg and the residents of the South St. Petersburg CRA.

Sincerely,

/s/ *Evan Mory* for Alan DeLisle

Alan DeLisle  
City Development Administrator



August 27, 2021

To Whom It May Concern:

PSTA is financially sustainable with two months of operating reserves, reserves for claims, and a capital reserve of \$25 million that may be used for matches to grants and capital projects. PSTA will commit an in-kind match of no less than \$10,000 of the value of PSTA staff time dedicated to this project.

If you have any questions, please do not hesitate to contact me at (727)540-1825.

Sincerely,

*Deborah Leous*

Deborah C. Leous  
Chief Financial Officer

Cc: Cassandra Borchers, CDO





# St. Petersburg South CRA Mobility Study

March 2, 2023



# South St. Petersburg CRA Mobility Study

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- PSTA applied to the Federal Transit Administration (FTA) for funding from its Areas of Persistent Poverty Program in 2021
- PSTA and City of St. Pete joint project with FDOT support
- Purpose of Study
  - Evaluate options to enhance the multimodal transportation system
  - Decrease automobile dependence for CRA residents and improve access to opportunities

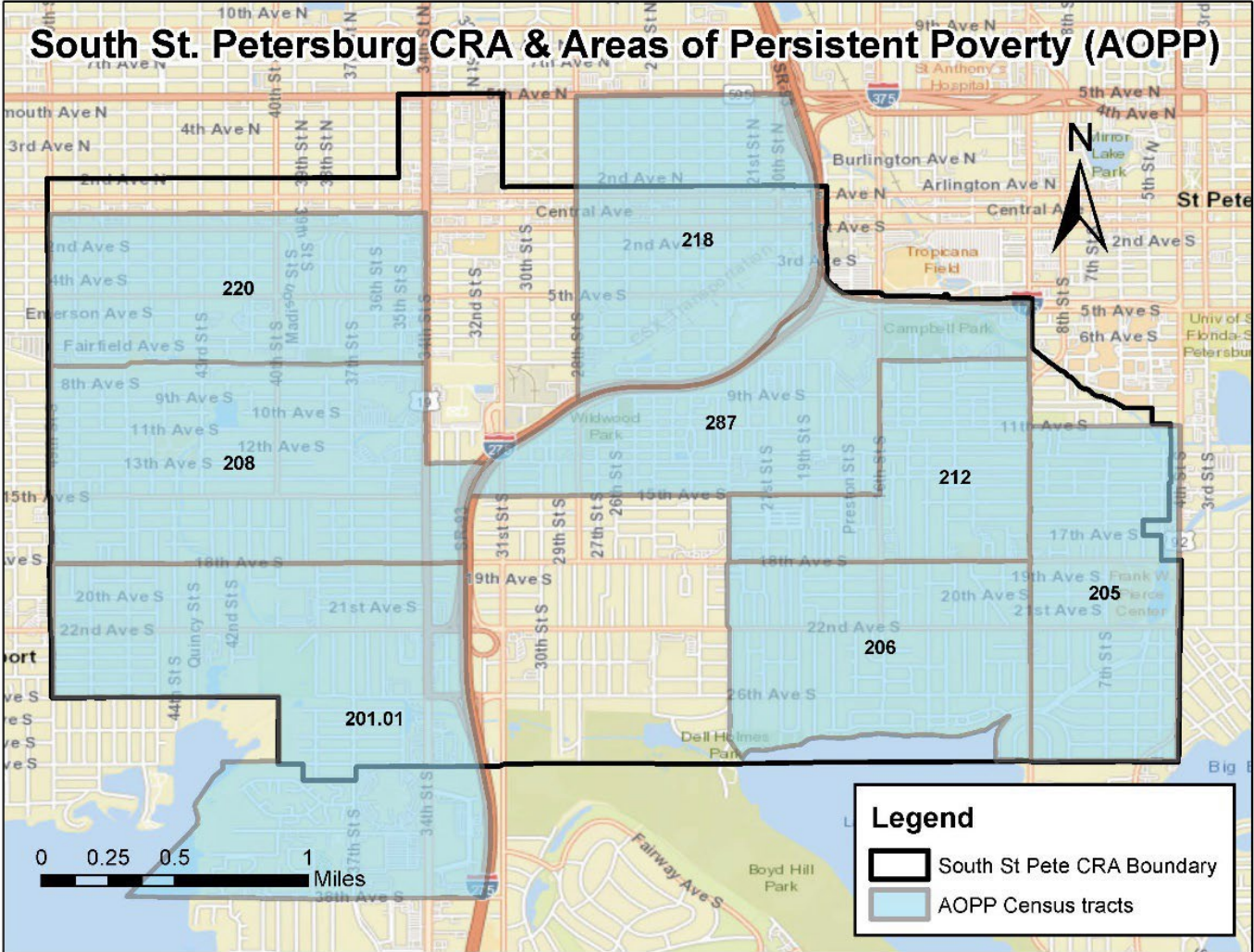


# South St. Petersburg Community Redevelopment Area (CRA)

- Established in 2014 to promote re-investment in:
  - Housing
  - Corridors
  - Businesses
  - Education
  - Workforce development
  - Non-profit capacity building
- Acknowledged site deterioration and declining property values
- Recommended revitalization effort that embraces place-based, people-based strategies



# South St. Petersburg CRA Statistics included in PSTA application to FTA



- Approximately 33,000 residents (2019 American Community Survey)
- Largest, most dense environmental justice area in Pinellas County according to the Forward Pinellas' Equity Assessment Action Plan
- Comprised of 8 areas of persistent poverty census tracts
  - Defined as a census tract with a poverty rate of at least 20 percent as measured by the American Community Survey 5-year estimates



# South St. Petersburg CRA Demographics included in PSTA application to FTA

- According to the 2019 American Community Survey, 28% of the population is at or below poverty level
  - 82% of which are minorities
- Exceeds countywide averages for:
  - Racial minority populations
  - Poverty levels
  - Households with no vehicle access



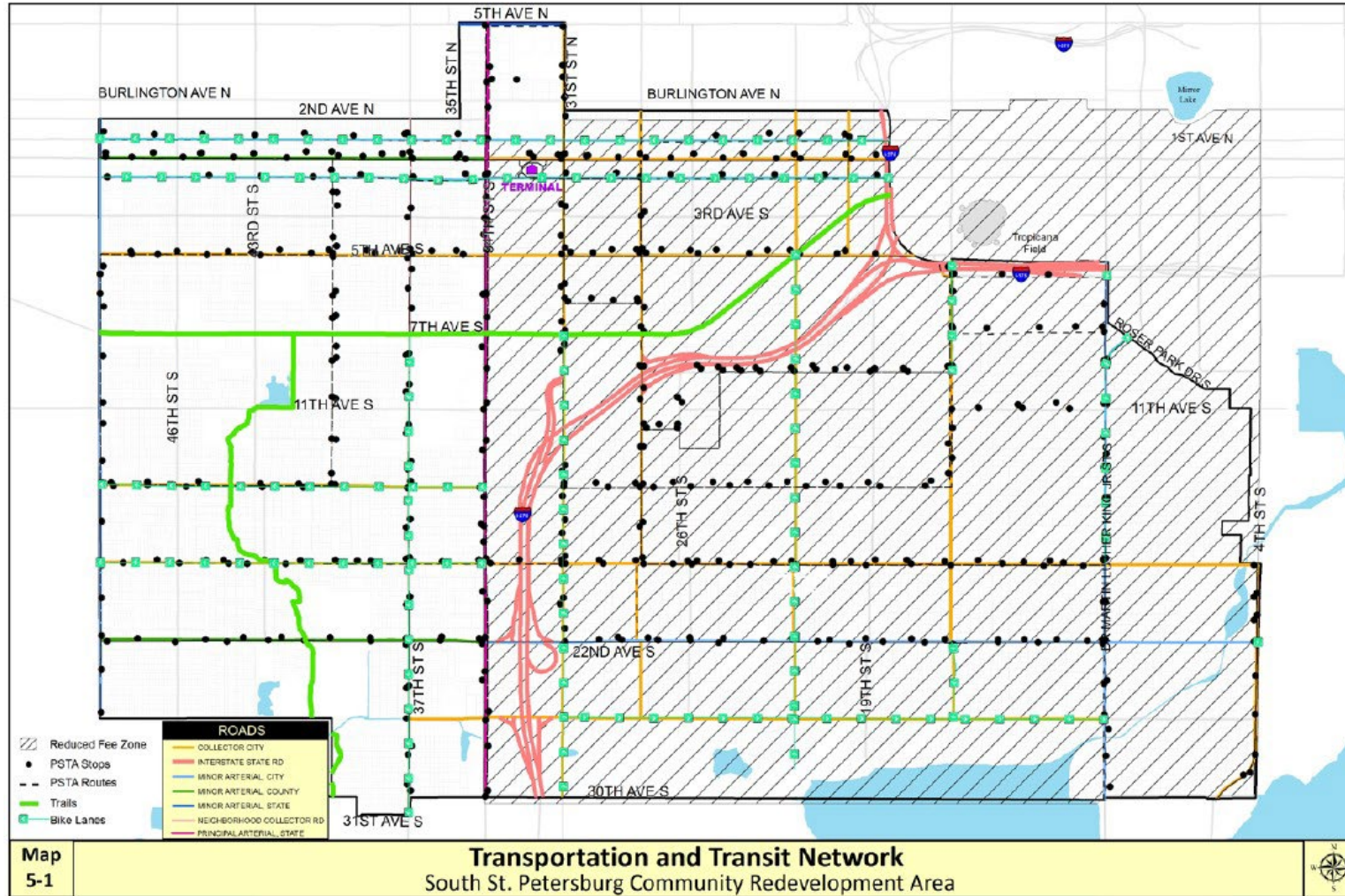
# South St. Petersburg CRA Mobility Study Goals

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- Address several factors that will benefit the area:
  - Improve the transit system
  - Improve reliability and user experience of transit service
  - Improve first-mile-last-mile connections
  - Enhance access and mobility including micro mobility and micro transit opportunities
  - Accelerate innovative technologies that could reduce vehicle emissions
  - Reduce barriers to affordable housing
  - Revitalize commercial corridors



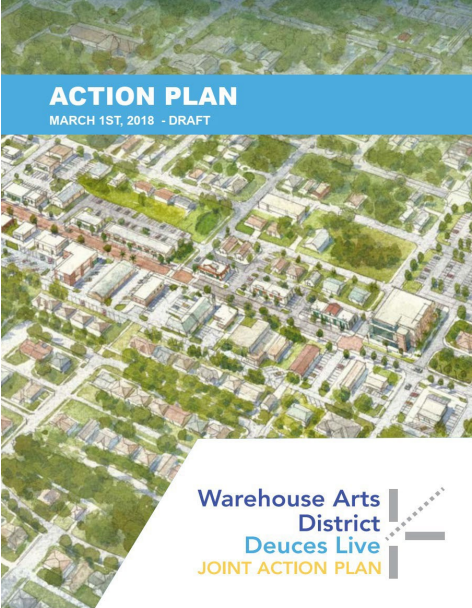
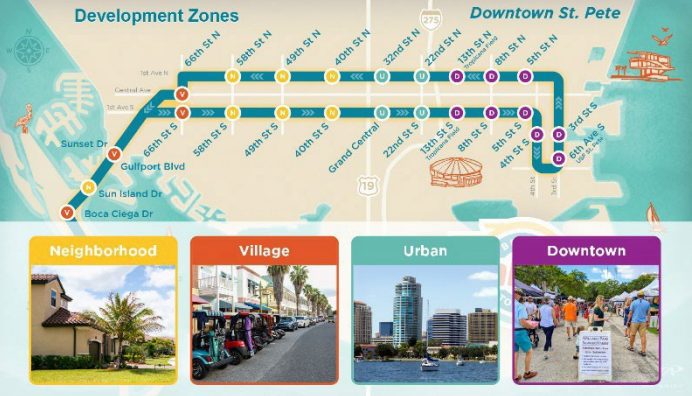
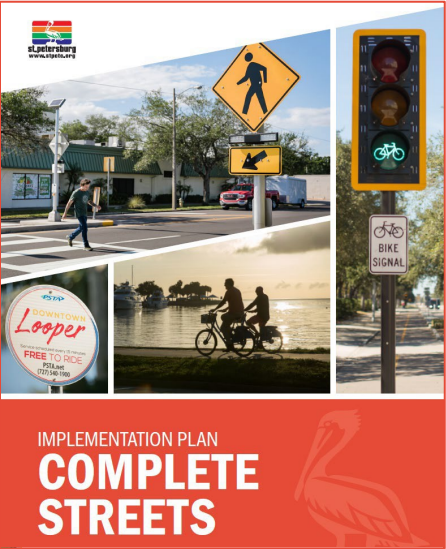
# South St. Petersburg CRA Mobility Study Goals



# South St. Petersburg CRA Mobility Study Goals

Utilizes input from various adopted and related plans/studies

- Complete Streets Implementation Plan
- WADA Deuces Live Joint Action Plan
- 18<sup>th</sup> Avenue South Complete Streets Study
- SunRunner Rising
- St. Pete 2050





# Scope of Services

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## Task 1: Project Initiation and Public Involvement

- Identify CRA stakeholders and the method of obtaining input
- Deliverables:
  - Public Involvement Plan
  - Public Involvement Summary Report



*Public Workshop Activities*



# Scope of Services Continued

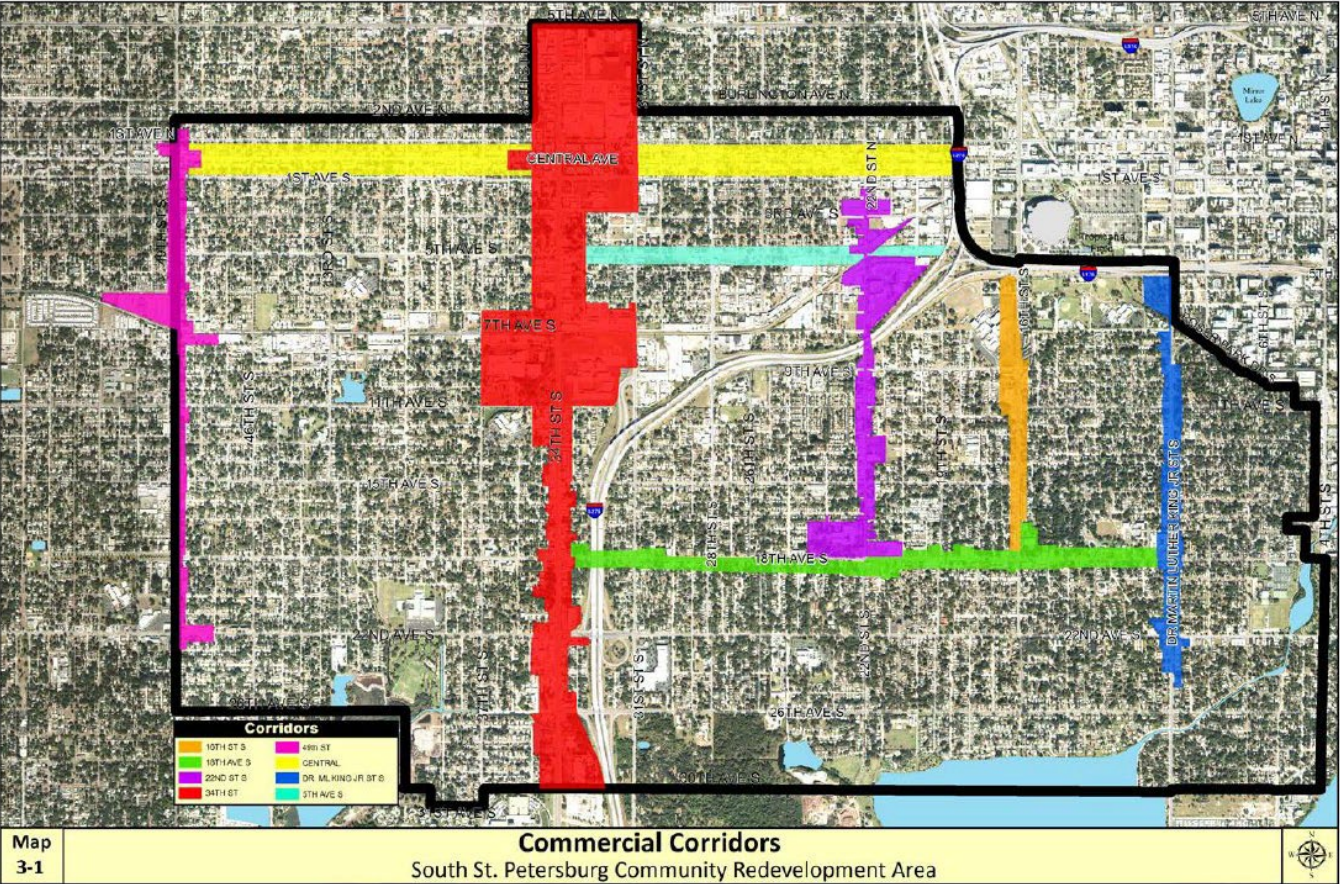
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## Task 2: Visioning Plan

- Vision, goals, and objectives to achieve a multimodal transportation network
- Deliverables:
  - Technical memorandum presenting existing conditions, public policy, transportation infrastructure analysis, and socioeconomic findings
  - Vision Map summarizing existing conditions and requested/recommended improvements
  - Summary of initial opportunities and constraints to achieve identified goals and objectives
  - Documentation of Public Involvement Plan implementation



# Scope of Services Continued



## Task 3: Implementation Plan & Design/Engineering

- Plan for multi-modal investments in the South St. Petersburg CRA “Commercial Corridor Program” funded through tax increment financing
- The plan will also note other potential funding sources



# Scope of Services Continued

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- Deliverables:
  - Technical memorandum presenting a transportation investment plan with planned transit connections that notes any barriers to implementation
  - Concept design/engineering plans (30% - Phase I) for at least one (1) and up to three (3) of the highest priority projects
  - Documentation of Public Involvement Plan implementation, which includes at least one (1) meeting/presentation to City Council and/or one of its relevant committees



# Schedule

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Work shall begin no later than 10 days from Notice to Proceed.

<b>Task</b>	<b>Description</b>	<b>Length of Time</b>
Task 1	Project initiation and public involvement	6 months
Task 2	Visioning Plan	6 months, concurrent with Task 1 (commencing when Task 1 at 50%)
Task 3	Implementation Plan & Design/Engineering	9 months, commencing at end of Task 2
<b>TOTAL</b>		<b>18 months</b>



# Funding

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- FTA awarded \$360,000 to PSTA in 2022
  - Total cost of study is \$400,000
  - Requires local match of \$40,000 (10%)
    - FDOT to provide \$20,000
    - PSTA to provide \$10,000
    - City of St. Petersburg to provide \$10,000
- City's funding contribution has been previously appropriated in the South St. Petersburg Redevelopment District Fund



# Recommendation

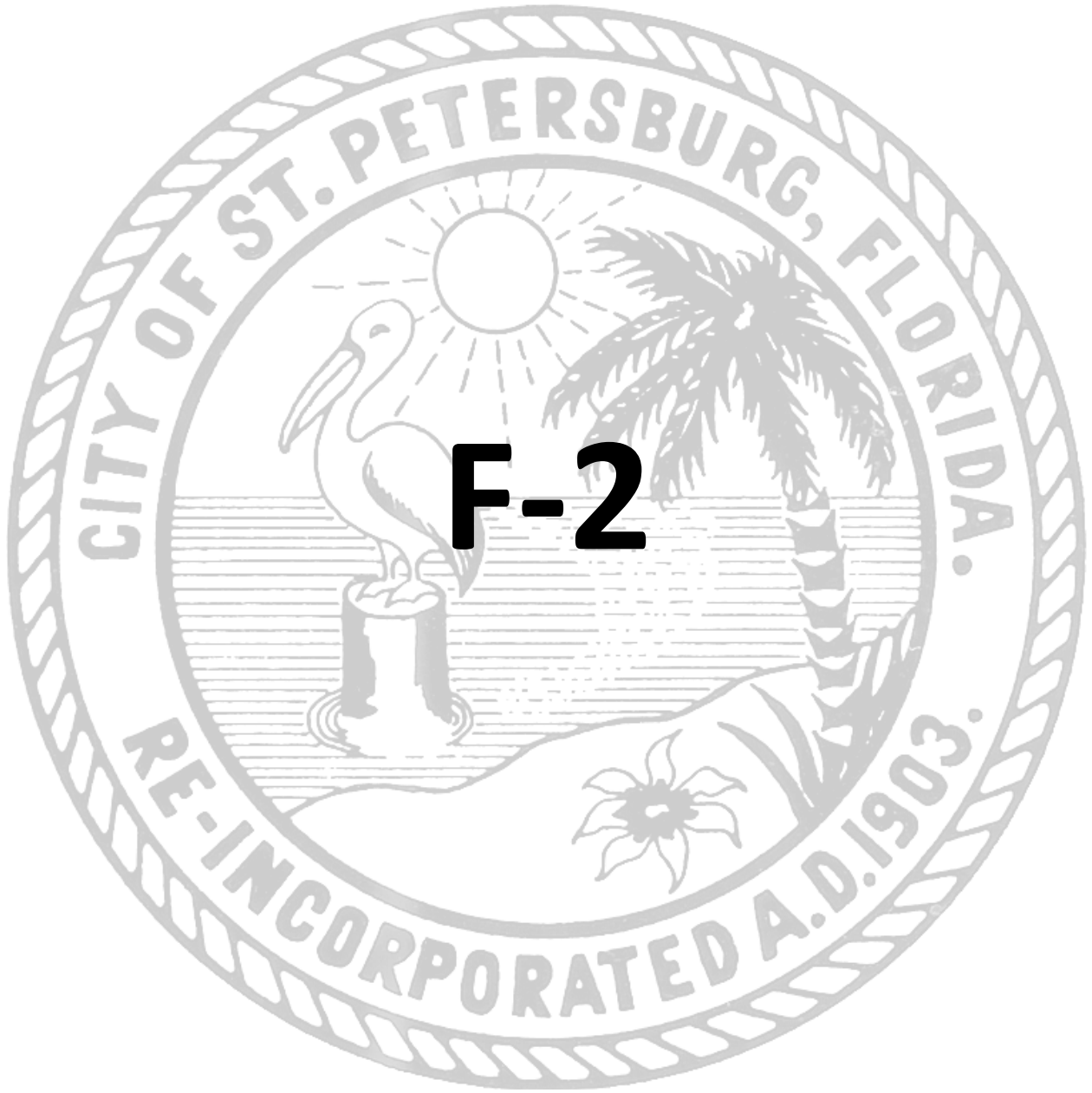
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Administration recommends that City Council adopt the attached resolution approving the Participation Agreement between the City of St. Petersburg and PSTA for the City to provide funding to PSTA for the management and coordination of a South St. Petersburg Community Redevelopment Area Mobility Study.



The following page(s) contain the backup material for Agenda Item: A resolution approving the State of Florida Department of Economic Opportunity Federally Funded Community Development Block Grant Mitigation (CDBG-MIT) Program Subrecipient Agreement between the State of Florida, Department of Economic Opportunity (DEO) and the City of St. Petersburg, Florida (City) (Agreement) for the City to receive funding in an amount not to exceed \$2,034,517.00 as a subaward of DEO Federal Award for mitigation activities; authorizing the Mayor or his designee to execute the Agreement and all other documents necessary to receive this funding; approving a supplemental appropriation in the amount of \$2,034,517 from the increase in the unappropriated balance of the Community Development Block Grant Fund (1111), resulting from these additional revenues, to the Bartlett Lake Stormwater Drainage Improvements Project-CDBG (19571); and providing an effective date. (ECID Project No. 20066-110; Oracle No. 19571)  
Please scroll down to view the backup material.





**F-2**

# ST. PETERSBURG CITY COUNCIL

## Report

Meeting of March 2, 2023

**TO:** The Honorable Brandi Gabbard, Chair and Members of City Council

**SUBJECT:** A Resolution approving the State of Florida Department of Economic Opportunity Federally Funded Community Development Block Grant Mitigation (CDBG-MIT) Program Subrecipient Agreement between the State of Florida, Department of Economic Opportunity (“DEO”) and the City of St. Petersburg, Florida (“City”) (“Agreement”) for the City to receive funding in an amount not to exceed \$2,034,517.00 as a subaward of DEO Federal Award for mitigation activities; authorizing the Mayor or his designee to execute the Agreement and all other documents necessary to receive this funding; approving a supplemental appropriation in the amount of \$2,034,517 from the increase in the unappropriated balance of the Community Development Block Grant Fund (1111), resulting from these additional revenues, to the Bartlett Lake Stormwater Drainage Improvements Project-CDBG (19571); and providing an effective date. (ECID Project No. 20066-110; Oracle No. 19571)

**EXPLANATION:** The City previously conducted a planning study of Basin C (Lake Maggiore Basin) and identified a series of projects to mitigate flooding risks for residents. These projects have been prioritized within the City’s Capital Improvements Plan in a sequence to achieve the planned benefit of risk mitigation.

Dredging of Bartlett Lake was identified as a method of mitigating flooding within adjacent areas.

The CDBG-MIT grant requires an extensive environmental assessment of the planned work, which will be conducted under separate consultant agreement. Additionally, grant management will be conducted via the same separate consultant agreement.

This grant, offered through the Florida Department of Economic Opportunity, will provide funds for the construction and compliance requirements of the Bartlett Lake Improvements project.

*The grant-funded Strategic Bartlett Lake Improvements project will perform environmental assessments, permitting and dredging of Bartlett Lake to mitigate localized flooding.*

*Contractor and A/E services will be provided for Council approval as separate Agreements.*

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to approve the State of Florida Department of Economic Opportunity Federally Funded Community Development Block Grant Mitigation Program Subrecipient Agreement between the State of Florida, Department of Economic Opportunity (“DEO”) and the City of St. Petersburg, Florida (“City”) (“Agreement”) for the City to receive funding in an amount not to exceed \$2,034,517.00 as a subaward of DEO Federal Award for mitigation activities; authorizing the Mayor or his designee to execute the Agreement and all other documents necessary to receive this funding; approving a supplemental appropriation in the amount of \$2,034,517 from the increase in the unappropriated balance of the Community Development Block Grant Fund (1111), resulting from these additional revenues, to the Bartlett Lake Stormwater Drainage Improvements Project-CDBG (19571); and providing an effective date. (ECID Project No. 20066-110; Oracle No. 19571).

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds will be available after the approval of a supplemental appropriation in the amount of \$2,034,517 from the increase in the unappropriated balance of the Community Development Block Grant Fund (1111), resulting from these additional revenues, to the Bartlett Lake Stormwater Drainage Improvements Project-CDBG (19571).

**ATTACHMENTS:** Resolution  
Map  
Draft Grant Agreement

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION APPROVING THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FEDERALLY FUNDED COMMUNITY DEVELOPMENT BLOCK GRANT MITIGATION (CDBG-MIT) PROGRAM SUBRECIPIENT AGREEMENT BETWEEN THE STATE OF FLORIDA, DEPARTMENT OF ECONOMIC OPPORTUNITY (“DEO”) AND THE CITY OF ST. PETERSBURG, FLORIDA (“CITY”) (“AGREEMENT”) FOR THE CITY TO RECEIVE FUNDING IN AN AMOUNT NOT TO EXCEED \$2,034,517 AS A SUBAWARD OF THE DEO FEDERAL AWARD FOR MITIGATION ACTIVITIES IN ORDER FOR THE CITY TO MAKE IMPROVEMENTS TO BARTLETT LAKE; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO RECEIVE THIS FUNDING; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$2,034,517 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND (1111), RESULTING FROM THESE ADDITIONAL REVENUES, TO THE BARTLETT LAKE STORMWATER DRAINAGE IMPROVEMENTS-CDBG PROJECT (19571); AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 20066-110; ORACLE NO. 19571)

WHEREAS, the U.S. Department of Housing and Urban Development has awarded Community Development Block Grant – Mitigation (“CDBG-MIT) funds to the State of Florida, Department of Economic Opportunity (“DEO”) for mitigation activities; and

WHEREAS, DEO has awarded the City of St. Petersburg, Florida (“City”) \$2,034,517 in CDBG-MIT funds as a subaward for improvements to Bartlett Lake to increase storage volume, improve water quality, improve stormwater flow, and increase resiliency to sea level rise and climate change for the Bartlett Park neighborhood; and

WHEREAS, in order to receive such funding, the City must enter into the State of Florida Department of Economic Opportunity Federally Funded Community Development Block Grant Mitigation Program Subrecipient Agreement with DEO; and

WHEREAS, funding for these improvements to Bartlett Lake and other project related costs such as engineering services, contingency and other soft costs will be available after approval of the budgetary actions set forth in this Resolution; and

WHEREAS, Administration recommends approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of St. Petersburg, Florida that the State of Florida Department of Economic Opportunity federally funded Community Development Block Grant Mitigation (CDBG-MIT) Program Subrecipient Agreement between the State of Florida, Department of Economic Opportunity (“DEO”) and the City of St. Petersburg, Florida (“City”) (“Agreement”) for the City to receive funding in an amount not to exceed \$2,034,517 as a subaward of the DEO federal award for mitigation activities in order for the City to make improvements to Bartlett Lake is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Agreement and all other documents necessary to receive this funding.

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Community Development Block Grant Fund (1111), resulting from the funding received from DEO, the following supplemental appropriation, for FY23:

Community Development Block Grant Fund (1111)

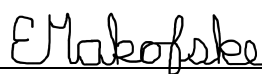
Bartlett Lake Stormwater Drainage Improvements-CDBG Project (19571)      \$2,034,517

This Resolution shall become effective immediately upon its adoption.

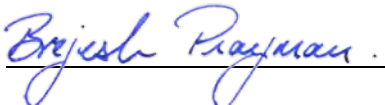
LEGAL:

  
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00662339

DEPARTMENT:

  
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BUDGET:

  
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**State of Florida**  
**Department of Economic Opportunity**  
  
**Federally Funded**  
**Community Development Block Grant**  
**Mitigation Program (CDBG-MIT)**  
**Subrecipient Agreement**

THIS SUBRECIPIENT AGREEMENT is entered into by the State of Florida, Department of Economic Opportunity, (hereinafter referred to as "DEO") and the City of St. Petersburg (hereinafter referred to as the "Subrecipient"), each individually a "Party" and collectively "the Parties."

THIS AGREEMENT IS ENTERED INTO BASED ON THE FOLLOWING REPRESENTATIONS:

WHEREAS, pursuant to Public Law (P.L.) P.L. 115-123 Bipartisan Budget Act of 2018 and Additional Supplemental Appropriations for Disaster Relief Act 2018 (approved February 9, 2018), and P.L. 116-20 Supplemental Appropriations for Disaster Relief Requirements Act, 2019 (approved June 6, 2019), Division B, Subdivision 1 of the Bipartisan Budget Act of 2018, P.L. 115-56, the "Continuing Appropriations Act, 2018"; and the requirements of the Federal Register (FR) notices entitled "Allocations, Common Application, Waivers, and Alternative Requirements for Community Development Block Grant Mitigation Grantees", 84 FR 45838 (August 30, 2019) and "Allocations, Common Application, Waivers, and Alternative Requirements for Community Development Block Grant Disaster Recovery Grantees" (CDBG Mitigation) 86 FR 561 (January 6, 2021);(hereinafter collectively referred to as the "Federal Register Guidance"), the U.S. Department of Housing and Urban Development (hereinafter referred to as "HUD") has awarded Community Development Block Grant-Mitigation (CDBG-MIT) funds to DEO for mitigation activities authorized under Title I of the Housing and Community Development Act of 1974 (HCDA) (42 United States Code (U.S.C.) § 5301 *et seq.*) and applicable implementing regulations at 24 C.F.R. part 570 and consistent with the Appropriations Act.

WHEREAS, CDBG-MIT funds made available for use by the Subrecipient under this Agreement constitute a subaward of the DEO Federal award, the use of which must be in accordance with requirements imposed by Federal statutes, regulations and the terms and conditions of DEO's Federal award.

WHEREAS, the Subrecipient has legal authority to enter into this Agreement and by signing this Agreement, the Subrecipient represents and warrants to DEO that it will comply with all the requirements of the subaward described herein.

WHEREAS, all CDBG-MIT activities carried out by the Subrecipient will: (1) meet the definition of mitigation activities. For the purpose of this funding, mitigation activities are defined as those activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters; (2) address the current and future risks as identified in DEO's Mitigation Needs Assessment of most impacted and distressed area(s); (3) be CDBG-eligible activities under the HCDA or otherwise eligible pursuant to a waiver or alternative requirement; and (4) meet a national objective, including additional criteria for mitigation activities and a Covered Project.

**NOW THEREFORE**, DEO and the Subrecipient agree to the following:

**(1) SCOPE OF WORK**

The Scope of Work for this Agreement includes Attachment A, Project Description and Deliverables. With respect to Attachment B, Project Budget, and Attachment C, Activity Work Plan, the Subrecipient shall submit to DEO such Attachments in conformity with the current examples attached hereto as necessary and appropriate. Provided further, if there is a disagreement between the Parties, with respect to the formatting and contents of such attachments, then DEO's decisions with respect to same shall prevail, at DEO's sole and absolute discretion.

**(2) INCORPORATION OF LAWS, RULES, REGULATIONS AND POLICIES**

Subrecipient has diligently reviewed this Agreement and is a sophisticated organization having experience managing projects with funds made available through federal grants. Subrecipient is familiar with DEO's grant agreement with HUD, has reviewed applicable CDBG-MIT regulations and guidelines, will conduct, and will ensure its activities are in compliance with DEO's grant agreement with HUD and all applicable CDBG-MIT regulations and guidelines. Subrecipient agrees to abide by all applicable State and Federal laws, rules and regulations as now in effect and as may be amended from time to time, including but not limited to, the Federal laws and regulations set forth in 24 CFR Part 570, applicable Federal Register Notices, the State's Action Plan, and all applicable CDBG-MIT regulations and guidelines.

Subrecipient shall ensure that all its activities under this Contract shall be conducted in conformance with these provisions, as applicable: 45 CFR Part 75, 29 CFR Part 95, 2 CFR Part 200, 20 CFR Part 601, 24 CFR Part 570 subpart I, *et seq.*, and all other applicable federal laws, regulations, and policies governing the funds provided under this Agreement as now in effect and as may be amended from time to time.

**(3) PERIOD OF AGREEMENT**

This Agreement is effective as of the date DEO executes this Agreement (the "Effective Date") and ends forty-eight (48) months after execution by DEO, unless otherwise terminated as set forth herein.

**(4) RENEWAL AND EXTENSION**

This Agreement shall not be renewed. DEO shall not grant any extension of this Agreement unless the Subrecipient provides justification satisfactory to DEO in its sole discretion and DEO's Director of the Division of Community Development approves such extension in writing.

**(5) MODIFICATION OF AGREEMENT**

Modifications to this Agreement shall be valid only when executed in writing by the Parties. Any modification request by the Subrecipient constitutes a request to negotiate the terms of this Agreement. DEO may accept or reject any proposed modification based on DEO's sole determination and absolute discretion, that any such acceptance or rejection is in the State's best interest.

**(6) RECORDS**

(a) The Subrecipient's performance under this Agreement shall be subject to 2 CFR part 200 – Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards as now in effect and as may be amended from time to time.

(b) Representatives of DEO, the Chief Financial Officer of the State of Florida, the Auditor General of the State of Florida, the Florida Office of Program Policy Analysis and Government Accountability, and representatives of the Federal government and their duly authorized representatives shall have access to any of the Subrecipient's books, documents, papers and records, including electronic storage media, as they may relate to this Agreement, for the purposes of conducting audits or examinations or making excerpts or transcriptions.

(c) The Subrecipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices which sufficiently and properly reflect all expenditures of funds provided by DEO under this Agreement.

(d) The Subrecipient will provide to DEO all necessary and appropriate financial and compliance audits in accordance with Paragraph (7), Audit Requirements and Attachments I and J herein and ensure that all related party transactions are disclosed to the auditor.

(e) The Subrecipient shall retain sufficient records to show its compliance with the terms of this Agreement and the compliance of all subrecipients, contractors, subcontractors and consultants paid from funds under this Agreement for a period of six (6) years from the date DEO issues the final closeout for this award. The Subrecipient shall also comply with the provisions of 24 CFR 570.493 and 24 CFR 570.502(a)(7)(ii). The Subrecipient shall further ensure that audit working papers are available upon request for a period of six (6) years from the date DEO issues the final closeout of this Agreement, unless extended in writing by DEO. The six-year period may be extended for the following reasons:

1. Litigation, claim or audit initiated before the six-year period expires or extends beyond the six-year period, in which case the records shall be retained until all litigation, claims or audit findings involving the records have been resolved.
2. Records for the disposition of non-expendable personal property valued at \$1,000 or more at the time of acquisition shall be retained for six (6) years after final disposition.
3. Records relating to real property acquired shall be retained for six (6) years after the closing on the transfer of title.

(f) The Subrecipient shall maintain all records and supporting documentation for the Subrecipient and for all contractors, subcontractors and consultants paid from funds provided under this Agreement, including documentation of all program costs in a form sufficient to determine compliance with the requirements and objectives of the scope of work and all other applicable laws and regulations.

(g) The Subrecipient shall either (i) maintain all funds provided under this Agreement in a separate bank account or (ii) ensure that the Subrecipient's accounting system shall have sufficient internal controls to separately track the expenditure of all funds from this Agreement. Provided further, that the only option available for advanced funds is to maintain such advanced funds in a separate bank account. There shall be no commingling of funds provided under this Agreement with any other funds, projects or programs. DEO may, in its sole discretion, disallow costs made with commingled funds and require reimbursement for such costs as described herein, Subparagraph (22)(e), Repayments.

(h) The Subrecipient, including all of its employees or agents, contractors, subcontractors and consultants to be paid from funds provided under this Agreement, shall allow access to its records at reasonable times to representatives of DEO, the Chief Financial Officer of the State of Florida, the Auditor General of the State of Florida, the Florida Office of Program Policy Analysis and Government Accountability or representatives of the Federal government or their duly authorized representatives. "Reasonable" shall ordinarily mean during normal business hours of 8:00 a.m. to 5:00 p.m., local time, Monday through Friday.

## **(7) AUDIT REQUIREMENTS**

(a) The Subrecipient shall conduct a single or program-specific audit in accordance with the provisions of 2 CFR part 200 if it expends seven hundred fifty thousand dollars (\$750,000) or more in Federal awards from all sources during its fiscal year.



(b) Within sixty (60) calendar days of the close of Subrecipient's fiscal year, on an annual basis, the Subrecipient shall electronically submit a completed Audit Compliance Certification to [audit@deo.myflorida.com](mailto:audit@deo.myflorida.com), and DEO's grant manager; a blank version of which is attached hereto as Attachment J. The Subrecipient's timely submittal of one completed Audit Compliance Certification for each applicable fiscal year will fulfill this requirement within all agreements (e.g., contracts, grants, memorandums of understanding, memorandums of agreement, economic incentive award agreements, etc.) between DEO and the Subrecipient.

(c) In addition to the submission requirements listed in Attachment I, Audit Requirements, the Subrecipient shall send an electronic copy of its audit report to DEO's grant manager for this Agreement by June 30 following the end of each fiscal year in which it had an open CDBG-MIT subgrant.

(d) Subrecipient shall also comply with the Federal Audit Clearinghouse rules and directives, including but not limited to the pertinent Report Submissions provisions of 2 C.F.R 200.512, when such provisions are applicable to this Agreement.

## **(8) REPORTS**

Subrecipient shall provide DEO with all reports and information set forth in Attachment G, Reports. The monthly reports and administrative closeout reports must include the current status and progress of Subrecipient and all subcontractors in completing the work described in the Scope of Work, Attachment A, Project Description and Deliverables, and the expenditure of funds under this Agreement. Within 10 calendar days of a request by DEO, Subrecipient shall provide additional program updates or information. Without limiting any other remedy available to DEO, if all required reports and copies are not sent to DEO or are not completed in a manner acceptable to DEO, payments may be withheld until the reports are completed to DEO's satisfaction. DEO may also take other action as stated in Paragraph (13) Remedies or otherwise allowable by law.

## **(9) INSPECTIONS AND MONITORING**

(a) Subrecipient shall cooperate and comply with DEO, HUD, and auditors with any inspections and will immediately provide access to records and financial statements as deemed necessary by DEO, HUD, and their respective auditors at least in accordance with requirements of 2 CFR part 200 and 24 CFR 570.489.

(b) Subrecipient shall cooperate and comply with monitoring of its activities as deemed necessary by DEO to ensure that the subaward is used for authorized purposes in compliance with federal statutes, regulations, and this Agreement.

(c) Without limiting the actions DEO, HUD, or their respective investigators may take, monitoring procedures will include at a minimum: (1) reviewing financial and performance reports required by DEO; (2) following-up and ensuring Subrecipient takes timely and appropriate action on all deficiencies pertaining to the federal award provided to Subrecipient from DEO as detected through audits, on-site reviews and other means; and (3) issuing a management decision for audit findings pertaining to this Federal award provided to Subrecipient from DEO as required by 2 CFR §200.521.

(d) Corrective Actions: DEO may issue management decisions and may consider taking enforcement actions if noncompliance is detected during audits. DEO may require Subrecipient to take timely and appropriate action on all deficiencies pertaining to the federal award provided to Subrecipient from the pass-through entity as detected through audits, on-site reviews and other means. In response to audit deficiencies or other findings of noncompliance with this agreement, DEO may in its sole discretion and without advance notice, impose additional conditions on the use of the CDBG-MIT funds to ensure future compliance or provide training and technical assistance as needed to correct noncompliance. DEO may also take other action as stated in Paragraph (13) Remedies or otherwise allowable by law.

## **(10) DUPLICATION OF BENEFITS**

Subrecipient shall not carry out any of the activities under this Agreement in a manner that results in a prohibited duplication of benefits as defined by Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1974 (42 U.S.C. 5155 *et seq.*) and described in Appropriations Acts. Subrecipient must comply with HUD's requirements for duplication of benefits, as described in the Federal Register and HUD guidance (including HUD training materials). Subrecipient shall carry out the activities under this Agreement in compliance with DEO's procedures to prevent duplication of benefits. Subrecipient shall sign a Subrogation Agreement (See Attachment M).

#### (11) LIABILITY

(a) If Subrecipient is a state agency or subdivision, as defined in Section 768.28(2), F.S., pursuant to Section 768.28(19), F.S., neither Party indemnifies nor insures or assumes any liability for the other Party for the other Party's negligence.

(b) Subrecipient assumes sole responsibility for the training and oversight of the parties it deals with or employs to carry out the terms of this Agreement to the extent set forth in Section 768.28, Florida Statutes. Subrecipient shall hold DEO harmless against all claims of whatever nature arises from the work and services performed by third parties under this Agreement. For purposes of this Agreement, Subrecipient agrees that it is not an employee or agent of DEO but is an independent contractor.

(c) Subrecipient agrees to be fully responsible for its negligent or tortious acts or omissions, which result in claims or suits against DEO. Subrecipient agrees to be liable for any damages proximately caused by the acts or omissions to the extent set forth in Section 768.28, F.S. Nothing herein shall be construed as consent by DEO to be sued by third parties in any matter arising out of any agreement, contract or subcontract.

(d) Nothing herein is intended to serve as a waiver of sovereign immunity by DEO or the Subrecipient.

#### (12) EVENTS OF DEFAULT

If any of the following events occur ("Events of Default"), DEO may, in its sole and absolute discretion, elect to terminate any obligation to make any further payment of funds, exercise any of the remedies available through this Agreement or pursue any remedy at law or in equity, without limitation:

(a) Any warranty or representation made by Subrecipient, in this Agreement or any previous agreement with DEO, is or becomes false or misleading in any respect, or if Subrecipient fails to keep or perform any of the obligations, terms, or covenants in this Agreement or any previous agreement with DEO or HUD, and/or has not cured them in timely fashion and/or is unable or unwilling to meet its obligations under this Agreement and/or as required by statute, rule, or regulation;

(b) Any material adverse change occurs in the financial condition of Subrecipient at any time during the term of this Agreement and the Subrecipient fails to cure this adverse change within thirty (30) calendar days from the date written notice is sent by DEO;

(c) If Subrecipient fails to submit any required report or submits any required report with incorrect, incomplete, or insufficient information or fails to submit additional information as requested by DEO;

(d) If Subrecipient fails to perform or timely complete any of its obligations under this Agreement, including participating in DEO's Implementation Workshop. The Parties agree that in the event DEO elects to make payments or partial payments after any Events of Default, it does so without waiving the right to exercise any remedies allowable herein or at law and without becoming liable to make any further payment.

(e) Neither Party shall be liable to the other for any delay or failure to perform under this Agreement if such delay or failure is neither the fault nor the negligence of the Party or its employees or agents and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar

cause wholly beyond the Party's control or for any of the foregoing that affects subcontractors or suppliers if no alternate source of supply is available. However, in the event of delay from the foregoing causes, the Party shall take all reasonable measures to mitigate any and all resulting delay or disruption in the Party's performance obligation under this Agreement. If the delay is excusable under this paragraph, the delay will not result in any additional charge or cost under the Agreement to either Party. In the case of any delay the Subrecipient believes is excusable under this paragraph, Subrecipient shall notify DEO in writing of the delay or potential delay and describe the cause of the delay either: (1) within ten (10) calendar days after the cause that creates or will create the delay first arose, if Subrecipient could reasonably foresee that a delay could occur as a result or (2) within five (5) calendar days after the date Subrecipient first had reason to believe that a delay could result, if the delay is not reasonably foreseeable. **THE FOREGOING SHALL CONSTITUTE SUBRECIPIENT'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY.** Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. DEO, in its sole discretion, will determine if the delay is excusable under this paragraph and will notify Subrecipient of its decision in writing. No claim for damages, other than an extension of time, shall be asserted against DEO. Subrecipient shall not be entitled to an increase in the Agreement price or payment of any kind from DEO for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency arising because of delay, disruption, interference or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this paragraph, after the causes have ceased to exist, Subrecipient shall perform at no increased cost, unless DEO determines, in its sole discretion, that the delay will significantly impair the value of the Agreement to DEO or the State, in which case, DEO may do any or all of the following: (1) accept allocated performance or deliveries from Subrecipient, provided that Subrecipient grants preferential treatment to DEO with respect to products or services subjected to allocation; (2) purchase from other sources (without recourse to and by Subrecipient for the related costs and expenses) to replace all or part of the products or services that are the subject of the delay, which purchases may be deducted from the Agreement quantity or (3) terminate the Agreement in whole or in part.

### (13) REMEDIES

If an Event of Default occurs, DEO may in its sole discretion and without limiting any other right or remedy available, provide thirty (30) calendar days written notice to the Subrecipient and if the Subrecipient fails to cure within those thirty (30) calendar days DEO may choose to exercise one or more of the following remedies, either concurrently or consecutively:

- (a) Terminate this Agreement upon written notice by DEO sent in conformity with Paragraph (17) Notice and Contact;
- (b) Begin any appropriate legal or equitable action to enforce performance of this Agreement;
- (c) Withhold or suspend payment of all or any part of a request for payment;
- (d) Demand Subrecipient return to DEO any funds used for ineligible activities or unallowable costs under this Agreement or any applicable law, rule or regulation governing the use of the funds; and
- (e) Exercise any corrective or remedial actions, including but not limited to:
  1. Request additional information from the Subrecipient to determine the reasons for or the extent of non-compliance or lack of performance;
  2. Issue a written warning to advise that more serious measures may be taken if the situation is not corrected; and/or
  3. Advise the Subrecipient to suspend, discontinue or refrain from incurring costs for any activities in question.

- (f) Exercise any other rights or remedies which may be otherwise available under law.

Pursuit of any of the above remedies does not preclude DEO from pursuing any other remedies in this Agreement or provided at law or in equity. Failure to exercise any right or remedy in this Agreement or failure by DEO to require strict performance does not affect, extend or waive any other right or remedy available or affect the later exercise of the same right or remedy by DEO for any other default by the Subrecipient.

#### **(14) DISPUTE RESOLUTION**

DEO shall decide disputes concerning the performance of the Agreement, and document dispute decisions in writing and serve a copy of same to Subrecipient. All decisions are final and conclusive unless the Subrecipient files a petition for administrative hearing with DEO within twenty-one (21) days from the date of receipt of the decision. Exhaustion of administrative remedies prescribed in Chapter 120, F.S., is an absolute condition precedent to Subrecipient's ability to pursue any other form of dispute resolution; provided however, that the Parties may mutually agree to employ the alternative dispute resolution procedures outlined in Chapter 120, F.S.

**(15) Citizen Complaints.** The goal of DEO is to provide an opportunity to resolve citizen complaints in a timely manner, usually within fifteen (15) business days of the receipt of the complaint as expected by HUD, if practicable, and to provide the right to participate in the process and appeal a decision when there is reason for an applicant to believe its application was not handled according to program policies. All applications, guidelines and websites will include details on the right to file a complaint or appeal and the process for filing a complaint or beginning an appeal.

The Subrecipient will handle citizen complaints by:

- (a) Conducting investigations, as necessary;
- (b) Finding a resolution; or
- (c) Conducting follow-up actions.

#### Program Appeals

Applicants may appeal program decisions related to one of the following activities:

- (a) A program eligibility determination;
- (b) A program assistance award calculation; or
- (c) A program decision concerning housing unit damage and the resulting program outcome.

Citizens may file a written complaint or appeal with the Office of Long-Term Resiliency by email at [CDBG-DR@deo.myflorida.com](mailto:CDBG-DR@deo.myflorida.com) or by mail to the following address:

Attention: Office of Long-Term Resiliency  
Florida Department of Economic Opportunity  
107 East Madison Street  
The Caldwell Building, MSC 420  
Tallahassee, Florida 32399

#### HUD Complaints

If the complainant is not satisfied by the Subrecipient's determination or DEO's response, then the complainant may file a written appeal by following the instructions issued in the letter of response. If the complainant has

not been satisfied with the response at the conclusion of the complaint or appeals process, a formal complaint may then be addressed directly to the regional Department of Housing and Urban Development (HUD) at:

Department of Housing & Urban Development  
Charles E. Bennet Federal Building  
400 West Bay Street, Suite 1015  
Jacksonville, FL 32202

#### Fair Housing Complaints

The Florida Office of Long-Term Resiliency operates in Accordance with the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988). Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination: 1-800-669-9777 (Toll Free), 1-800-927-9275 (TTY) or [www.hud.gov/fairhousing](http://www.hud.gov/fairhousing).

#### **(16) TERMINATION**

(a) DEO may immediately suspend or terminate this Agreement for cause by providing written notice, from the date notice is sent by DEO. Cause includes, but is not limited to: an Event of Default as set forth in this Agreement; Subrecipient's improper or ineffective use of funds provided under this Agreement; fraud; lack of compliance with any applicable rules, regulations, statutes, executive orders, HUD guidelines, policies, directives or laws; failure, for any reason, to timely and/or properly perform any of the Subrecipient's obligations under this Agreement; submission of reports that are incorrect or incomplete in any material respect and refusal to permit public access to any document, paper, letter or other material subject to disclosure under law, including Chapter 119, F.S., as amended. The aforementioned reasons for termination are listed in the immediately preceding sentence for illustration purposes but are not limiting DEO's sole and absolute discretion with respect to DEO's right to terminate this Agreement. In the event of suspension or termination, Subrecipient shall not be entitled to recover any cancellation charges or unreimbursed costs.

(b) DEO may unilaterally terminate this Agreement, in whole or in part, for convenience by providing Subrecipient fourteen (14) days written notice from the date notice is sent by DEO, setting forth the reasons for such termination, the effective date and, in the case of partial termination, the portion to be terminated. However, if in the case of partial termination, DEO determines that the remaining portion of the award will not accomplish the purpose for which the award was made, DEO may terminate the portion of the award which will not accomplish the purpose for which the award was made. Subrecipient shall continue to perform any work not terminated. In the event of termination for convenience, Subrecipient shall not be entitled to recover any cancellation charges or unreimbursed costs for the terminated portion of work.

(c) The Parties may terminate this Agreement for their mutual convenience in writing, in the manner agreed upon by the Parties, which must include the effective date of the termination.

(d) In the event that this Agreement is terminated, Subrecipient shall not incur new obligations under the terminated portion of the Agreement after the date Subrecipient has received the notification of termination. Subrecipient shall cancel as many outstanding obligations as possible. DEO shall disallow all costs incurred after Subrecipient's receipt of the termination notice. DEO may, to the extent authorized by law, withhold payments to Subrecipient for the purpose of set-off until the exact amount of damages due to DEO from Subrecipient is determined.

(e) Upon expiration or termination of this Agreement, Subrecipient shall transfer to DEO any CDBG-MIT funds on hand at the time of expiration or termination and any accounts receivable attributable to the use of CDBG-MIT funds.

(f) Any real property under Subrecipient’s control that was acquired or improved in whole or in part with CDBG-MIT funds (including CDBG-MIT funds provided to the subrecipient in the form of a loan) in excess of \$25,000 must either:

- 1. Be used to meet a national objective until five years after expiration or termination of this Agreement, unless otherwise agreed upon by the Parties, or except as otherwise set forth herein; or
- 2. If not used to meet a national objective, Subrecipient shall pay to DEO an amount equal to the current market value of the property less any portion of the value attributable to expenditures of non-CDBG-MIT funds for the acquisition or improvement of the property for five years after expiration or termination of this Agreement.

(g) The rights and remedies under this clause are in addition to any other rights or remedies provided by law or under this Agreement.

**(17) NOTICE AND CONTACT**

(a) All notices provided under or pursuant to this Agreement shall be in writing, either by hand delivery, first class or certified mail with return receipt requested, email with confirmation of receipt of email from Subrecipient, to the representative identified below at the address set forth below or said notification attached to the original of this Agreement.

(b) The name and address of DEO’s Grant Manager for this Agreement is:

Stephan Cooley  
 107 E. Madison St  
 Tallahassee, FL 32399  
 850-921-3292  
 Stephan.cooley@deo.myflorida

(c) The name and address of the Local Government Project Contact for this Agreement is:

Kelly Thomas  
 One 4th St N  
 St. Petersburg, FL 33701  
 727-892-5379  
 Kelly.thomas@stpete.org

(d) If different representatives or addresses are designated by either Party after execution of this Agreement, notice of the name, title and address of the new representative will be provided as provided for in this Agreement. Such change shall not require a formal amendment of the Agreement.

**(18) CONTRACTS**

If the Subrecipient contracts any of the work required under this Agreement, a copy of the proposed contract template and any proposed amendments, extensions, revisions, or other changes thereto, must be forwarded to the DEO grant manager for prior written approval. For each contract, the Subrecipient shall report to DEO as to whether that contractor or any subcontractors hired by the contractor, is a minority vendor, as defined in Section 288.703, F.S. The Subrecipient shall comply with the procurement standards in 2 CFR §200.318 - §200.327 and §200.330 when procuring property and services under this Agreement (refer to Attachments D & E).

The Subrecipient shall include the following terms and conditions in any contract pertaining to the work required under this Agreement:

- (a) the period of performance or date of completion;
- (b) the performance requirements;
- (c) that the contractor is bound by the terms of this Agreement;
- (d) that the contractor is bound by all applicable State and Federal laws, rules, and regulations;
- (e) that the contractor shall hold DEO and Subrecipient harmless against all claims of whatever nature arising out of the contractor's performance of work under this Agreement;
- (f) the obligation of the Subrecipient to document in Subrecipient's reports the contractor's progress in performing its work under this Agreement;
- (g) the requirements of 2 CFR Appendix II to Part 200 – Contract Provision for Non-Federal Entity Contract Under Federal Awards – (refer to Attachment L)

Subrecipient must comply with CDBG regulations regarding debarred or suspended entities (24 CFR 570.489(f)), pursuant to which CDBG funds must not be provided to excluded or disqualified persons and provisions addressing bid, payment, performance bonds, if applicable, and liquidated damages.

Subrecipient shall maintain oversight of all activities performed under this Agreement and shall ensure that its contractors perform according to the terms and conditions of the procured contracts or agreements and the terms and conditions of this Agreement.

#### **(19) TERMS AND CONDITIONS**

This Agreement contains all the terms and conditions agreed upon by the Parties. There are no provisions, terms, conditions, or obligations other than those contained in this Agreement; and this Agreement supersedes all previous understandings. No waiver by DEO may be effective unless made in writing by an authorized DEO official.

#### **(20) ATTACHMENTS**

- (a) If any inconsistencies or conflict between the language of this Agreement and the attachments arise, the language of the attachments shall control, but only to the extent of the conflict or inconsistency.
- (b) This Agreement contains the following attachments:
  - Attachment A – Project Description and Deliverables
  - Attachment B – Project Budget (Example)
  - Attachment C – Activity Work Plan (Example)
  - Attachment D – Program and Special Conditions
  - Attachment E – State and Federal Statutes, Regulations and Policies
  - Attachment F – Civil Rights Compliance
  - Attachment G – Reports
  - Attachment H – Warranties and Representations
  - Attachment I – Audit Requirements and Exhibit 1 to Attachment I – Funding Sources
  - Attachment J – Audit Compliance Certification
  - Attachment K – SERA Access Authorization Form (form provided after execution of this agreement)
  - Attachment L – 2 CFR Appendix II to Part 200
  - Attachment M – Subrogation Agreement

#### **(21) FUNDING/CONSIDERATION**

(a) The funding for this Agreement shall not exceed **Two Million Thirty-Four Thousand Five Hundred Seventeen Dollars and Zero Cents** (\$2,034,517.00) subject to the availability of funds. The State of Florida and DEO's performance and obligation to pay under this Agreement is contingent upon annual appropriations by the Legislature and subject to any modification in accordance with Chapter 216, F.S. or the Florida Constitution.

(b) DEO will provide funds to Subrecipient by issuing a Notice of Subgrant Award/Fund Availability ("NFA") through DEO's financial management information system. Each NFA may contain specific terms, conditions, assurances, restrictions or other instructions applicable to the funds provided by the NFA. By accepting funds made available through an NFA, Subrecipient agrees to comply with all terms, conditions, assurances, restrictions or other instructions listed in the NFA.

(c) By execution of this Agreement, Subrecipient certifies that necessary written administrative procedures, processes and fiscal controls are in place for the operation of its CDBG-MIT program for which Subrecipient receives funding from DEO. These written administrative procedures, processes and fiscal controls must, at minimum, comply with applicable state and federal law, rules, regulations, guidance and the terms of this Agreement. Subrecipient agrees to comply with all the terms and conditions of Attachment D, Program and Special Conditions.

(d) Subrecipient shall expend funds only for allowable costs and eligible activities, in accordance with the Scope of Work.

(e) Subrecipient shall request all funds in the manner prescribed by DEO. The authorized signatory for the Subrecipient set forth on the SERA Access Authorization Form must approve the submission of each Request for Funds ("RF") on behalf of Subrecipient. SERA Access Authorization Form will be provided after the execution of this Agreement.

(f) Except as set forth herein, or unless otherwise authorized in writing by DEO, costs incurred for eligible activities or allowable costs prior to the effective date of this Agreement are ineligible for funding with CDBG-MIT funds.

(g) If the necessary funds are not available to fund this Agreement as a result of action by the United States Congress, the Federal Office of Management and Budget, the Florida Legislature, the State Chief Financial Officer or under Subparagraph (23), Mandated Conditions of this Agreement, all obligations on the part of DEO to make any further payment of funds will terminate and the Subrecipient shall submit its administrative closeout report and subgrant agreement closeout package as directed by DEO within thirty (30) calendar days from receipt of notice from DEO.

(h) Subrecipient is ultimately responsible for the administration of this Agreement, including monitoring and oversight of any person or entity retained or hired by Subrecipient.

(i) All expenditures under this Agreement shall be made in accordance with this Agreement and any applicable state or federal statutes, rules, or regulations.

(j) Funding for this Agreement is appropriated under Public Law 115-254, Division I, the "Supplemental Appropriations for Disaster Relief Act, 2018" and Public Law 116-20, the "Additional Supplemental Appropriations for Disaster Relief Act, 2019" for the purpose of assisting in long-term recovery from major disasters that occurred in 2017, 2018, and 2019 in accordance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121 et seq., (the "Stafford Act").

(k) CDBG-DR funds, appropriated and identified by Public Law, are governed by one or more Federal Register notices that contain requirements, applicable waivers, and alternative requirements that apply to the use of these funds.

## (22) REPAYMENTS

(a) Subrecipient shall only expend funding under this Agreement for allowable costs resulting from obligations incurred during the Agreement period. Subrecipient shall ensure that its contractors, subcontractors, and consultants only expend funding under this Agreement for allowable costs resulting from obligations incurred during the Agreement period.



(b) In accordance with Section 215.971, F.S., Subrecipient shall refund to DEO any unobligated funds which have been advanced or paid.

(c) Subrecipient shall refund to DEO any funds paid in excess of the amount to which the Subrecipient or its contractors, subcontractors or consultants are entitled under the terms and conditions of this Agreement.

(d) Subrecipient shall refund to DEO any funds received for an activity if the activity does not meet one of the three National Objectives listed in 24 CFR § 570.483(b), (c) and (d); provided, however, the Subrecipient is not required to repay funds for subgrant administration unless DEO, in its sole discretion, determines Subrecipient is at fault for the ineligibility of the activity in question.

(e) Subrecipient shall refund to DEO any funds not spent in accordance with the conditions of this Agreement or applicable law. Such reimbursement shall be sent to DEO, by the Subrecipient, within thirty (30) calendar days from Subrecipient's receipt of notification of such non-compliance.

(f) In accordance with Section 215.34(2), F.S., if a check or other draft is returned to DEO for collection, the Subrecipient shall pay to DEO a service fee of \$15.00 or five percent of the face amount of the returned check or draft, whichever is greater. All refunds or repayments to be made to DEO under this Agreement are to be made payable to the order of "Department of Economic Opportunity" and mailed directly to DEO at the following address:

Department of Economic Opportunity  
Community Development Block Grant Programs Cashier  
107 East Madison Street – MSC 420  
Tallahassee, Florida 32399-6508

### (23) MANDATED CONDITIONS

(a) The validity of this Agreement is subject to the truth and accuracy of all the information, representations and materials submitted or provided by the Subrecipient in this Agreement, in any later submission or response to a DEO request or in any submission or response to fulfill the requirements of this Agreement. All of said information, representations and materials are incorporated herein by reference.

(b) This Agreement shall be construed under the laws of the State of Florida and venue for any actions arising out of this Agreement shall be in the Circuit Court of Leon County. The Parties explicitly waive any right to jury trial.

(c) If any provision of this Agreement is in conflict with any applicable statute or rule, or is unenforceable, then that provision shall be null and void only to the extent of the conflict or unenforceability, and that provision shall be severable from and shall not invalidate any other provision of this Agreement.

(d) Any power of approval or disapproval granted to DEO under the terms of this Agreement shall survive the term of this Agreement.

(e) This Agreement may be executed in any number of counterparts, any one of which may be taken as an original.

(f) Subrecipient shall comply with all applicable local, state and federal laws, including the Americans With Disabilities Act of 1990, as amended (P.L. 101-336, 42 U.S.C. § 12101 *et seq.*); the Florida Civil Rights Act, as amended, Chapter 760, Florida Statutes; Title VII of the Civil Rights Act of 1964, as amended; and laws which prohibit discrimination by public and private entities on in employment, public accommodations, transportation, state and local government services and telecommunications.

(g) Pursuant to Section 287.133(2)(a), F.S., a person or affiliate, as defined in Section 287.133(1), F.S., who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public

building or public work; may not submit bids, proposals or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; and may not transact business with any public entity in excess of thirty-five thousand dollars (\$35,000) for a period of thirty-six (36) months following the date of being placed on the convicted vendor list. By executing this Agreement, the Subrecipient represents and warrants that neither it nor any of its affiliates is currently on the convicted vendor list. The Subrecipient shall disclose if it or any of its affiliates is placed on the convicted vendor list.

(h) Pursuant to Section 287.134(2)(a), F.S., an entity or affiliate, as defined in Section 287.134(1), who has been placed on the discriminatory vendor list may not submit a bid, proposal or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; and may not transact business with any public entity. By executing this Agreement, the Subrecipient represents and warrants that neither it nor any of its affiliates is currently on the discriminatory vendor list. The Subrecipient shall disclose if it or any of its affiliates is placed on the discriminatory vendor list.

(i) All bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.

(j) In the event travel is pre-approved by DEO, any bills for travel expenses shall be submitted and reimbursed in accordance with Section 112.061, F.S., the rules promulgated thereunder and 2 CFR § 200.474.

(k) If Subrecipient is allowed to temporarily invest any advances of funds under this Agreement, any interest income shall either be returned to DEO or be applied against DEO's obligation to pay the Agreement award amount.

(l) Subrecipient acknowledges being subject to Florida's Government in the Sunshine Law (Section 286.011, F.S.) with respect to the meetings of Subrecipient's governing board or the meetings of any subcommittee making recommendations to the governing board. Subrecipient agrees that all such aforementioned meetings shall be publicly noticed, open to the public and the minutes of all the meetings shall be public records made available to the public in accordance with Chapter 119, F.S.

(m) Subrecipient shall comply with section 519 of P. L. 101-144, the Department of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1990; and section 906 of P.L. 101-625, the Cranston-Gonzalez National Affordable Housing Act, 1990, by having, or adopting within ninety (90) days of execution of this Agreement, and enforcing, the following:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

(n) Upon expiration or termination of this Agreement, Subrecipient shall transfer to DEO any CDBG-MIT funds remaining at the time of expiration or termination, and any accounts receivable attributable to the use of CDBG-MIT funds.

#### **(24) LOBBYING PROHIBITION**

(a) No funds or other resources received from DEO under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

(b) The Subrecipient certifies, by its signature to this Agreement, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Subrecipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of

Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any general loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement;

2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the Subrecipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. Subrecipient shall require that this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose as described in this Agreement. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than ten thousand dollars (\$10,000) and not more than one hundred thousand dollars (\$100,000) for each such failure.

#### **(25) COPYRIGHT, PATENT AND TRADEMARK**

Any and all patent rights accruing under or in connection with the performance of this Agreement are hereby reserved to the State of Florida. Any and all copyrights accruing under or in connection with the performance of this Agreement are hereby transferred by Subrecipient to the State of Florida.

(a) If the Subrecipient has a pre-existing patent or copyright, Subrecipient shall retain all rights and entitlements to that pre-existing patent or copyright unless this Agreement expressly provides otherwise.

(b) If any discovery or invention is developed in the course of or as a result of work or services performed under this Agreement or in any way connected with it, Subrecipient shall refer the discovery or invention to DEO for a determination whether the State of Florida will seek patent protection in its name. Any patent rights accruing under or in connection with the performance of this Agreement are reserved to the State of Florida. If any books, manuals, films or other copyrightable material are produced, Subrecipient shall notify DEO. Any copyrights accruing under or in connection with the performance under this Agreement are transferred by the Subrecipient to the State of Florida.

(c) Within thirty (30) calendar days of execution of this Agreement, Subrecipient shall disclose all intellectual properties relating to the performance of this Agreement which give rise to a patent or copyright. Subrecipient shall retain all rights and entitlements to any pre-existing intellectual property which is so disclosed. Failure to disclose will indicate that no such property exists, and DEO shall have the right to all patents and copyrights which accrue during performance of this Agreement.

#### **(26) LEGAL AUTHORIZATION**

(a) Subrecipient certifies that it has the legal authority to receive the funds under this Agreement and that its governing body has authorized the execution and acceptance of this Agreement. Subrecipient certifies that the undersigned person has the authority to legally execute and bind the Subrecipient to the terms of this Agreement. DEO may, at its discretion, request documentation evidencing the undersigned has authority to bind Subrecipient to this Agreement as of the date of execution; any such documentation is incorporated herein by reference.

(b) Prior to the execution of this Agreement, Subrecipient warrants that, to the best of its knowledge, there is no pending or threatened action, proceeding, investigation or any other legal or financial condition that would in any way prohibit, restrain or diminish Subrecipient's ability to satisfy its obligations.

Subrecipient shall immediately notify DEO in writing if its ability to perform is compromised in any manner during the term of this Agreement.

## (27) PUBLIC RECORD RESPONSIBILITIES

(a) In addition to Subrecipient's responsibility to directly respond to each request it receives for records, in conjunction with this Agreement and to provide the applicable public records in response to such request, Subrecipient shall notify DEO of the receipt and content of all such requests by sending an email to [PRRequest@deo.myflorida.com](mailto:PRRequest@deo.myflorida.com) within one (1) business day from receipt of the request.

(b) Subrecipient shall keep and maintain public records required by DEO to perform the Subrecipient's responsibilities hereunder. Subrecipient shall, upon request from DEO's custodian of public records, provide DEO with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, F.S., or as otherwise provided by law. Subrecipient shall allow public access to all documents, papers, letters or other materials made or received by the Subrecipient in conjunction with this Agreement, unless the records are exempt from Article I, Section 24(a) of the Florida Constitution and Section 119.07(1), F.S. For records made or received by Subrecipient in conjunction with this Agreement, Subrecipient shall respond to requests to inspect or copy such records in accordance with Chapter 119, F.S. For all such requests for records that are public records, as public records are defined in Section 119.011, F.S., Subrecipient shall be responsible for providing such public records per the cost structure provided in Chapter 119, F.S., and in accordance with all other requirements of Chapter 119, F.S., or as otherwise provided by law.

(c) This Agreement may be terminated by DEO for refusal by Subrecipient to comply with Florida's public records laws or to allow public access to any public record made or received by the Subrecipient in conjunction with this Agreement.

(d) If, for purposes of this Agreement, Subrecipient is a "contractor" as defined in Section 119.0701(1)(a), F.S. ("Subrecipient-contractor"), the Subrecipient-contractor shall transfer to DEO, at no cost to DEO, all public records upon completion including termination, of this Agreement or keep and maintain public records required by DEO to perform the service. If Subrecipient-contractor transfers all public records to the public agency upon completion of this Agreement, Subrecipient-contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Subrecipient-contractor keeps and maintains public records upon completion of the Agreement, the Subrecipient-contractor shall meet all applicable requirements for retaining public records in accordance with Chapters 119 and 257, F.S. All records stored electronically must be provided to DEO, upon request from DEO's custodian of public records, in a format that is compatible with the information technology systems of DEO.

(e) If DEO does not possess a record requested through a public records request, DEO shall notify Subrecipient-contractor of the request as soon as practicable, and the Subrecipient-contractor must provide the records to DEO or allow the records to be inspected or copied within a reasonable time, but in all cases within fourteen business days. If the Subrecipient-contractor does not comply with DEO's request for records, DEO shall enforce the provisions set forth in this Agreement. Subrecipient-contractor who fails to provide public records to DEO within a reasonable time may be subject to penalties under Section 119.10, F.S.

(f) Subrecipient shall notify DEO verbally within twenty-four (24) hours and in writing within seventy-two (72) hours if any data in the Subrecipient's possession related to this Agreement is subpoenaed or improperly used, copied or removed (except in the ordinary course of business) by anyone except an authorized representative of DEO. Subrecipient shall cooperate with DEO, in taking all steps as DEO deems advisable, to prevent misuse, regain possession or otherwise protect the State's rights and the data subject's privacy.

(g) Subrecipient acknowledges DEO is subject to the provisions of Chapter 119, F.S., relating to public records and that reports, invoices and other documents Subrecipient submits to DEO under this Agreement constitute public records under Florida Statutes. Subrecipient shall cooperate with DEO regarding DEO's efforts to comply with the requirements of Chapter 119, F.S.

(h) If Subrecipient submits records to DEO that are confidential and exempt from public disclosure as trade secrets or proprietary confidential business information, such records should be identified as such by Subrecipient prior to submittal to DEO. Failure to identify the legal basis for each exemption from the requirements of Chapter 119, F.S., prior to submittal of the record to DEO serves as the Subrecipient's waiver of a claim of exemption. Subrecipient shall ensure public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Subrecipient-contractor does not transfer the records to DEO upon completion, including termination, of this Agreement.

**(i) IF SUBRECIPIENT-CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE SUBRECIPIENT-CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS by telephone at 850-245-7140, via email at [PRRequest@deo.myflorida.com](mailto:PRRequest@deo.myflorida.com), or by mail at Department of Economic Opportunity, Public Records Coordinator, 107 East Madison Street, Caldwell Building, Tallahassee, Florida 32399-4128.**

(j) To the extent allowable by law, Subrecipient shall be fully liable for the actions of its agents, employees, partners, contractors and subcontractors and shall fully indemnify, defend, and hold harmless the State and DEO, and their officers, agents and employees, from suits, actions, damages, and costs of every name and description, including attorneys' fees, arising from or relating to public record requests or public record law violation(s), alleged to be caused in whole or in part by the Subrecipient, its agents, employees, partners, contractors or subcontractors, provided, however, Subrecipient does not indemnify for that portion of any costs or damages proximately caused by the negligent act or omission of the State or DEO. DEO, in its sole discretion, has the right, but not the obligation, to enforce this indemnification provision.

(k) DEO does not endorse any Subrecipient, commodity, or service. Subject to Chapter 119, F.S., Subrecipient shall not publicly disseminate any information concerning this Agreement without prior written approval from DEO, including, but not limited to, mentioning this Agreement in a press release or other promotional material, identifying DEO or the State as a reference, or otherwise linking Subrecipient's name and either a description of the Agreement or the name of DEO or the State in any material published, either in print or electronically, to any other entity that is not a Party to this Agreement, except potential or actual employees, agents, representatives or subcontractors with the professional skills necessary to perform the work services required by the Agreement.

(l) Subrecipient shall comply with the requirements set forth in Section 119.0701, F.S., when entering into any public agency contract for services after the Effective Date of this Agreement. Subrecipient shall amend each of the Subrecipient's public agency contracts for services already in effect as of the Effective Date of this Agreement and which contract will or may be funded in whole or in part with any public funds. DEO may terminate this Agreement if the Subrecipient does not comply with this provision.

## **(28) EMPLOYMENT ELIGIBILITY VERIFICATION**

- (a) Section 448.095, F.S., requires the following:
1. Every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system.
  2. A private employer shall, after making an offer of employment which has been accepted by a person, verify such person's employment eligibility. A private employer is not required to verify the employment eligibility of a continuing employee hired before January 1, 2021. However, if a person is a contract employee retained by a private employer, the private employer must verify the employee's employment eligibility upon the renewal or extension of his or her contract.
- (b) E-Verify is an Internet-based system that allows an employer, using information reported on an employee's Form I-9, Employment Eligibility Verification, to determine the eligibility of all new employees hired to work in the United States. There is no charge to employers to use E-Verify. The Department of Homeland Security's E-Verify system can be found at:  
<https://www.e-verify.gov/>
- (c) If the Recipient does not use E-Verify, the Recipient shall enroll in the E-Verify system prior to hiring any new employee or retaining any contract employee after the effective date of this Agreement.

#### **(29) PROGRAM INCOME**

- (a) The Subrecipient shall report to DEO all program income (as defined at 24 CFR § 570.500(a) or in the Federal Register Guidance governing the CDBG-MIT funds) generated by activities carried out with CDBG-MIT funds made available under this Agreement as part of the Subrecipient's Quarterly Progress Report. The Subrecipient shall use program income in accordance with the applicable requirements of 2 CFR part 200, 24 CFR part 570.489, 570.500, 570.504 and the terms of this Agreement.
- (b) Program income generated after closeout shall be returned to DEO. Program income generated prior to closeout shall be returned to DEO unless the program income is used to fund additional units of CDBG-MIT activities, specified in a modification to this Agreement and duly executed prior to administrative closeout.

#### **(30) NATIONAL OBJECTIVES**

All activities funded with CDBG-MIT funds must meet the criteria for one of the CDBG program's National Objectives. The Subrecipient certifies that the activities carried out under this Agreement shall meet the following national objectives and satisfy the following criteria:

- (a) Benefit low- and moderate- income persons;
- (b) Meet a particularly urgent need;
- (c) Aid in the prevention or elimination of slums or blight.

#### **(31) INDEPENDENT CONTRACTOR**

(a) In Subrecipient's performance of its duties and responsibilities under this Agreement, it is mutually understood and agreed Subrecipient is at all times acting and performing as an independent contractor. Nothing in this Agreement is intended to or shall be deemed to constitute an employer/employee relationship, partnership or joint venture between the Parties. Subrecipient shall at all times remain an independent contractor with respect to the services to be performed under this Agreement. Nothing in this Agreement shall be construed to create any agency or employment

relationship between DEO Subrecipient, its employees, subcontractors or agents. Neither Party shall have any right, power or authority to assume, create or incur any expense, liability or obligation, express or implied, on behalf of the other.

(b) Subrecipient, its officers, agents, employees, subcontractors or assignees, in performance of this Agreement shall act in the capacity of an independent contractor and not as an officer, employee, agent, joint venturer, or partner of the State of Florida.

(c) Subrecipient shall have sole right to control the manner, method and means by which the services required by this Agreement are performed. DEO shall not be responsible to hire, supervise or pay Subrecipient's employees. Neither Subrecipient, nor its officers, agents, employees, subcontractors or assignees are entitled to State retirement or State leave benefits, or to any other compensation of State employment as a result of performing the duties and obligations of this Agreement.

(d) Subrecipient agrees to take such actions as may be necessary to ensure that each subcontractor will be deemed to be an independent contractor and will not be considered or permitted to be an agent, employee, servant, joint venturer or partner of the State of Florida.

(e) Unless justified by the Subrecipient, and agreed to by DEO in the Scope of Work, DEO will not furnish services of support (*e.g.*, office space, office supplies, telephone service, secretarial or clerical support) to the Subrecipient or its subcontractor or assignee.

(f) DEO shall not be responsible for withholding taxes with respect to the Subrecipient's use of funds under this Agreement. Subrecipient shall have no claim against DEO for vacation pay, sick leave, retirement benefits, social security, workers' compensation, health or disability benefits, reemployment assistance benefits or employee benefits of any kind. Subrecipient shall ensure that its employees, subcontractors and other agents, receive benefits and necessary insurance (health, workers' compensation, reemployment assistance benefits) from an employer other than the State of Florida.

(g) Subrecipient, at all times during the Agreement, must comply with the reporting and Reemployment Assistance contribution payment requirements of Chapter 443, F.S.

(h) DEO shall not be responsible for providing any training to Subrecipient, its employees, assigns, agents, representatives or subcontractors in the professional skills necessary to perform the work services required by this Agreement; DEO may provide training in the form of an Implementation Workshop in keeping with implementation

~ Remainder of this page is intentionally left blank ~

**State of Florida**  
**Department of Economic Opportunity**  
**Federally Funded Subrecipient Agreement**  
**Signature Page**

IN WITNESS THEREOF, and in consideration of the mutual covenants set forth above and, in the attachments and exhibits hereto, the Parties executed this Agreement by their duly authorized undersigned officials.

**CITY OF ST. PETERSBURG**

**DEPARTMENT OF ECONOMIC OPPORTUNITY**

By \_\_\_\_\_  
Signature  
Ken Welch  
\_\_\_\_\_

By \_\_\_\_\_  
Signature  
Dane Eagle  
\_\_\_\_\_

Title \_\_\_\_\_  
Mayor  
\_\_\_\_\_

Title \_\_\_\_\_  
Secretary  
\_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Federal Tax ID # \_\_\_\_\_  
59-6000424  
\_\_\_\_\_

UEI # \_\_\_\_\_  
LARHMJNJAKS4  
\_\_\_\_\_

Approved as to form and legal sufficiency, subject only to full and proper execution by the Parties.

**OFFICE OF GENERAL COUNSEL**  
**DEPARTMENT OF ECONOMIC OPPORTUNITY**

By: \_\_\_\_\_

Approved Date: \_\_\_\_\_



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**Attachment A – Project Description and Deliverables**

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**1. PROGRAM DESCRIPTION:** In April 2018, the U.S. Department of Housing and Urban Development (HUD) announced the State of Florida, Department of Economic Opportunity (DEO) would receive \$633,485,000 in funding to support long-term mitigation efforts following declared disasters in 2016 and 2017 through HUD's Community Development Block Grant Mitigation (CDBG-MIT) program. Awards were distributed on a competitive basis targeting HUD designated Most Impacted and Distressed (MID) Areas, primarily addressing the Benefits to Low-to-Moderate Income (LMI) National Objective. Additional information may be found in the Federal Register, Vol. 84, No. 169.

The Florida Department of Economic Opportunity (DEO) has apportioned the Federal Award to include the following initiatives: Critical Facility Hardening Program \$75,000,000; General Planning Support Program \$20,000,000; General Infrastructure Program \$475,000,000; and State Planning and Administration \$63,485,000.

This award has been granted under the **General Infrastructure Program**. Projects eligible for, but not limited to, funding under this program are infrastructure investments related to the following:

- Restoration of critical infrastructure
- Re-nourishment of protective coastal dune systems and state beaches
- Building or fortifying buildings that are essential to the health, safety and welfare of a community
- Rehabilitation or construction of stormwater management systems
- Improvements to drainage facilities
- Reconstruction of lift stations and sewage treatment plants
- Road repair and improvement and bridge strengthening

**2. PROJECT DESCRIPTION:** The City of St. Petersburg has been awarded Two Million Thirty-Four Thousand Five Hundred Seventeen and Zero Cents (\$2,034,517.00) in CDBG-MIT (Community Development Block Grant – Mitigation) funding for improvements to Bartlett Lake to increase storage volume, improve water quality, improve stormwater flow, and increase resiliency to sea level rise and climate change for the Bartlett Park neighborhood. This project will consist of dredging and removing nearly 18,000 cubic yards of sediment within the lake bottom of Bartlett Lake, which will be done through mechanical dredging methods while preserving the native vegetation and habitats. The area of benefit consists of 70.23% low- to moderate-income residents and will satisfy the LMI National Objective.

**3. SUBRECIPIENT RESPONSIBILITIES:**

- A. Complete and submit to DEO within thirty (30) days of Agreement execution a staffing plan which must be reviewed and approved by the DEO Grant Manager prior to implementation. Should any changes to the staffing plan be deemed necessary, an updated plan must be submitted to DEO for review and approval. The Staffing plan must include the following:
1. Organizational Chart; and
  2. Job descriptions for Subrecipient's employees, contracted staff, vendors, and contractors.

- B. Develop and submit a copy of the following policies and procedures to the DEO Grant Manager for review and approval within thirty (30) days of Agreement execution. The DEO Grant Manager will provide approval in writing prior to the policies and procedures being implemented.
1. Procurement policies and procedures that incorporate 2 CFR Part 200.317-326.
  2. Administrative financial management policies, which must comply with all applicable HUD CDBG-MIT and State of Florida rules.
  3. Quality assurance and quality control system policies and procedures that comply with all applicable HUD CDBG-MIT and DEO policies.
  4. Policies and procedures to detect and prevent fraud, waste and abuse that describe how the Subrecipient will verify the accuracy of applicant information, monitoring policy indicating how and why monitoring is conducted, the frequency of monitoring policy, and which items will be monitored, and procedures for referring instances of fraud, waste and abuse to HUD OIG Fraud Hotline (phone: 1-800-347-3735 or email [hotline@hudoig.gov](mailto:hotline@hudoig.gov)).
  5. Policies and procedures for the requirements under 2 CFR 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Award.
- C. Attend fraud related training offered by HUD OIG to assist in the proper management of the CDBG-MIT grant funds when available.
- D. Upload required documents into a system of record provided by DEO.
- E. Complete and submit an updated Project Detail Budget (Attachment B) for review and approval by DEO no later than thirty (30) days after Agreement execution. Any changes to the Project Detail Budget must be submitted in the monthly report submitted to DEO for review and approval by the DEO Grant Manager.
- F. Maintain organized Subrecipient agreement files and make them accessible to DEO or its representatives upon request.
- G. Comply with all terms and conditions of the Subrecipient Agreement, Infrastructure Program Guidelines, Action Plans, Action Plan amendments, and Federal, State, and local laws.
- H. Provide copies of all proposed procurement documents to DEO ten (10) days prior to posting as detailed in Attachment D of Subrecipient Agreement. The proposed procurement documents will be reviewed and approved by DEO Grant Manager. Should the procurement documents require revisions based on state or federal requirements, Subrecipient will be required to postpone procurement and submit revised documents for review and approval.
- I. Complete procurement of all applicants for internal grants management and compliance and direct program and product production, including:
1. Selection of applicants, subrecipients and/or staff that will be responsible for managing applicant intake and related operations, compliance, finance, and administration.
  2. Selection of applicants, subrecipients and/or staff that will be responsible for appraisal, environmental review, title services and legal services.
  3. Copies of all contracts that will be executed by Subrecipient. Contracts must be provided to DEO prior to execution as detailed in Attachment D. Any contract executed by Subrecipient must follow the terms and conditions set forth in this Agreement. Should the submitted contract require necessary additions and/or changes, DEO's Contract Manager will contact Subrecipient regarding changes. Subrecipient is required to submit the updated contract within thirty (30) days. Should the contract not be submitted in a timely manner, Subrecipient will be required to complete the selection process once more.
- J. Ensure all projects seeking assistance under the current CDBG-MIT funds, and any future funds allocated for Mitigation, provided by DEO, receive the required Environmental Clearance from DEO prior to Subrecipient being able to commit CDBG-MIT funds.
- K. Provide the following documentation to DEO within ten (10) calendars after the end of each month:

1. A revised detail report measuring the actual cost versus the project cost.
  2. An updated Attachment C which documents any changes to the project progress along with justification for the revision.
- L. Develop and submit to DEO a monthly revised detailed timeline for implementation consistent with the milestones outlined in the Mitigation Program Guidelines and report actual progress against the projected progress ten (10) calendar days after the end of each month.
- M. Provide the following information on a quarterly basis within ten (10) calendar days of the end of each quarter:
1. Submit updated organization chart on a quarterly basis with quarterly report.
  2. If staffing changes, there must be a submittal stating the names, job descriptions, on the monthly report deadline.
  3. A progress report documenting the following information:
    - a. Accomplishments within the past quarter;
    - b. Issues or risks that have been faced with resolutions; and
    - c. Projected activities to be completed within the following quarter.
- N. Subrecipient shall adhere to the deadlines for the project as agreed upon in the Attachment C – Activity Work Plan. If Subrecipient is unable to meet a deadline within thirty (30) calendar days of the due date, Subrecipient shall request an extension of such deadline from DEO in writing at least thirty (30) business days prior to the deadline. Deadlines shall not be extended outside of the term of this Agreement except by a formal amendment executed in accordance with Section (5) Modification of Agreement.
- O. Close out report will be no later than sixty (60) calendar days after this Agreement ends or is otherwise terminated.

#### 4. ELIGIBLE TASKS AND DELIVERABLES:

##### A. Deliverable 1 – Project Implementation

Subrecipient shall:

1. Perform grant management activities to include invoicing, record keeping, preparing and awarding bid to vendor, and financial oversight.
2. Data and Document Management; create and submit all required Semi-Annual reports, Quarterly reports, and other required reports, as well as maintain project files and financial records related to project activities.
3. Ensure compliance to Section 3, Davis-Bacon Labor Standards, and Fair Housing activities.

##### B. Deliverable 2 – Construction

Subrecipient shall:

1. Perform routine construction inspections of the project site to ensure compliance with permits, grant requirements, erosion and sediment control regulations, including inspection reports, survey, as-built drawings, and site visits.
2. Hire Florida licensed contractor to mobilize the project site and set up project staging and drying locations utilizing the proper erosion and sediment control devices within the project site in accordance with approved plans.
3. Hire Florida licensed contractor to provide temporary traffic control throughout the duration of project construction.
4. Hire Florida licensed contractor to dredge nearly 18,000 cubic yards of sediment

from Bartlett Lake using suction or mechanical removal methods in accordance with approved plans.

5. Hire Florida licensed contractor to test the material dredged from Bartlett Lake for all data required for disposal within an approved Class I lined landfill or incinerator facility.
6. Hire Florida licensed contractor to dispose of material dredged from Bartlett Lake within an approved facility once material has met all disposal requirements outlined by the facility, including drying and sediment testing criteria set forth by the facility.
7. Hire Florida licensed contractor to restore project site to pre-construction conditions by providing landscape restorations, such as sodding and tree installation.

**5. DEO'S RESPONSIBILITIES:**

- A. Monitor the ongoing activities of Subrecipient to ensure all activities are being performed in accordance with the Agreement to the extent required by law or deemed necessary by DEO in its discretion
- B. Assign a Grant Manager as a point of contact for Subrecipient
- C. Review Subrecipient's invoices described herein and process them on a timely basis
- D. DEO shall monitor progress, review reports, conduct site visits, as DEO determines necessary at DEO's sole and absolute discretion, and process payments to Subrecipient.

**6. DELIVERABLES:**

Subrecipient agrees to provide the following services as specified:

<b>Deliverable No. 1 – Project Implementation</b>		
<b>Tasks</b>	<b>Minimum Level of Service</b>	<b>Financial Consequences</b>
Subrecipient shall complete task as detailed Sections 4.A. of this Scope of Work.	Subrecipient may request reimbursement upon completion of task listed in Section 4.A of this Scope of Work as evidenced by submittal of the following documentation: 1) Payroll documentation; 2) Section 3 training documentation, including training materials and attendance documents (if applicable); 3) Project files (if applicable); 4) Evidence of fair housing activities (if applicable); 5) Summary of Davis Bacon Reviews (if applicable); and 6) Invoice package in accordance with Section 7 of this Scope of Work.	Failure to complete the Minimum Level of Service as specified shall result in non-payment for this deliverable.
		<b>Deliverable No. 1 Cost: \$85,104.00</b>

<b>Deliverable No. 2 – Construction</b>		
<b>Tasks</b>	<b>Minimum Level of Service</b>	<b>Financial Consequences</b>
Subrecipient shall complete task as detailed in Section 4.B. of this Scope of Work.	Subrecipient may request reimbursement upon completion of the tasks listed in 4.B. of this Scope of Work, or upon completion of construction at the 25%, 50%, 75%, and 100% milestones. All reimbursement requests must be evidenced by the following documentation: <ol style="list-style-type: none"> <li>1) AIA forms G702/G703 or similar DEO approved industry standard forms signed by the contractor and certified by the engineer performing inspection services for the project;</li> <li>2) Photographs of the project in progress and completed (if applicable); and</li> <li>3) Invoice package in accordance with Section 7 of this Scope of Work.</li> </ol>	Failure to complete the Minimum Level of Service as specified shall result in non-payment for this deliverable.
		<b>Deliverable No. 2 Cost: \$1,949,413</b>
		<b>Total Project Cost not to Exceed: \$2,034,517</b>

**COST SHIFTING:** The deliverable amounts specified within the Deliverables Section 5 table above are established based on the Parties' estimation of sufficient delivery of services fulfilling grant purposes under the Agreement in order to designate payment points during the Agreement Period; however, this is not intended to restrict DEO's ability to approve and reimburse allowable costs Subrecipient incurred providing the deliverables herein. Prior written approval from DEO's Grant Manager is required for changes to the above Deliverable amounts that do not exceed 25% of each deliverable total funding amount. Changes that exceed 25% of each deliverable total funding amount will require a formal written amendment request from Subrecipient, as described in **MODIFICATION** section of the Agreement. Regardless, in no event shall DEO reimburse costs of more than the total amount of this Agreement.

#### **7. INVOICE SUBMITTAL**

DEO shall reimburse Subrecipient in accordance with Section 5, above. In accordance with the Funding Requirements of s. 215.971(1), F.S. and Section 21 of this Agreement, Subrecipient and its subcontractors may only expend funding under this Agreement for allowable costs resulting from obligations incurred during this Agreement. To be eligible for reimbursement, costs must be in compliance with laws, rules and regulations applicable to expenditures of State funds, including, but not limited to, the Reference Guide for State Expenditures

(<https://www.myfloridacfo.com/Division/AA/Manuals/documents/ReferenceGuideforStateExpenditures.pdf>).

- A. Subrecipient shall provide one (1) invoice per month for services rendered during the applicable period of time as defined in the deliverable table. In any month no deliverable has been completed, the subrecipient will provide notice that no invoicing will be submitted.
- B. The following documents shall be submitted with the itemized invoice:
  - 1. A cover letter signed by Subrecipient's Grant Manager certifying that the costs being claimed in the invoice package: (1) are specifically for the project represented to the State in the budget appropriation; (2) are for one or more of the components as stated in Section 5, DELIVERABLES, of this Attachment A; (3) have been paid; and (4) were incurred during this Agreement.
  - 2. Subrecipient's invoices shall include the date, period in which work was performed, amount of reimbursement, and work completed to date;
  - 3. A certification by a licensed professional using AIA forms G702 and G703, or their substantive equivalents, certifying that the project, or a quantifiable portion of the project, is complete.
  - 4. Photographs of the project in progress and completed work;
  - 5. A copy of all supporting documentation for vendor payments;
  - 6. A copy of the bank statement that includes the cancelled check or evidence of electronic funds transfer. The State may require any other information from Subrecipient that the State deems necessary to verify that the services have been rendered under this Agreement.
- C. Subrecipient's invoice and all documentation necessary to support payment requests must be submitted into DEO's Subrecipient Enterprise Resource Application (SERA). Further instruction on SERA invoicing and reporting, along with a copy of the invoice template, will be provided upon execution of the Agreement.

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**Attachment B -- Project Budget (Example)**

Subrecipient: \_\_\_\_\_ Contract Number: \_\_\_\_\_ Modification Number: \_\_\_\_\_

Activity/Project		National Objective			Beneficiaries					Budget			
Activity	Description	LMI	Slum & Blight	Urgent Need	VLI	LI	MI	Non-LMI	Total	CDBG-MIT Amount	Other Funds	Source*	Total Funds
<b>1. Housing Program - Homeowner Service Project (Example Activities)</b>													
	Home Repair												
	Reconstruction												
	Replacement of Manufactured Homes												
	Temporary Rental and Mortgage Assistance												
	Buyout / Acquisition for Redevelopment												
<b>2. Housing Program - Supportive Housing Initiative PUD Rental Housing Project (Example Activities)</b>													
<b>3. Public Facilities Program -- Unified Service Center (Example Activities)</b>													
<b>4. Infrastructure Program (Example Activities)</b>													
	Armstrong Drainage Project												
	Hastings Phase I Sewer												
	Hastings Phase II Sewer												

	Oyster Creek Basin Improvements														
	Orange Street Drainage														
	Avenue D Drainage														
	St. Augustine - Lake Maria Sanchez HMGP Match Drainage														
	St. Augustine Blvd & Cypress Rd Drainage														
5.	<b>Administration</b>														
6.	<b>Planning</b>														
	<b>Totals:</b>														

\*Show the sources and amounts of Other Funds needed to complete the project below, including local funds, grants from other agencies and program income.

1.	Source of Other Funds	Amount
1.		
2.		
3.		
4.		



**Attachment C – Activity Work Plan (Example)**

Subrecipient \_\_\_\_\_ Activity: \_\_\_\_\_ Project Budget: \_\_\_\_\_  
 Contract Number: \_\_\_\_\_ Date Prepared: \_\_\_\_\_ Modification Number: \_\_\_\_\_

<b>Start Date</b> (month/year)	<b>End Date</b> (month/year)	<b>Describe Proposed Action</b>	<b>Activity</b>	<b>Description</b>	<b>Deliverable</b>	<b>Associated Task</b>	<b>CDBG-MIT Funding</b>	<b>Local/Match Funding</b>	<b>Estimated Funds by End Date</b>

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## Attachment D – Program and Special Conditions

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1. The Subrecipient shall demonstrate that progress is being made in completing project activities in a timely fashion pursuant to the activity work plan. If the Subrecipient does not comply with the activity work plan schedule, a justification for the delay and a plan for timely accomplishment shall be submitted to DEO within 21 calendar days of receiving DEO's request for justification for the delay. Any project for which the Subrecipient has not completed the activities listed in the Activity Work Plan may be rescinded unless DEO agrees that the Subrecipient has provided adequate justification for the delay.
2. The Subrecipient shall maintain records of expenditure of funds from all sources that will allow accurate and ready comparison between the expenditures and the budget/activity line items as defined in the Project Budget and Activity Work Plan.
3. The Subrecipient shall request DEO's approval for all professional services contracts and/or agreements that will be reimbursed with CDBG-MIT funds. Copies of the following procurement documents must be provided to DEO for review:
  - a. When publication of a Request for Proposal (RFP) is used as a means of solicitation, a copy of the advertisement, including an affidavit of publication;
  - b. DEO will either approve the procurement or notify the Subrecipient that the procurement cannot be approved because it violates State, Federal or local procurement guidelines. The Subrecipient shall notify DEO in writing no later than 90 calendar days from the effective date of this agreement if it will not be procuring any professional services or if it will be using non-CDBG-MIT funds to pay for professional services.
4. Prior to the obligation or disbursement of any funds, except for administrative expenses and not to exceed \$5000, the Subrecipient shall complete the following:
  - a. Submit for DEO's approval the documentation required in paragraph 3 above for any professional services contract. The Subrecipient proceeds at its own risk if more than the specified amount is incurred before DEO approves the procurement. If DEO does not approve the procurement of a professional services contract, the local government will not be able to use CDBG-MIT funds for that contract beyond \$5,000.
  - b. Comply with 24 CFR part 58 and the regulations implementing the National Environmental Policy Act, 40 CFR §§ 1500-1508. When the Subrecipient has completed the environmental review process, it shall submit a Request for Release of Funds and Certification. DEO will issue an Authority to Use Grant Funds (form HUD-7015.16) when this condition has been fulfilled to the satisfaction of DEO. If DEO has not issued an Authority to use Grant Funds within 15 days of Subrecipient's submission of the required documentation, DEO shall provide the Subrecipient a written update regarding the status of the review process. **SUBRECIPIENT SHALL NOT BEGIN CONSTRUCTION BEFORE DEO HAS ISSUED THE "AUTHORITY TO USE GRANT FUNDS."**
5. The Subrecipient agrees to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. §§ 4601-4655; hereinafter, the "URA"), implementing regulations at 24 CFR part 42, 49 CFR part 24 and 24 CFR § 570.606(b), the requirements of 24 CFR § 42.325 – 42.350 governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. § 5304(d)), and the requirements in 24 CFR § 570.606(d), governing optional relocation assistance policies.
6. If the Subrecipient undertakes any activity subject to the URA, the Subrecipient shall document completion of the acquisition by submitting all documentation required for a desk monitoring of the acquisition, including a notice to property owners of his or her rights under the URA, an invitation to accompany the appraiser, all appraisals, offer to the owner, acceptance, contract for sale, statement of settlement costs, copy of deed, waiver of rights (for donations), as applicable. The documentation shall be submitted prior to completing the acquisition (closing) so that DEO can

determine whether remedial action may be needed. The Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR § 570.606(b)(2), that are displaced as a direct result of acquisition, rehabilitation, demolition, or conversion for a CDBG-assisted project.

7. The Subrecipient shall timely submit completed forms for all prime and subcontractors as required by this Agreement, DEO, HUD, and applicable, regulations and guidance laws, specifically including but not limited to:
  - a. Certification Regarding Debarment, Suspension, and Other Responsibility Matters (Primary Covered Transactions);
  - b. Section 3 Participation Report (Construction Prime Contractor);
  - c. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion (Subcontractor), (if applicable); and
  - d. Section 3 Participation Report (Construction Subcontractor), (if applicable).
8. In addition, each construction contract or agreement for new or replacement housing must contain language that requires the contractor to meet the Green Building Standard for Replacement and New Construction of Residential Housing, as defined in the Allocation notice published in the Federal Register Volume 81, Number 224 on Monday, November 21, 2016.
9. For each Request for Funds (RFF) that includes reimbursement of construction costs, the Subrecipient shall provide a copy of the American Institute of Architects (AIA) form G702, Application and Certification for Payment, or a comparable form approved by DEO, signed by the contractor and inspection engineer, and a copy of form G703, Continuation Sheet, or a comparable form approved by DEO. For each RFF that includes construction costs, the Subrecipient shall provide a copy of AIA form G702, or a comparable form approved by DEO, if applicable, signed by the contractor and the local building inspector or housing specialist and a copy of form G703, or a comparable form approved by DEO, if applicable.
10. For each project, when the Subrecipient issues the Notice to Proceed to the contractor(s), copies of the following documents shall be sent to DEO:
  - a. Notice to Proceed;
  - b. The contractor's performance bond (100 percent of the contract price); and
  - c. The contractor's payment bond (100 percent of the contract price).
11. The Subrecipient shall undertake an activity each quarter to affirmatively further fair housing pursuant to 24 CFR § 570.487(b).
12. The Subrecipient shall ensure that a deed restriction is recorded on any real property or facility, excluding easements, acquired with CDBG-MIT funds. This restriction shall limit the use of that real property or facility to the use stated in the subgrant application and that title shall remain in the name of the Subrecipient. Such deed restriction shall be made a part of the public records in the Clerk of Court of the county in which the real property is located. Any future disposition of that real property shall be in accordance with 24 CFR § 570.505. Any future change of use of real property shall be in accordance with 24 CFR § 570.489(j).
13. The Subrecipient shall comply with the historic preservation requirements of the National Historic Preservation Act of 1966, as amended, the procedures set forth in 36 CFR part 800, and the Secretary of the Interior's Standards for Rehabilitation, codified at 36 CFR 67, and Guidelines for Rehabilitating Historic Buildings.
14. Pursuant to section 102(b), Public Law 101-235, 42 U.S.C. § 3545, the Subrecipient shall update and submit Form HUD 2880 to DEO within thirty (30) calendar days of the Subrecipient's knowledge of changes in situations which would require that updates be prepared. The Subrecipient must disclose:
  - a. All developers, contractors, consultants and engineers involved in the application or in the planning, development or implementation of the project or CDBG- MIT-funded activity; and

- b. Any person or entity that has a financial interest in the project or activity that exceeds \$50,000 or 10 percent of the grant, whichever is less.
15. If required, the Subrecipient shall submit a final Form HUD 2880, to DEO with the Subrecipient's request for administrative closeout, and its absence or incompleteness shall be cause for rejection of the administrative closeout.
16. Conflicts of interest relating to procurement shall be addressed pursuant to 24 CFR § 570.489(g). Title 24 CFR § 570.489(h) shall apply in all conflicts of interest not governed by 24 CFR § 570.489(g), such as those relating to the acquisition or disposition of real property; CDBG-MIT financial assistance to beneficiaries, businesses or other third parties; or any other financial interest, whether real or perceived. Additionally, the Subrecipient agrees to comply with, and this Agreement is subject to, Chapter 112 F.S.
17. Any payment by the Subrecipient using CDBG-MIT funds for acquisition of any property, right-of-way, or easement that exceeds fair market value as determined through the appraisal process established in HUD Handbook 1378 shall be approved in writing by DEO prior to distribution of the funds. Should the Recipient fail to obtain DEO pre-approval, any portion of the cost of the acquisition exceeding Fair Market Value shall not be paid or reimbursed with CDBG-MIT funds.
18. The Subrecipient shall take photographs or video of all activity locations prior to initiating any construction. As the construction progresses, additional photography or videography shall document the ongoing improvements. Upon completion of construction, final documentation of the activity locations will be provided to DEO with the administrative closeout package for this Agreement.
19. If an activity is designed by an engineer, architect or other licensed professional, it shall be certified upon completion by a licensed professional as meeting the specifications of the design, as may have been amended by change orders. The date of completion of construction shall be noted as part of the certification. This certification shall be accomplished prior to submission of an administrative closeout package and a copy of the certification shall be submitted with the administrative closeout package.

## Attachment E – State and Federal Statutes, Regulations, and Policies

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The CDBG-MIT funds available to the Subrecipient through this agreement constitute a subaward of DEO's Federal award under the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 CFR part 200. This agreement includes terms and conditions of DEO's Federal award that are imposed on the Subrecipient and the Subrecipient agrees to carry out its obligations in compliance with all of the obligations described in this Agreement.

The Subrecipient agrees to, and, by signing this Agreement, certifies that, it will comply with all applicable provisions of the Housing and Community Development Act of 1974, as amended, and the regulations at 24 CFR part 570, as modified by the Federal Register notices that govern the use of CDBG-MIT funds available under this agreement. These Federal Register notices include, but are not limited to, Federal Register Guidance Vol. 84, No. 169/Friday, August 30, 2019/Notices, Vol. 81, No. 224/Monday, November 21, 2016/Notices, Volume 83, No. 28/Friday, February 9, 2018/Notices, Volume 82, No. 11/Wednesday, January 18, 2017/Notices, Volume 82, No. 150/Monday, August 7, 2017/Notices, and Vol. 83, No. 157/Tuesday, August 14, 2018/Notices. Notwithstanding the foregoing, (1) the Subrecipient does not assume any of DEO's responsibilities for environmental review, decision-making and action, described in 24 CFR part 58 and (2) the Subrecipient does not assume any of DEO's responsibilities for initiating the review process under the provisions of 24 CFR Part 52. The Subrecipient shall also comply with all other applicable Federal, state and local laws, regulations and policies as now in effect and as may be amended from time to time that govern the use of the CDBG-MIT funds in complying with its obligations under this agreement, regardless of whether CDBG-MIT funds are made available to the Subrecipient on an advance or reimbursement basis.

The Subrecipient also agrees to use funds available under this Agreement to supplement rather than supplant funds otherwise available. The Subrecipient further agrees to comply with all other applicable Federal, State, and local laws, regulations and policies governing the funds provided under this Agreement, including, but not limited to the following:

1. State of Florida Requirement

State of Florida Requirements are stated throughout this Agreement and Attachments thereto.

2. Audits, Inspections and Monitoring

a. Single Audit

The Subrecipient must be audited as required by 2 CFR part 200, subpart F when it is expected that the Subrecipient's Federal awards expended during the respective fiscal year equaled or exceeded the threshold set forth in §200.501 Audit requirements.

b. Inspections and Monitoring

The Subrecipient shall permit DEO and auditors to have access to the Subrecipient's records and financial statements as necessary for DEO to meet the requirements of 2 CFR part 200.

The Subrecipient must submit to monitoring of its activities by DEO as necessary to ensure that the subaward is used for authorized purposes, in compliance with Federal statutes, regulations, and the terms and conditions of this agreement.

This review must include:

- (1) Reviewing financial and performance reports required by DEO;
- (2) Following up and ensuring that the Subrecipient takes timely and appropriate action on all deficiencies pertaining to the Federal award provided to the Subrecipient from DEO detected through audits, on-site reviews, and other means; and
- (3) Issuing a management decision for audit findings pertaining to this Federal award provided to the Subrecipient from DEO as required by 2 CFR §200.521.

c. Corrective Actions

The Subrecipient shall be subject to reviews and audits by DEO, including onsite reviews of the Subrecipient as may be necessary or appropriate to meet the requirements of 42 U.S.C. 5304(e)(2). DEO may issue management decisions and may consider taking enforcement actions if noncompliance is detected during audits. DEO may require the Subrecipient to take timely and appropriate action on all deficiencies pertaining to the Federal award provided to the subrecipient from the pass-through entity detected through audits, on-site. DEO may impose additional conditions on the use of the CDBG-MIT funds to ensure future compliance or provide training and technical assistance as needed to correct noncompliance.

3. Drug-Free Workplace

Subrecipients must comply with drug-free workplace requirements in Subpart B of part 2429, which adopts the government-wide implementation (2 CFR part 182) of sections 5152-5158 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 U.S.C. 701-707).

4. Procurement and Contractor Oversight

The Subrecipient shall comply with the procurement standards in 2 CFR §200.318 - §200.327 when procuring property and services under this agreement. The Subrecipient shall impose the Subrecipient's obligations under this agreement on its contractors, specifically or by reference, so that such obligations will be binding upon each of its contractors.

The Subrecipient must comply with CDBG regulations regarding debarred or suspended entities, specifically including, 24 CFR 570.609 or 24 CFR 570.489, as applicable. CDBG funds may not be provided to excluded or disqualified persons.

The Subrecipient shall maintain oversight of all activities under this agreement and shall ensure that for any procured contract or agreement, its contractors perform according to the terms and conditions of the procured contracts or agreements, and the terms and conditions of this agreement. To check for debarred or suspended entities, please visit <https://www.sam.gov/SAM/>

5. Property Standards

Real property acquired by the Subrecipient under this agreement shall be subject to 24 CFR 570.489(j) and 24 CFR 570.200(j). The Subrecipient shall also comply with the Property Standards at 2 CFR 200.310, 2 CFR 200.312, 2 CFR 200.314 through 2 CFR 200.316. The Subrecipient shall also comply with 2 CFR 200.313 Equipment, except that when the equipment is sold, the proceeds shall be program income and equipment not needed by the Subrecipient for activities under this agreement shall be transferred to DEO for its CDBG-MIT program or shall be retained after compensating DEO.

The Subrecipient shall also comply with the Property Standards in 2 CFR 200.310 through 2 CFR 200.316, except to the extent they are inconsistent with 24 CFR 570.200(j) and 24 CFR 570.489(j), in which case Subrecipient shall comply with 24 CFR 570.200(j) and 24 CFR 570.489(j), except to the extent that proceeds from the sale of equipment are program income and subject to the program income requirements under this agreement, pursuant to 24 CFR 570.489(e)(1)(ii).

6. Federal Funding Accountability and Transparency Act (FFATA)

The Subrecipient shall comply with the requirements of 2 CFR part 25 Universal Identifier and System for Award Management (SAM). The Subrecipient must have an active registration in SAM, <https://www.sam.gov/SAM/> in accordance with 2 CFR part 25, appendix A, and must have a Unique Entity Identifier (UEI) number <https://fedgov.dnb.com/webform/>. The Subrecipient must also comply with provisions of the Federal Funding Accountability and Transparency Act, which includes requirements on executive compensation, 2 CFR part 170 Reporting Subaward and Executive Compensation Information.

7. Relocation and Real Property Acquisition

The Subrecipient shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), 42 USC 4601 – 4655, 49 CFR part 24, 24 CFR part 42, and 24 CFR 570.606.

In addition to other URA requirements, these regulations (49 CFR § 24.403(d)) implement Section 414 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 USC § 5181, which provides that "Notwithstanding any other provision of law, no person otherwise eligible for any kind of replacement housing payment under the URA shall be denied such eligibility as a result of his being unable, because of a major disaster as determined by the President, to meet the occupancy requirements set by such Act".

8. Non-discrimination

a. 24 CFR Part 6

The Subrecipient will comply with 24 CFR part 6, which implements the provisions of section 109 of title I of the Housing and Community Development Act of 1974 (Title I) (42 U.S.C. 5309). Section 109 provides that no person in the United States shall, on the ground of race, color, national origin, religion or sex, be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity funded in whole or in part with Federal financial assistance. The Subrecipient will adhere to the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) (Age Discrimination Act) and the prohibitions against discrimination on the basis of disability under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) (Section 504). Section 109 of the HCDA makes these requirements applicable to programs or activities funded in whole or in part with CDBG-MIT funds. Thus, the Subrecipient shall comply with regulations of 24 CFR part 8, which implement Section 504 for HUD programs, and the regulations of 24 CFR part 146, which implement the Age Discrimination Act for HUD programs.

b. Architectural Barriers Act and the Americans with Disabilities Act

The Subrecipient shall ensure that its activities are consistent with requirements of Architectural Barriers Act and the Americans with Disabilities Act. The Architectural Barriers Act of 1968 (42 U.S.C. 4151-4157) requires certain Federal and Federally funded buildings and other facilities to be designed, constructed, or altered in accordance with standards that ensure accessibility to, and use by, physically handicapped people. A building or facility designed, constructed or altered with funds allocated or reallocated under this part after December 11, 1995 and meets the definition of "residential structure" as defined in 24 CFR 40.2 or the definition of "building" as defined in 41 CFR 101-19.602(a) is subject to the requirements of the Architectural Barriers Act of 1968 (42 U.S.C. 4151-4157) and shall comply with the Uniform Federal Accessibility Standards (appendix A to 24 CFR part 40 for residential structures, and appendix A to 41 CFR part 101-19, subpart 101-19.6, for general type buildings).

The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218 and 225) (ADA) provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, State and local government services and telecommunications. It further provides that discrimination includes a failure to design and construct facilities for first occupancy no later than January 26, 1993, that are readily accessible to and usable by individuals with disabilities. Further, the ADA requires the removal of architectural barriers and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable—that is, easily accomplishable and able to be carried out without much difficulty or expense.

c. State and Local Nondiscrimination Provisions

The Subrecipient must comply with the Florida Small and Minority Business Assistance Act (§§ 288.703-288.706, F.S.); Title VI of the Civil Rights Act of 1964 (24 CFR part 1)

(1) General Compliance

The Subrecipient shall comply with the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352), as amended. No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity funded by this agreement. The specific nondiscrimination provisions at 24 CFR 1.4 apply to the use of these funds. The Subrecipient shall not intimidate, threaten, coerce or discriminate against any person for the purpose of interfering with any right or privilege secured by title VI of the Civil Rights Act of 1964 or 24 CFR part 1, or because an individual has made a complaint, testified, assisted or participated in any manner in an investigation, proceeding or hearing under 24 CFR part 1. The identity of complainants



shall be kept confidential except to the extent necessary to carry out the purposes of 2 CFR part 1, including the conduct of any investigation, hearing or judicial proceeding arising thereunder.

(2) Assurances and Real Property Covenants

As a condition to the approval of this Agreement and the extension of any Federal financial assistance, the Subrecipient assures that the program or activities described in this Agreement will be conducted and the housing, accommodations, facilities, services, financial aid or other benefits to be provided will be operated and administered in compliance with all requirements imposed by or pursuant to this part 1.

If the Federal financial assistance under this agreement is to provide or is in the form of personal property or real property or interest therein or structures thereon, the Subrecipient's assurance herein shall obligate the Subrecipient or, in the case of a subsequent transfer, the transferee, for the period during which the property is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits, or for as long as the recipient retains ownership or possession of the property, whichever is longer. In all other cases, the assurance shall obligate the Subrecipient for the period during which Federal financial assistance is extended pursuant to the contract or application. This assurance gives DEO and the United States a right to seek judicial enforcement of the assurance and the requirements on real property.

In the case of real property, structures or improvements thereon, or interests therein, acquired with Federal financial assistance under this Agreement or acquired with CDBG-MIT funds and provided to the Subrecipient under this Agreement, the instrument effecting any disposition by the Subrecipient of such real property, structures or improvements thereon, or interests therein, shall contain a covenant running with the land assuring nondiscrimination for the period during which the real property is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If the Subrecipient receives real property interests or funds or for the acquisition of real property interests under this Agreement, to the extent that rights to space on, over, or under any such property are included as part of the program receiving such assistance, the nondiscrimination requirements of this part 1 shall extend to any facility located wholly or in part in such space.

d. Affirmative Action

(1) Approved Plan

The Subrecipient agrees that it shall carry out pursuant to DEO's specifications an Affirmative Action Program in compliance with the President's Executive Order 11246 of September 24, 1965, as amended, and implementing regulations at 41 CFR 60. DEO shall provide Affirmative Action guidelines to the Subrecipient to assist in the formulation of such program. The Subrecipient shall submit a plan for an Affirmative Action Program for approval prior to the release of funds under this agreement.

(2) Women- and Minority-Owned Businesses (W/MBE)

The Subrecipient shall take the affirmative steps listed in 2 CFR 200.321(b)(1) through (5) to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible when the Subrecipient procures property or services under this agreement.

(3) Notifications

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement

The Subrecipient shall, in all solicitations or advertisements for employees placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.

9. Labor and Employment  
Labor Standards

The Subrecipient shall comply with the in labor standards in Section 110 of the Housing and Community Development Act of 1974, as amended and ensure that all laborers and mechanics employed by contractors or subcontractors in the performance of construction work financed in whole or in part with assistance received under this agreement shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis- Bacon Act, as amended (40 U.S.C. 3141, *et seq.*) and 29 CFR part 1, 3, 5, 6 and 7, provided, that this requirement shall apply to the rehabilitation of residential property only if such property contains not less than 8 units.

The Subrecipient agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874) and its implementing regulations of the U.S. Department of Labor at 29 CFR part 3 and part 5. The Subrecipient shall maintain documentation that demonstrates compliance with applicable hour and wage requirements. Such documentation shall be made available to DEO for review upon request.

10. Section 3 of the Housing and Urban Development Act of 1968

a. Low-Income Person Definition

A low-income person, as this term is defined in Section 3 (b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)). Section 3(b)(2) of the 1937 Act defines this term to mean families (including single persons) whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher and or lower than 80 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families; or (ii) A very low-income person, as this term is defined in Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437 a(b)(2)). Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)) defines this term to mean families (including single persons) whose incomes do not exceed 50 per centum of the median family income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

b. Compliance

Subrecipient shall comply with the provisions of Section 3 of the Housing Urban Development Act of 1968, as amended, 12 USC 1701u, and implementing its implementing regulations at 24 CFR part 75 (formerly 24 CFR part 135). Compliance with Section 3 shall be achieved, to the greatest extent feasible, consistent with existing Federal, state and local laws and regulations. Accordingly, a subrecipient of Section 3-covered assistance is required to develop strategies for meeting both the regulatory requirements at 24 CFR part 75 and any other applicable statutes or regulations. Subrecipient and any of its contractors and subcontractors shall include the following "Section 3 clause" in every "Section 3-covered contract":

- (1) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- (2) The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.
- (3) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants

for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

- (4) The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.
- (5) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.
- (6) Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- (7) With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

c. Section 3 Benchmarks and Reporting

- A. Benchmarks. Contracts over \$200,000 trigger Section 3 Benchmark requirements. When triggered, best efforts must be made to extend Section 3 opportunities to verified Section 3 workers and business concerns to meet these *minimum* numeric goals:
  1. Twenty-five percent (25%) of the total hours on a Section 3 project must be worked by Section 3 workers; and
  2. Five percent (5%) of the total hours on a Section 3 project must be worked by Targeted Section 3 workers.
- B. Reporting. If the subrecipient's reporting indicates that the subrecipient has not met the Section 3 benchmarks described in 24 CFR § 75.23, pursuant to 24 CFR § 75.25(b), the subrecipient must report in a form prescribed by HUD on the qualitative nature of its activities and those its contractors and subcontractors pursued.
- C. Recipient will comply with any Section 3 Project Implementation Plan documents provided by HUD or DEO which may be amended from time to time for HUD reporting purposes.

11. Conduct

a. Hatch Act

The Subrecipient shall comply with the Hatch Act, 5 USC 1501 – 1508, and shall ensure that no funds provided, nor personnel employed under this agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

b. Conflict of Interest

In the procurement of supplies, equipment, construction, and services pursuant to this agreement, the Subrecipient shall comply with the conflict of interest provisions in DEO's procurement policies and procedures. In all cases not governed by the conflict of interest provisions in DEO's procurement policies and procedures, the Subrecipient shall comply with the conflict of interest provisions in 24 CFR 570.489(h).

c. Lobbying Certification

The Subrecipient hereby certifies that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan, or cooperative agreement;
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;
- (3) The language of paragraph (i) through (iv) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly; and
- (4) This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is required by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

d. Religious Activities

The Subrecipient agrees that funds provided under this agreement shall not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

Equal Treatment for Faith-Based Organizations. Prohibits any State or local government receiving funds under any Department program, or any intermediate organization with the same duties as a governmental entity, from discriminating for or against an organization on the basis of the organization's religious character or affiliation. Prohibits religious organizations from engaging in inherently religious activities, such as worship, religious instruction, or proselytization, as part of the programs or services funded with direct financial assistance.

Prohibits an organization that participates in programs funded by direct financial assistance from the Department, in providing services, from discriminating against a program beneficiary or prospective program beneficiary on the basis of religion or religious belief. Any restrictions on the use of grant funds shall apply equally to religious and non-religious organizations.

e. Environmental Conditions

(1) Prohibition on Choice Limiting Activities Prior to Environmental Review

The Subrecipient must comply with the limitations in 24 CFR 58.22 even though the Subrecipient is not delegated the requirement under Section 104(g) of the HCD Act for environmental review, decision-making and action (see 24 CFR part 58) and is not delegated DEO's responsibilities for initiating the review process under the provisions of 24 CFR Part 52. 24 CFR 58.22 imposes limitations on activities pending clearance and specifically limits commitments of HUD funds or non-HUD funds by any participant in the development process before completion of the environmental review. A violation of this requirement may result in a prohibition on the use of Federal funds for the activity. If DEO has not issued an Authority to Use Grant Funds within 15 days of Subrecipient's submission of the required documentation, DEO shall provide the Subrecipient a written update regarding the status of the review process.

(2) Air and Water

The Subrecipient shall comply with the following requirements insofar as they apply to the performance of this agreement:

- (a) Air quality. (1) The Clean Air Act (42 U.S.C. 7401 et. seq.) as amended; particularly section 176(c) and (d) (42 U.S.C. 7506(c) and (d)); and (2) Determining Conformity of Federal Actions to State or Federal Implementation Plans (Environmental Protection Agency—40 CFR parts 6, 51, and 93); and
- (b) Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251, et seq., as amended, including the requirements specified in Section 114 and Section 308 of the Federal Water Pollution Control Act, as amended, and all regulations and guidelines issued thereunder.

- (c) The Clean Air and Water Act: If this Contract is in excess of \$100,000, Contractor shall comply with all applicable standards, orders or regulations issued under the Clean Air Act, as amended, 42 U.S.C. 7401, Section 508 of the Clean Water Act, as amended, 33 U.S.C. 1368, et seq., Executive Order 11738 and Environmental Protection Agency regulations. Contractor shall report any violation of the above to DEO.
  - (d) Energy Efficiency: Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the State of Florida's energy conservation plan issued in compliance with the Energy Policy and Conservation Act, Pub. L. 94-163.
- (3) Flood Disaster Protection  
The Subrecipient shall comply with the mandatory flood insurance purchase requirements of Section 102 of the Flood Disaster Protection Act of 1973, as amended by the National Flood Insurance Reform Act of 1994, 42 USC 4012a. Additionally, the Subrecipient shall comply with Section 582 of the National Flood Insurance Reform Act of 1994, as amended, (42 U.S.C. 5154a), which includes a prohibition on the provision of flood disaster assistance, including loan assistance, to a person for repair, replacement or restoration for damage to any personal, residential, or commercial property if that person at any time has received Federal flood disaster assistance that was conditioned on the person first having obtained flood insurance under applicable Federal law and the person has subsequently failed to obtain and maintain flood insurance as required under applicable Federal law on such property. Section 582 also includes a responsibility to notify property owners of their responsibility to notify transferees about mandatory flood purchase requirements. More information about these requirements is available in the Federal Register notices governing the CDBG-MIT award and listed at the beginning of this Attachment.
- (4) Lead-Based Paint  
The Subrecipient shall follow DEO's procedures with respect to CDBG assistance that fulfill the objectives and requirements of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, and R of this title.
- (5) Historic Preservation  
The Subrecipient shall comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended, codified in title 54 of the United States Code, and the procedures set forth in 36 CFR part 800 insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, State, or local historic property list.

- (6) Additional Regulations
- (a) The Temporary Assistance for Needy Families Program ("TANF"), 45 CFR Parts 260-265, the Social Services Block Grant ("SSBG"), 42 U.S.C. 1397d, and other applicable federal regulations and policies promulgated thereunder.
  - (b) Title IX of the Education Amendments of 1972, as amended, 20 U.S.C. 1681, et seq., which prohibits discrimination on the basis of sex in educational programs.
  - (c) Section 654 of the Omnibus Budget Reconciliation Act of 1981, as amended, 42 U.S.C. 9849, which prohibits discrimination on the basis of race, creed, color, national origin, sex, handicap, political affiliation or beliefs.
  - (d) The Pro-Children Act: Contractor agrees to comply with the Pro-Children Act of 1994, 20 U.S.C. 6083. Failure to comply with the provisions of the law may result in the imposition of civil monetary penalty up to \$1,000 for each violation and/or the imposition of an administrative compliance order on the responsible entity. This clause is applicable to all approved sub-contracts. In compliance with Public Law (Pub. L.) 103-277, the Contract shall not permit smoking in any portion of any indoor facility used for the provision of federally funded services including health, day care, early childhood development, education or library services on a routine or regular basis, to children up to age 18.
  - (e) Public Announcements and Advertising: When issuing statements, press releases, requests for proposals, bid solicitations and other documents describing projects or programs funded in whole or in part with federal money, Contractor shall clearly state (1) the percentage of the total costs of the program or project which will be financed with federal money, (2) the dollar amount of federal funds for the project

- or program, and (3) percentage and dollar amount of the total costs of the project or program that will be financed by nongovernmental sources.
- (f) Purchase of American-Made Equipment and Products: Contractor assures that, to the greatest extent practicable, all equipment and products purchased with funds made available under this Agreement will be American-made.
  - (g) The Consolidated Appropriations Act, 2010, Division E, Section 511 (Pub. L. 111-117), which prohibits distribution of federal funds made available under the Act to the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries. The Continuing Appropriations Act, 2011, Sections 101 and 103 (Pub. L. 111-242), provides that appropriations made under Pub. L. 111-117 are available under the conditions provided by Pub. L. 111-117.
  - (h) Contract Work Hours and Safety Standards Act (40 U.S.C. §327–333) — If this Contract involves federal funding in excess of \$2,000 for construction contracts or in excess of \$2,500 for other contracts that involve the employment of mechanics or laborers, compliance with sections 102 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327–333), as supplemented by Department of Labor regulations (29 CFR Part 5) is required. Under section 102 of the Act, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than 1 ½ times the basic rate of pay for all hours worked in excess of 40 hours in the work week. Section 107 of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.
  - (i) Resource Conservation and Recovery Act (RCRA). Under RCRA (Pub. L. 94–580 codified at 42 U.S.C. 6962), state and local institutions of higher education, hospitals, and non-profit organizations that receive direct Federal awards or other Federal funds shall give preference in their procurement programs funded with Federal funds to the purchase of recycled products pursuant to the EPA guidelines.
  - (j) Immigration Reform and Control Act. Contractor shall comply with the requirements of the Immigration Reform and Control Act of 1986, which requires employment verification and retention of verification forms for any individuals hired who will perform any services under the contract.

When it is determined that the Subrecipient is in non-compliance with federal or state program requirements, the State may impose any of the additional conditions and/or requirements outlined in 2 CFR § 200.207.

## Attachment F – Civil Rights Compliance

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### Fair Housing

As a condition for the receipt of CDBG-MIT funds, each Subrecipient must certify that it will "affirmatively further fair housing" in its community. A Subrecipient shall demonstrate its commitment to affirmatively further fair housing by implementing the actions listed below.

Each Subrecipient shall do the following:

1. Have in place a fair housing resolution or ordinance that covers all Federally protected classes (race, color, familial status, handicap, national origin, religion and sex);
2. Designate an employee as the Fair Housing Coordinator who is available during regular business hours to receive fair housing calls;
3. Publish the Fair Housing Coordinator's contact information quarterly in a newspaper of general circulation in the Subrecipient's jurisdiction so that people know who to call to ask fair housing questions or register a complaint. Alternatively, the Subrecipient can post the coordinator's contact information throughout the quarter on the home page of its website;
4. Establish a system to record the following for each fair housing call:
  - a) The nature of the call,
  - b) The actions taken in response to the call,
  - c) The results of the actions taken and
  - d) If the caller was referred to another agency, the results obtained by the referral agency;
5. Conduct at least one fair housing activity each quarter. Identical activities (see examples below) shall not be conducted in consecutive quarters; and
6. Display a fair housing poster in the CDBG-MIT Office. (This does not count as a fair housing activity.)

The Subrecipient shall ensure that the fair housing contact person has received training so that he/she can handle fair housing phone inquiries or refer the inquiries to the appropriate people/agencies. Records maintained by the contact will help the community do the following:

1. Define where discriminatory practices are occurring,
2. Help the community measure the effectiveness of its outreach efforts, and
3. Provide the community with a means to gain information that can be used to design and implement strategies that will eliminate fair housing impediments.

Examples of fair housing activities include the following:

1. Making fair housing presentations at schools, civic clubs and neighborhood association meetings;
2. Conducting a fair housing poster contest or an essay contest;
3. Manning a booth and distributing fair housing materials at libraries, health fairs, community events, yard sales and church festivals; and
4. Conducting fair housing workshops for city/county employees, realtors, bank and mortgage company employees, insurance agents and apartment complex owners.

Printing a fair housing notice on a utility bill is no longer accepted as a fair housing activity; however, mailing a DEO-approved fair housing brochure as an insert with utility bills will be accepted as an activity. Placing posters in public buildings does not meet the requirement for a fair housing activity.

The Subrecipient shall document its fair housing activities by keeping photographs, newspaper articles, sign-in sheets and copies of handouts in their CDBG-MIT project file and include information about the activities in the comment section of each quarterly report.

### **Equal Employment Opportunity**

As a condition for the receipt of CDBG-MIT funds, each Subrecipient must certify that it and the contractors, subcontractors, subrecipients and consultants that it hires with CDBG-MIT funds will abide by the Equal Employment Opportunity (EEO) Laws of the United States. A Subrecipient shall demonstrate its commitment to abide by the laws through the actions listed below.

Each Subrecipient shall do the following:

1. Have in place an equal employment opportunity resolution or ordinance that protects its applicants and employees and the applicants and employees of its contractors, subcontractors, subrecipients and consultants from discrimination in hiring, promotion, discharge, pay, fringe benefits, job training, classification, referral and other aspects of employment, on the basis of race, color, religion, sex, national origin, disability, age or genetics;
2. Designate an employee as the EEO Coordinator who is available during regular business hours to receive EEO calls;
3. Publish the EEO Coordinator's contact information quarterly in a newspaper of general circulation in the Subrecipient's jurisdiction so that people know who to call to ask EEO questions or register a complaint. Alternatively, the Subrecipient can post the coordinator's contact information throughout the quarter on the home page of its website; and
4. Establish a system to record the following for each EEO call:
  - a) The nature of the call,
  - b) The actions taken in response to the call and
  - c) The results of the actions taken;
5. Each Subrecipient shall maintain a list of certified minority-owned business enterprises (MBE) and women-owned business enterprises (WBE) that operate in its region. The Subrecipient shall use this list to solicit companies to bid on CDBG-MIT-funded construction activities and shall provide a copy of the list to the prime contractor(s) to use when it hires subcontractors and consultants. The Department of Management Services maintains a list of certified minority- and women-owned businesses that can be used to develop a local MBE/WBE list at the following website: <https://osd.dms.myflorida.com/directories>.
6. Incorporate the Equal Employment Opportunity clause set forth in 41 CFR Part 60-1.4(b) into any contracts or subcontracts that meet the definition of "federally assisted construction contract" in 41 CFR 60-1.3.

### **Section 504 and the Americans with Disabilities Act (ADA)**

As a condition for the receipt of CDBG-MIT funds, the Subrecipient must certify that it provides access to all federally funded activities to all individuals, regardless of handicap. The Subrecipient shall demonstrate its commitment to abide by the laws through the actions listed below.

The Subrecipient shall do the following:

1. Have in place a resolution or ordinance that is designed to eliminate discrimination against any person who:
  - a) Has a physical or mental impairment which substantially limits one or more major life activities,
  - b) Has a record of such an impairment, or
  - c) Is regarded as having such an impairment;
2. Designate an employee as the Section 504/ADA Coordinator who is available during regular business hours to receive Section 504/ADA calls;
3. Publish the Section 504/ADA Coordinator's contact information quarterly in a newspaper of general circulation in the Subrecipient's jurisdiction so that people know who to call to ask Section 504/ADA questions or register a complaint. Alternatively, the Subrecipient can post the coordinator's contact information throughout the quarter on the home page of its website; and
4. Establish a system to record the following for each Section 504/ADA call:
  - a) The nature of the call,
  - b) The actions taken in response to the call and



c) The results of the actions taken.

Section 504 prohibitions against discrimination (see 45 CFR part 84) apply to service availability, accessibility, delivery, employment and the administrative activities and responsibilities of organizations receiving Federal financial assistance. A Subrecipient of Federal financial assistance may not, on the basis of disability:

1. Deny qualified individuals the opportunity to participate in or benefit from Federally funded programs, services or other benefits,
2. Deny access to programs, services, benefits or opportunities to participate as a result of physical barriers, or
3. Deny employment opportunities, including hiring, promotion, training and fringe benefits, for which they are otherwise entitled or qualified.

The ADA regulations (Title II, 28 CFR part 35, and Title III, 28 CFR part 36) prohibit discrimination on the basis of disability in employment, State and local government, public accommodations, commercial facilities, transportation, and telecommunications. To be protected by the ADA, one must have a disability or have a relationship or association with an individual with a disability.

Title II covers all activities of state and local governments regardless of the government entity's size or receipt of Federal funding. Title II requires that State and local governments give people with disabilities an equal opportunity to benefit from all of their programs, services and activities (e.g. public education, employment, transportation, recreation, health care, social services, courts, voting and town meetings). State and local governments are required to follow specific architectural standards in the new construction and alteration of their buildings. They also must relocate programs or otherwise provide access in inaccessible older buildings, and communicate effectively with people who have hearing, vision or speech disabilities.

Title III covers businesses and nonprofit service providers that are public accommodations, privately operated entities offering certain types of courses and examinations, privately operated transportation and commercial facilities. Public accommodations are private entities who own, lease, lease to or operate facilities such as restaurants, retail stores, hotels, movie theaters, private schools, convention centers, doctors' offices, homeless shelters, transportation depots, zoos, funeral homes, day care centers and recreation facilities including sports stadiums and fitness clubs. Transportation services provided by private entities are also covered by Title III.

### **Section 3 - Economic Opportunities for Low- and Very Low-Income Persons**

Each Subrecipient shall encourage its contractors to hire qualified low- and moderate-income residents for any job openings that exist on CDBG-MIT-funded projects in the community. The Subrecipient and its contractors shall keep records to document the number of low- and moderate-income people who are hired to work on CDBG-MIT-funded projects. The number of low- and moderate-income residents who are hired to work of the project shall be reported in the comment section of the quarterly report.

The following Section 3 clause is required to be included in any contracts and subcontracts funded by this Agreement:

#### **Section 3 Clause**

1. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are Subrecipients of HUD assistance for housing.
2. The Parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.
3. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the

notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

4. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.
5. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.
6. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default and debarment or suspension from future HUD assisted contracts.
7. With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. § 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

#### **Civil Rights Regulations**

As a condition for the receipt of CDBG-MIT funds, each Subrecipient must certify that it will abide by the following Federal laws and regulations:

1. Title VI of the Civil Rights Act of 1964 – Prohibits discrimination by government agencies that receive Federal funding;
2. Title VII of the Civil Rights Act of 1964 – prohibits employment discrimination on the basis of race, color, religion, sex or national origin;
3. Title VIII of the Civil Rights Act of 1968 – as amended (the Fair Housing Act of 1988);
4. 24 CFR § 570.487(b) – Affirmatively Furthering Fair Housing;
5. 24 CFR § 570.490(b) – Unit of general local government's record;
6. 24 CFR § 570.606(b) – Relocation assistance for displaced persons at URA levels;
7. Age Discrimination Act of 1975;
8. Executive Order 12892 – Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing;
9. Section 109 of the Housing and Community Development Act of 1974 – No person shall be excluded from participation in, denied benefits of or subjected to discrimination under any program or activity receiving CDBG-MIT funds because of race, color, religion, sex or national origin;
10. Section 504 of the Rehabilitation Act of 1973 and 24 CFR part 8, which prohibits discrimination against people with disabilities;
11. Executive Order 11063 – Equal Opportunity in Housing;
12. Executive Order 11246 – Equal Employment Opportunity; and
13. Section 3 of the Housing and Urban Development Act of 1968, as amended – Employment/Training of Lower Income Residents and Local Business Contracting.

I hereby certify that City of St. Petersburg shall comply with all of the provisions and Federal regulations listed in this Attachment F.

**By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name:** Ken Welch  
\_\_\_\_\_

**Title:** Mayor  
\_\_\_\_\_

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### Attachment G – Reports

The following reports must be completed and submitted to DEO in the time frame indicated below. Failure to timely file these reports constitutes an Event of Default, as defined in Paragraph (10) Default, of this Agreement.

1. **Monthly Progress Report** must be submitted to DEO ten (10) calendar days after the end of each month.
2. A **Quarterly Progress Report** must be submitted to DEO on forms to be provided by DEO no later than the 10<sup>th</sup> of every April, July, October and January.
3. A **Contract and Subcontract Activity** form, Form HUD-2516, currently available at [https://www.hud.gov/sites/documents/DOC\\_36660](https://www.hud.gov/sites/documents/DOC_36660); which is incorporated herein by reference, must be submitted by April 15 and October 15 each year through the DEO's SERA reporting system. The form must reflect all contractual activity for the period, including Minority Business Enterprise and Woman Business Enterprise participation. If no activity has taken place during the reporting period, the form must indicate "no activity".

The Subrecipient shall closeout its use of the CDBG-MIT funds and its obligations under this Agreement by complying with the closeout procedures in 2 CFR § 200.343. Activities during this close-out period may include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances and accounts receivable to the Subrecipient) and determining the custodianship of records.

Notwithstanding the terms of 2 CFR 200.343, upon the expiration of this Agreement, the Subrecipient shall transfer to the recipient any CDBG-MIT funds on hand at the time of expiration and any accounts receivable attributable to the use of CDBG-MIT funds. Further, any real property under the Subrecipient's control that was acquired or improved in whole or in part with CDBG-MIT funds (including CDBG-MIT funds provided to the Subrecipient in the form of a loan) shall be treated in accordance with 24 CFR 570.503(b)(7).

4. In accordance with 2 CFR part 200, should the Subrecipient meet the threshold for submission of a single or program specific audit, the audit must be conducted in accordance with 2 CFR part 200 and submitted to DEO no later than nine months from the end of the Subrecipient's fiscal year. If the Subrecipient did not meet the audit threshold, an **Audit Certification Memo** must be provided to DEO no later than nine months from the end of the Subrecipient's fiscal year.
5. A copy of the **Audit Compliance Certification** form, Attachment J, must be emailed to [audit@deo.myflorida.com](mailto:audit@deo.myflorida.com) within sixty (60) calendar days of the end of each fiscal year in which this subgrant was open.
6. **Section 3 Quarterly Reporting Requirements.** Reporting of labor hours for Section 3 projects must comply with 24 CFR §75.25(a). Subrecipients must report the following: (i) the total number of labor hours worked; (ii) the total number of labor hours worked by Section 3 workers; and (iii) the total number of labor hours worked by Targeted Section 3 workers. If Section 3 benchmarks are not met, the subrecipient's qualitative efforts must be reported in a manner required by 24 CFR §75.25(b).

Subrecipients shall provide Section 3 Reporting quarterly to DEO by the 10th of each quarter (January 10, April 10, July 10, and October 10). For Section 3 Reporting, Subrecipients should complete and return the Project Implementation Plan template to DEO.

7. Request for Funds must be submitted as required by DEO and in accordance with the *Project Description and Deliverables, Project Budget and Activity Work Plan*.
8. All forms referenced herein are available online or upon request from DEO's grant manager for this Agreement.

## Attachment H – Warranties and Representations

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### Financial Management

The Subrecipient's financial management system must comply with the provisions of 2 CFR part 200 (and particularly 2 C.F.R 200.302 titled "Financial Management"), Section 218.33, F.S., and include the following:

1. Accurate, current and complete disclosure of the financial results of this project or program.
2. Records that identify the source and use of funds for all activities. These records shall contain information pertaining to grant awards, authorizations, obligations, unobligated balances, assets, outlays, income and interest.
3. Effective control over and accountability for all funds, property and other assets. The Subrecipient shall safeguard all assets and assure that they are used solely for authorized purposes.
4. Comparison of expenditures with budget amounts for each Request for Funds (RFF). Whenever appropriate, financial information should be related to performance and unit cost data.
5. Written procedures to determine whether costs are allowed and reasonable under the provisions of the 2 CFR part 200 (and particularly 2 CFR 200 Subpart E titled "Costs Principles") and the terms and conditions of this Agreement.
6. Cost accounting records that are supported by backup documentation.

### Competition

All procurement transactions must follow the provisions of 2 CFR §§ 200.318-200.327 and be conducted in a manner providing full and open competition. The Subrecipient shall be alert to conflicts of interest as well as noncompetitive practices among contractors that may restrict or eliminate competition or otherwise restrain trade. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, invitations for bids or requests for proposals shall be excluded from competing for such procurements. Awards must be made to the responsible and responsive bidder or offeror whose proposal is most advantageous to the program, considering the price, quality and other factors. Solicitations shall clearly set forth all requirements that the bidder or offeror must fulfill in order for the bid or offer to be evaluated by the Subrecipient. Any and all bids or offers may be rejected if there is a sound, documented reason.

### Codes of Conduct

The Subrecipient shall maintain written standards of conduct governing the performance of its employees engaged in the award and administration of contracts. No employee, officer or agent shall participate in the selection, award or administration of a contract supported by a Federal award if he or she has a real or apparent conflict of interest. Such a conflict would arise when the employee, officer or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated, has a financial or other interest in a tangible personal benefit from a firm considered for a contract. The officers, employees and agents of the Subrecipient shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors or parties to subcontracts. The standards of conduct must provide for disciplinary actions to be applied for violations of the standards by officers, employees or agents of the Subrecipient. (*See* 2 CFR § 200.318(c)(1).)

### Business Hours

The Subrecipient shall have its offices open for business, with the entrance door open to the public, and at least one employee on site at all reasonable times for business. "Reasonable" shall be construed according to circumstances, but ordinarily shall mean normal business hours of 8:00 a.m. to 5:00 p.m., local time, Monday through Friday.

### Licensing and Permitting

All contractors or employees hired by the Subrecipient shall have all current licenses and permits required for all of the particular work for which they are hired by the Subrecipient.

## Attachment I – Audit Requirements

The administration of resources awarded by DEO to the Subrecipient may be subject to audits and/or monitoring by DEO as described in this section.

### MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR 200 Subpart F - Audit Requirements, and section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by DEO staff, limited scope audits as defined by 2 CFR §200.425, or other procedures. By entering into this Agreement, the Subrecipient agrees to comply and cooperate with any monitoring procedures or processes deemed appropriate by DEO. In the event DEO determines that a limited scope audit of the Subrecipient is appropriate, the Subrecipient agrees to comply with any additional instructions provided by DEO staff to the Subrecipient regarding such audit. The Subrecipient further agrees to comply and cooperate with any inspections, reviews, investigations or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

### AUDITS

**PART I: FEDERALLY FUNDED.** This part is applicable if the Subrecipient is a state or local government or nonprofit organization as defined in 2 CFR §200.1.

1. A Subrecipient that expends \$750,000 or more in federal awards in its fiscal year must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. EXHIBIT 1 to this form lists the federal resources awarded through DEO by this agreement. In determining the federal awards expended in its fiscal year, the Subrecipient shall consider all sources of federal awards, including federal resources received from DEO. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR §§200.502-503. An audit of the Subrecipient conducted by the Auditor General in accordance with the provisions of 2 CFR §200.514 will meet the requirements of this Part.
2. For the audit requirements addressed in Part I, paragraph 1, the Subrecipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR §§200.508-512.
3. A Subrecipient that expends less than \$750,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. If the Subrecipient expends less than \$750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from Subrecipient resources obtained from other than federal entities).

**PART II: STATE FUNDED.** This part is applicable if the Subrecipient is a non-state entity as defined by Section 215.97(2), F.S.

1. In the event that the Subrecipient expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such Subrecipient (for fiscal years ending June 30, 2017, and thereafter), the Subrecipient must have a state single or project-specific audit for such fiscal year in accordance with section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this form lists the state financial assistance awarded through DEO by this agreement. In determining the state financial assistance expended in its fiscal year, the Subrecipient shall consider all sources of state financial assistance, including state financial assistance received from DEO, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for federal program matching requirements.
2. For the audit requirements addressed in Part II, paragraph 1, the Subrecipient shall ensure that the audit complies with the requirements of section 215.97(8), F.S. This includes submission of a financial reporting

package as defined by section 215.97(2), F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

3. If the Subrecipient expends less than \$750,000 in state financial assistance in its fiscal year (for fiscal years ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of section 215.97, F.S., is not required. If the Subrecipient expends less than \$750,000 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of section 215.97, F.S., the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the Subrecipient's resources obtained from other than state entities).

### PART III: OTHER AUDIT REQUIREMENTS

*(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), F.S., State agencies may conduct or arrange for audits of state financial assistance that are in addition to audits conducted in accordance with Section 215.97, F.S. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)*

N/A

### PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and required by Part I of this form shall be submitted, when required by 2 CFR § 200.512, by or on behalf of the Subrecipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR § 200.1 and §200.512.

The FAC's website provides a data entry system and required forms for submitting the single audit reporting package. Updates to the location of the FAC and data entry system may be found at the OMB website.

2. Copies of financial reporting packages required by Part II of this form shall be submitted by or on behalf of the Subrecipient directly to each of the following:

- a. DEO at each of the following addresses:

Electronic copies (preferred):      or  
[Audit@deo.myflorida.com](mailto:Audit@deo.myflorida.com)

Paper (hard copy):  
Department Economic Opportunity  
MSC # 75, Caldwell Building  
107 East Madison Street  
Tallahassee, FL 32399-4126

- b. The Auditor General's Office at the following address:

Auditor General  
Local Government Audits  
342 Claude Pepper Building, Room 401  
111 West Madison Street  
Tallahassee, Florida 32399-1450

The Auditor General's website (<https://flauditor.gov/>) provides instructions for filing an electronic copy of a financial reporting package.

3. Copies of reports or the management letter required by Part III of this form shall be submitted by or on behalf of the Subrecipient directly to:

Electronic copies (preferred):  
[Audit@deo.myflorida.com](mailto:Audit@deo.myflorida.com)

or

Paper (hard copy):  
Department Economic Opportunity  
MSC # 75, Caldwell Building  
107 East Madison Street  
Tallahassee, FL. 32399-4126

4. Any reports, management letters, or other information required to be submitted DEO pursuant to this agreement shall be submitted timely in accordance with 2 CFR §200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.
5. Subrecipients, when submitting financial reporting packages to DEO for audits done in accordance with 2 CFR 200, Subpart F - Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the Subrecipient in correspondence accompanying the reporting package.

**PART V: RECORD RETENTION.** The Subrecipient shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five (5) years from the date the audit report is issued, or six (6) state fiscal years after all reporting requirements are satisfied and final payments have been received, whichever period is longer, and shall allow DEO, or its designee, CFO, or Auditor General access to such records upon request. The Subrecipient shall ensure that audit working papers are made available to DEO, or its designee, CFO, or Auditor General upon request for a period of six (6) years from the date the audit report is issued, unless extended in writing by DEO. In addition, if any litigation, claim, negotiation, audit, or other action involving the records has been started prior to the expiration of the controlling period as identified above, the records shall be retained until completion of the action and resolution of all issues which arise from it, or until the end of the controlling period as identified above, whichever is longer.



**Exhibit 1 to Attachment I – Funding Sources**

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**Federal Resources Awarded to the Subrecipient Pursuant to this Agreement Consist of the Following:**

**Federal Awarding Agency:** U.S. Department of Housing and Urban Development  
**Federal Funds Obligated to Subrecipient:** \$2,034,517.00  
**Catalog of Federal Domestic Assistance Title:** Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii  
**Catalog of Federal Domestic Assistance Number:** 14.228  
**Project Description:** Funding is being provided for dredging and removing nearly 18,000 cubic yards of sediment within the lake bottom of Bartlett Lake.  
*This is not a research and development award.*

**Compliance Requirements Applicable to the Federal Resources Awarded Pursuant to this Agreement are as Follows:**

**Federal Program**

1. The Subrecipient shall perform its obligations in accordance with Sections 290.0401- 290.048, F.S.
2. The Subrecipient shall perform its obligations in accordance with 24 CFR §§ 570.480 – 570.497.
3. The Subrecipient shall perform the obligations as set forth in this Agreement, including any attachments or exhibits thereto.
4. The Subrecipient shall perform the obligations in accordance with chapter 73C-23.0051(1) and (3), F.A.C.
5. The Subrecipient shall be governed by all applicable laws, rules and regulations, including, but not necessarily limited to, those identified in Award Terms & Conditions and Other Instructions of the Subrecipient's Notice of Subgrant Award/Fund Availability (NFA).

**State Resources Awarded to the Subrecipient Pursuant to this Agreement Consist of the Following:** *N/A*

**Matching Resources for Federal Programs:** *N/A*

**Subject to Section 215.97, Florida Statutes:** *N/A*

**Compliance Requirements Applicable to State Resources Awarded Pursuant to this Agreement are as Follows:**  
*N/A*

NOTE: Title 2 CFR § 200.331 and Section 215.97(5), F.S., require that the information about Federal Programs and State Projects included in Exhibit 1 and the Notice of Subgrant Award/Fund Availability be provided to the Subrecipient,

**Attachment J – Audit Compliance Certification**

<p><i>Email a copy of this form within 60 days of the end of each fiscal year in which this subgrant was open to audit@deo.myflorida.com.</i></p>	
<p>Subrecipient:</p>	
<p>FEIN:</p>	<p>Subrecipient's Fiscal Year:</p>
<p>Contact Name:</p>	<p>Contact's Phone:</p>
<p>Contact's Email:</p>	
<p>1. Did the Subrecipient expend state financial assistance, during its fiscal year that it received under any agreement (e.g., contract, grant, memorandum of agreement, memorandum of understanding, economic incentive award agreement, etc.) between the Subrecipient and the Department of Economic Opportunity (DEO)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the above answer is yes, answer the following before proceeding to item 2.</p> <p>Did the Subrecipient expend \$750,000 or more of state financial assistance (from DEO and all other sources of state financial assistance combined) during its fiscal year? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>If yes, the Subrecipient certifies that it will timely comply with all applicable State single or project-specific audit requirements of Section 215.97, Florida Statutes and the applicable rules of the Department of Financial Services and the Auditor General.</b></p>	
<p>2. Did the Subrecipient expend federal awards during its fiscal year that it received under any agreement (e.g., contract, grant, memorandum of agreement, memorandum of understanding, economic incentive award agreement, etc.) between the Subrecipient and DEO? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the above answer is yes, also answer the following before proceeding to execution of this certification:</p> <p>Did the Subrecipient expend \$750,000 or more in federal awards (from DEO and all other sources of federal awards combined) during its fiscal year? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>If yes, the Subrecipient certifies that it will timely comply with all applicable single or program-specific audit requirements of 2 CFR part 200, subpart F, as revised.</b></p>	
<p><b>By signing below, I certify, on behalf of the Subrecipient, that the above representations for items 1 and 2 are true and correct.</b></p>	
<p>Signature of Authorized Representative</p>	<p>Date</p>
<p>Printed Name of Authorized Representative</p>	<p>Title of Authorized Representative</p>

**Attachment K – Subrecipient Enterprise Resource Application (SERA) Form**

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**Attachment K will be provided after execution of this Agreement**

**Attachment L****2 CFR Appendix II to Part 200 - Contract Provisions for Non-Federal Entity Contracts Under Federal Awards**

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**Appendix II to Part 200 - Contract Provisions for Non-Federal Entity Contracts Under Federal Awards**

In addition to other provisions required by the Federal agency or non-Federal entity, all contracts made by the non-Federal entity under the Federal award must contain provisions covering the following, as applicable.

(A) Contracts for more than the simplified acquisition threshold, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

(B) All contracts in excess of \$10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be affected and the basis for settlement.

(C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or

under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended - Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

(H) Debarment and Suspension (Executive Orders 12549 and 12689) - A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

(I) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) - Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

(J) See 200.323 – Procurement of Recovered Materials.

(K) See 200.216 – Prohibition on certain telecommunications and video surveillance services or equipment.

(L) See 200.322 – Domestic Preferences for procurements.

[78 FR 78608, Dec. 26, 2013, as amended at 79 FR 75888, Dec. 19, 2014; 85 FR 49577, Aug. 13, 2020]

**Attachment M**

**State of Florida  
Department of Economic Opportunity**

**Federally Funded  
Community Development Block Grant  
Disaster Recovery (CDBG-MIT) Subrogation Agreement**

This Subrogation and Assignment Agreement (“Agreement”) is made and entered into by and between City of St. Petersburg (hereinafter referred to as “Subrecipient”) and the State of Florida, Department of Economic Opportunity (hereinafter referred to as “DEO”).

In consideration of Subrecipient’s receipt of funds or the commitment by DEO to evaluate Subrecipient’s application for the receipt of funds (collectively, the “Grant Proceeds”) under the DEO Community Development Block Grant-Mitigation Program (the “CDBG-MIT Program”) administered by DEO, Subrecipient hereby assigns to DEO all of Subrecipient’s future rights to reimbursement and all payments received from any grant, subsidized loan, lawsuit or insurance policies of any type or coverage or under any reimbursement or relief program related to or administered by the Federal Emergency Management Agency (“FEMA”) or the Small Business Administration (“SBA”) (singularly, a “Disaster Program” and collectively, the “Disaster Programs”) that was the basis of the calculation of Grant Proceeds paid or to be paid to Subrecipient under the CDBG-MIT Program and that are determined in the sole discretion of DEO to be a duplication of benefits (“DOB”) as provided in this Agreement.

The proceeds or payments referred to in the preceding paragraph, whether they are from insurance, FEMA or the SBA or any other source, and whether or not such amounts are a DOB, shall be referred to herein as “Proceeds,” and any Proceeds that are a DOB shall be referred to herein as “DOB Proceeds.” Upon receiving any Proceeds, Subrecipient agrees to immediately notify DEO who will determine in its sole discretion if such additional amounts constitute a DOB. If some or all of the Proceeds are determined to be a DOB, the portion that is a DOB shall be paid to DEO, to be retained and/or disbursed as provided in this Agreement. The amount of DOB determined to be paid to DEO shall not exceed the amount received from the CDBG-MIT Program.

Subrecipient agrees to assist and cooperate with DEO to pursue any of the claims Subrecipient has against the insurers for reimbursement of DOB Proceeds under any such policies. Subrecipient’s assistance and cooperation shall include but shall not be limited to allowing suit to be brought in Subrecipient’s name(s) and providing any additional documentation with respect to such consent, giving depositions, providing documents, producing record and other evidence, testifying at trial and any other form of assistance and cooperation reasonably requested by DEO. Subrecipient further agrees to assist and cooperate in the attainment and collection of any DOB Proceeds that the Subrecipient would be entitled to under any applicable Disaster Program.

If requested by DEO, Subrecipient agrees to execute such further and additional documents and instruments as may be requested to further and better assign to DEO, to the extent of the Grant Proceeds paid to Subrecipient under the CDBG-MIT Program, the Policies, any amounts received under the Mitigation Programs that are DOB Proceeds and/or any rights thereunder, and to take, or cause to be taken, all actions and to do, or cause to be done, all things requested by DEO to consummate and make effective the purposes of this Agreement.

Subrecipient explicitly allows DEO to request of any company with which Subrecipient held insurance policies, or FEMA or the SBA or any other entity from which Subrecipient has applied for or is receiving Proceeds, any non-public or confidential information determined to be reasonably necessary by DEO to monitor/enforce its interest in the rights assigned to it under this Agreement and give Subrecipient's consent to such company to release said information to DEO.

If Subrecipient (or any lender to which DOB Proceeds are payable to such lender, to the extent permitted by superior loan documents) hereafter receives any DOB Proceeds, Subrecipient agrees to promptly pay such amounts to DEO, if Subrecipient received Grant Proceeds under the CDBG-MIT Program in an amount greater than the amount Subrecipient would have received if such DOB Proceeds had been considered in the calculation of Subrecipient's award.

In the event that the Subrecipient receives or is scheduled to receive any subsequent Proceeds, Subrecipient shall pay such subsequent Proceeds directly to DEO, and DEO will determine the amount, if any, of such subsequent Proceeds that are DOB Proceeds ("Subsequent DOB Proceeds"). Subsequent Proceeds in excess of Subsequent DOB Proceeds shall be returned to the Subrecipient. Subsequent DOB Proceeds shall be disbursed as follows:

1. If the Subrecipient has received full payment of the Grant Proceeds, any Subsequent DOB Proceeds shall be retained by DEO.
2. If the Subrecipient has received no payment of the Grant Proceeds, any Subsequent DOB Proceeds shall be used by DEO to reduce payments of the Grant Proceeds to the Subrecipient, and all Subsequent DOB Proceeds shall be returned to the Subrecipient.
3. If the Subrecipient has received a portion of the Grant Proceeds, any Subsequent DOB Proceeds shall be used, retained and/or disbursed in the following order: (A) Subsequent DOB Proceeds shall first be used to reduce the remaining payments of the Grant Proceeds, and Subsequent DOB Proceeds in such amount shall be returned to the Subrecipient; and (B) any remaining Subsequent DOB Proceeds shall be retained by DEO.
4. If DEO makes the determination that the Subrecipient does not qualify to participate in the CDBG-MIT Program or the Subrecipient determines not to participate in the CDBG-MIT Program, the Subsequent DOB Proceeds shall be returned to the Subrecipient, and this Agreement shall terminate.

Once DEO has recovered an amount equal to the Grant Proceeds paid to Subrecipient, DEO will reassign to Subrecipient any rights assigned to DEO pursuant to this Agreement.

Subrecipient represents that all statements and representations made by Subrecipient regarding Proceeds received by Subrecipient shall be true and correct as of the date of the signing of this Agreement.

**Warning:** Any person who intentionally or knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

~ Remainder of this page is intentionally left blank ~

The person executing this Agreement on behalf of the Subrecipient hereby represents that he\she has received, read, and understands this notice of penalties for making a false claim or statement regarding Proceeds received by Subrecipient.

In any proceeding to enforce this Agreement, DEO shall be entitled to recover all costs of enforcement, including actual attorney's fees.

**CITY OF ST. PETERSBURG**

**DEPARTMENT OF ECONOMIC  
OPPORTUNITY**

**By** \_\_\_\_\_  
Signature  
Ken Welch  
\_\_\_\_\_

**By** \_\_\_\_\_  
Signature  
Dane Eagle  
\_\_\_\_\_

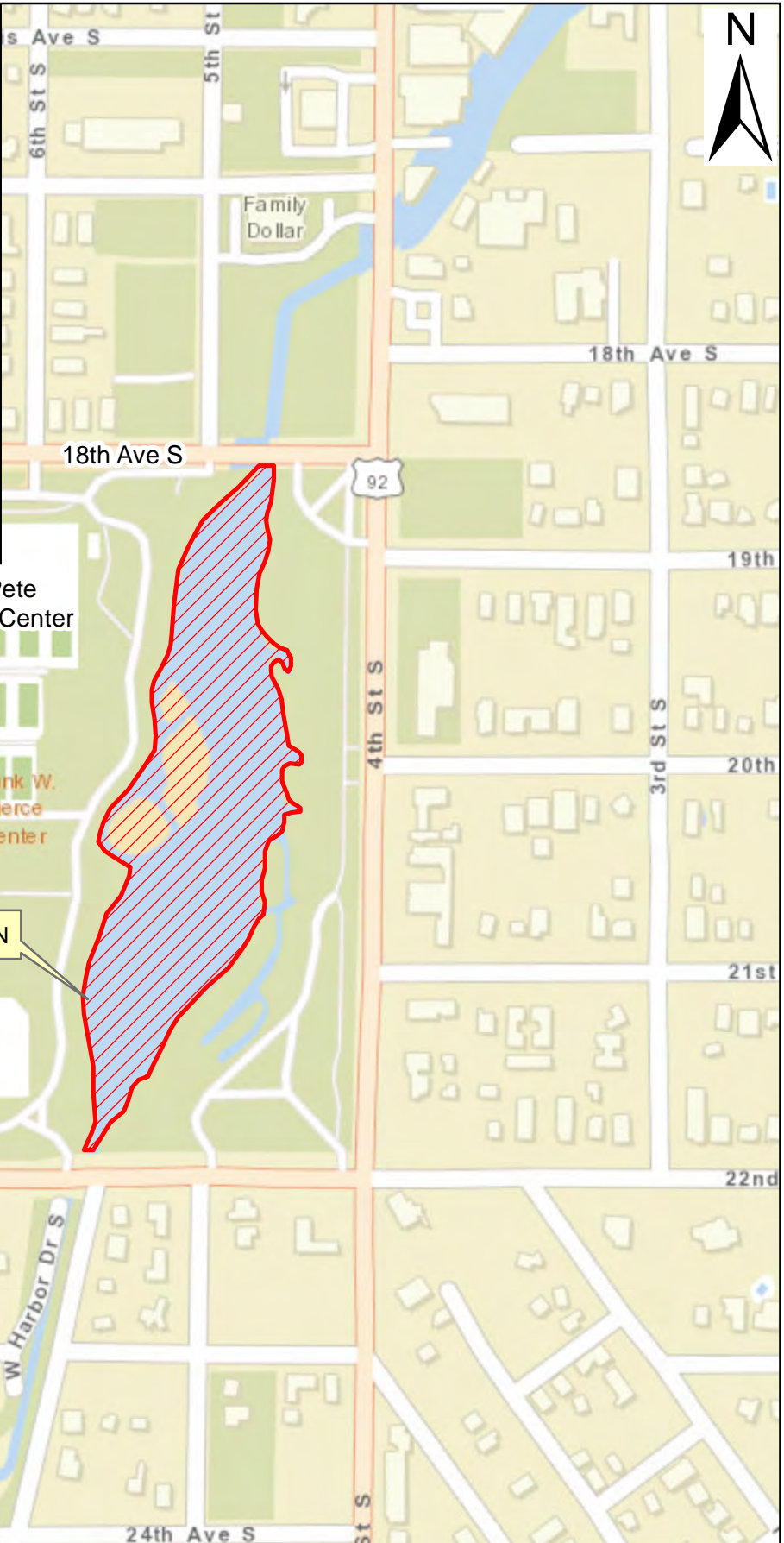
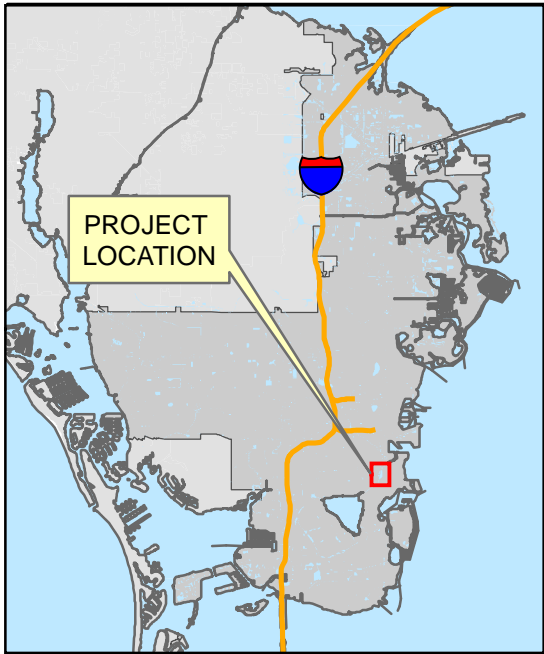
**Title** \_\_\_\_\_  
Mayor  
\_\_\_\_\_

**Title** \_\_\_\_\_  
Secretary  
\_\_\_\_\_

**Date** \_\_\_\_\_

**Date** \_\_\_\_\_






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ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT CITY OF ST PETERSBURG	
APPROVED BY:	DATE: 8/5/2021

Bartlett Lake Improvements  
Project No. 20066-110



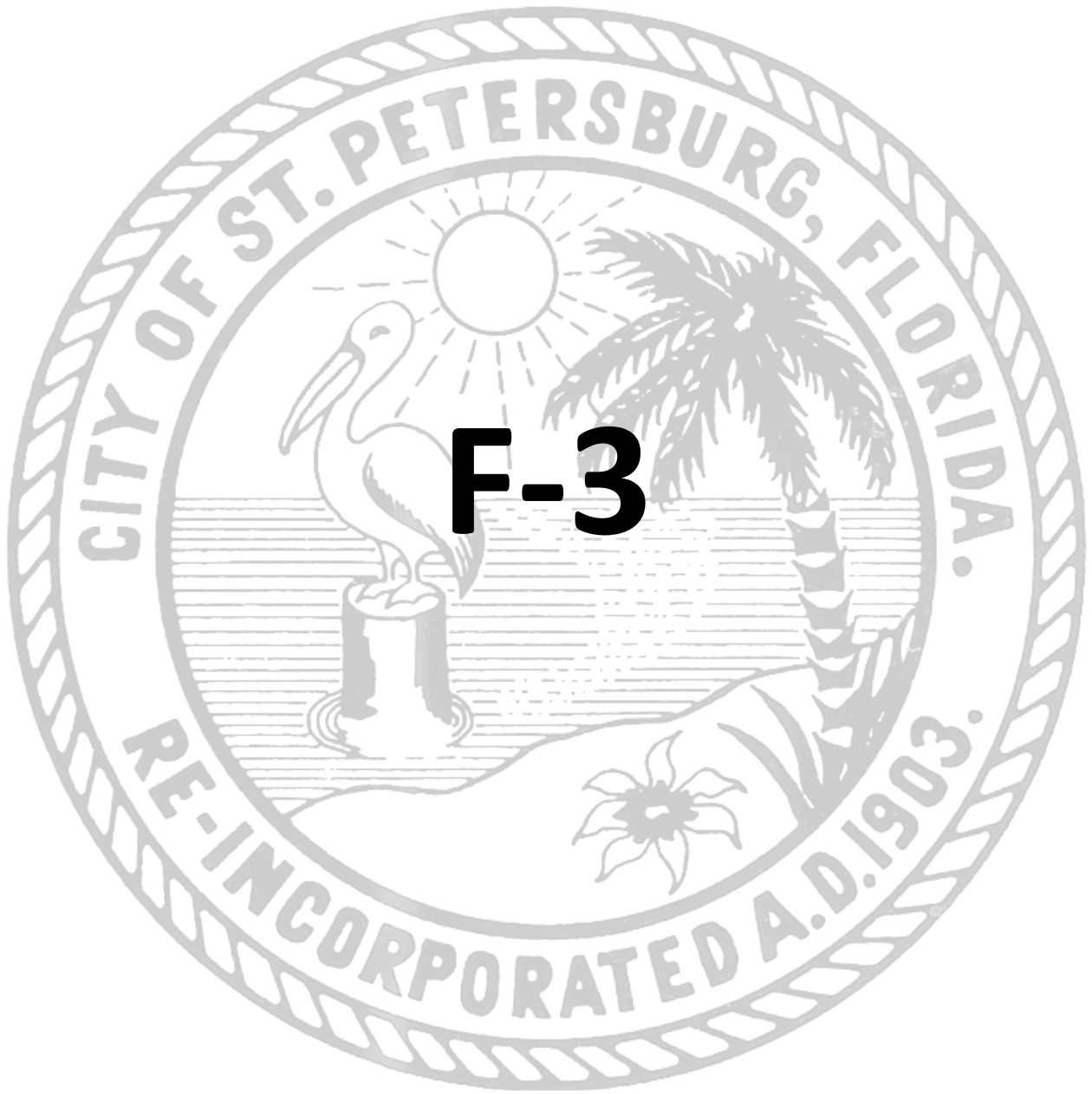
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					201486
Name:	Johnson, Sarah B	Request Date:	16-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	Council - 3/2
Message:	20066-110 - Bartlett Lake Improvements CDBG Grant
Supporting Documentation:	Bartlett Lake Improvements CDBG Grant - Final v2.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	16-FEB-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	16-FEB-2023	User Defined
2	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	16-FEB-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	16-FEB-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to execute Task Order No. 19-09-SCS/ENV(A) to the architect/engineering agreement dated June 18, 2019, as amended, between the City of St. Petersburg, Florida and Stantec Consulting Services Inc. (A/E), for A/E to provide an environmental assessment, permitting services, a Grant Compliance plan and ongoing Grant administration services related to the Bartlett Lake Improvements Project in an amount not to exceed \$391,411.90; approving the rescission of an unencumbered appropriation in the Stormwater Drainage Capital Projects Fund (4013) in the amount of \$500,000 from the Old NE Stormwater Drainage Improvements Project (18596); approving a supplemental appropriation in the amount of \$500,000 from the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from the above rescission, to the Bartlett Lake Stormwater Drainage Improvements Project (18593) to provide for the necessary funding for this Task Order, engineering project management costs and any additional testing, monitoring and compliance requirements; and providing an effective date. (ECID Project No. 20066-110; Oracle No. 18593).

Please scroll down to view the backup material.



**F-3**

## ST. PETERSBURG CITY COUNCIL

### Report

Meeting of March 2, 2023

**TO:** The Honorable Brandi Gabbard, Chair and Members of City Council

**SUBJECT:** A Resolution authorizing the Mayor or his designee to execute Task Order No. 19-09-SCS/ENV(A) to the architect/engineering agreement dated June 18, 2019, as amended, between the City of St. Petersburg, Florida and Stantec Consulting Services Inc. (“A/E”), for A/E to provide an environmental assessment, permitting services, a Grant Compliance plan and ongoing Grant administration services related to the Bartlett Lake Improvements Project in an amount not to exceed \$391,411.90; approving the rescission of an unencumbered appropriation in the Stormwater Drainage Capital Projects Fund (4013) in the amount of \$500,000 from the Old NE Stormwater Drainage Improvements Project (18596); approving a supplemental appropriation in the amount of \$500,000 from the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from the above rescission, to the Bartlett Lake Stormwater Drainage Improvements Project (18593) to provide for the necessary funding for this Task Order, engineering project management costs and any additional testing, monitoring and compliance requirements; and providing an effective date. (ECID Project No. 20066-110; Oracle No. 18593)

**EXPLANATION:** The City previously conducted a planning study of Basin C (Lake Maggiore Basin) and identified a series of projects to mitigate flooding risks for residents. These projects have been prioritized within the City’s Capital Improvements Plan in a sequence to achieve the planned benefit of risk mitigation.

Dredging of Bartlett Lake was identified as a method of mitigating flooding within adjacent areas.

*The City of St. Petersburg has been awarded two grants that will provide funding for the dredging of Bartlett Lake. The City was awarded the Community Development Block Grant Mitigation Program (CDBG-MIT) Grant for a total amount of \$2,034,517. The City was also awarded the Florida Department of Environmental Protection (FDEP) Resilient Florida Grant for a total amount of \$1,500,000. Due to the complexity of multiple grant funding agencies, each of their own specific requirements, the City of St. Petersburg has requested expertise of the A/E to manage grant compliance.*

*The A/E will conduct a Part 58 Assessment per the CDBG-MIT Grant requirements and provide grant management services for both the CDBG-MIT Grant and the FDEP Resilient Florida Grant. During the Part 58 Assessment, the A/E will conduct pre-application meetings with regulatory agencies and following Assessment will develop permit applications.*

On June 18, 2019, the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for environmental projects.

Task Order No. 19-09-SCS/ENV(A) in the amount of \$391,411.90 shall provide professional engineering services including but not limited to environmental assessment, permitting and grant compliance. The Task Order includes a \$30,000.00 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 19-09-SCS/ENV(A) includes the following phases and associated not to exceed costs respectively:

Environmental Assessment	\$ 125,711.35
Permitting	\$ 43,268.64
Grant Compliance Plan	\$ 25,697.78
Ongoing Grant Administration	\$ 166,734.13
Allowance	\$ 30,000.00
<b>Total</b>	<b>\$ 391,411.90</b>

*Based on results of the Environmental Assessment, updates to the design plans may be necessary. Any additional design work required will be provided to Council for approval as an additional Task Order.*

*Any additional A/E services during the construction phase will be provided to Council for approval as an Amendment to this Task Order.*

*Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.*

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to execute Task Order No. 19-09-SCS/ENV(A) to the architect/engineering agreement dated June 18, 2019, as amended, between the City of St. Petersburg, Florida and Stantec Consulting Services Inc. (“A/E”), for A/E to provide an environmental assessment, permitting services, a Grant Compliance plan and ongoing Grant administration services related to the Bartlett Lake Improvements Project in an amount not to exceed \$391,411.90; approving the rescission of an unencumbered appropriation in the Stormwater Drainage Capital Projects Fund (4013) in the amount of \$500,000 from the Old NE Stormwater Drainage Improvements Project (18596); approving a supplemental appropriation in the amount of \$500,000 from the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from the above rescission, to the Bartlett Lake Stormwater Drainage Improvements Project (18593) to provide for the necessary funding for this Task Order, engineering project management costs and any additional testing, monitoring and compliance requirements; and providing an effective date. (ECID Project No. 20066-110; Oracle No. 18593)

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds will be available after the approval of a rescission of an unencumbered appropriation in the Stormwater Drainage Capital Projects Fund (4013) in the amount of \$500,000 from the Old NE Stormwater Drainage Improvements Project (18596) and a supplemental appropriation in the amount of \$500,000 from the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from this rescission, to the Bartlett Lake Stormwater Drainage Improvements Project (18593).

**ATTACHMENTS:** Resolution  
Map  
Task Order No. 19-09-SCS/ENV(A)

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 19-09-SCS/ENV(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED JUNE 18, 2019, AS AMENDED, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA STANTEC CONSULTING SERVICES INC. (“A/E”) FOR A/E TO PROVIDE AN ENVIRONMENTAL ASSESSMENT, PERMITTING SERVICES, A GRANT COMPLIANCE PLAN AND ONGOING GRANT ADMINISTRATION SERVICES RELATED TO THE BARTLETT LAKE IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$391,411.90; APPROVING THE RESCISSION OF AN UNENCUMBERED APPROPRIATION IN THE STORMWATER DRAINAGE CAPITAL PROJECTS FUND (4013) IN THE AMOUNT OF \$500,000 FROM THE OLD NE STORMWATER DRAINAGE IMPROVEMENTS PROJECT (18596); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$500,000 FROM THE UNAPPROPRIATED BALANCE OF THE STORMWATER DRAINAGE CAPITAL PROJECTS FUND (4013), RESULTING FROM THE ABOVE RESCISSION, TO THE BARTLETT LAKE STORMWATER DRAINAGE IMPROVEMENTS PROJECT (18593) TO PROVIDE FOR THE NECESSARY FUNDING FOR THIS TASK ORDER, ENGINEERING PROJECT MANAGEMENT COSTS AND ANY ADDITIONAL TESTING, MONITORING AND COMPLIANCE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 20066-110; ORACLE NO. 18593)

WHEREAS, the City of St. Petersburg, Florida (“City”) and Stantec Consulting Services, Inc. (“A/E”) executed an architect/engineering agreement on June 18, 2019 for A/E to provide work of a specified nature as outlined in the agreement on a continuing basis related to miscellaneous Environmental Services; and

WHEREAS, the City and A/E executed a First Amendment on August 22, 2019; and

WHEREAS, the City and A/E executed a Second Amendment on November 21, 2019; and

WHEREAS, Administration desires to issue Task Order No. 19-09-SCS/ENV(A) for A/E to provide environmental assessment, permitting services, a grant compliance plan and ongoing

grant administration related to the Bartlett Lake Improvements Project in an amount not to exceed \$391,411.90, which amount includes an \$30,000 allowance.

WHEREAS, funding for this Task Order and other project related costs will be available after the budget action set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Task Order No. 19-09-SCS/ENV(A) to the architect/engineering agreement dated June 18, 2019, as amended, between the City of St. Petersburg, Florida and Stantec Consulting Services Inc. ("A/E") for A/E to provide an environmental assessment, permitting services, a grant compliance plan and ongoing grant administration services related to the Bartlett Lake Improvements Project in an amount not to exceed \$391,411.90.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the Stormwater Drainage Capital Projects Fund (4013) in the amount of \$500,000 from the Old NE Stormwater Drainage Improvements Project (18596) is hereby rescinded.

BE IT FUTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance in the Stormwater Drainage Capital Projects Fund (4013), resulting from the above rescission, the following supplemental appropriation from FY23:

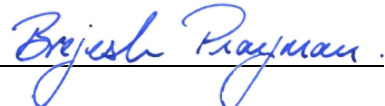
<u>Stormwater Drainage Capital Projects Fund (4013)</u>	
Bartlett Lake Stormwater Drainage Improvements Project (18593)	\$500,000

This Resolution shall become effective immediately upon its adoption.

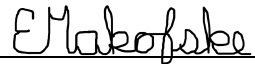
LEGAL:

  
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DEPARTMENT:

  
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BUDGET:

  
\_\_\_\_\_



**MEMORANDUM**

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

**DATE:** February 16, 2023

**TO:** The Honorable Brandi Gabbard, Chair, and City Councilmembers

**FROM:** Brejesh Prayman, P.E., Director  
Engineering & Capital Improvements Department

**RE:** Consultant Selection Information  
Firm: Stantec Consulting Services Inc.  
Task Order No. 19-09-SCS/ENV(A) in the amount of \$391,428.51

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This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves an environmental assessment, permitting and grant management for the Bartlett Lake Improvements project.

Stantec Consulting Services Inc. has satisfactorily completed similar work under the current A/E Annual Master Agreements since 2019 and is familiar with City of St. Petersburg Standards.

Stantec Consulting Services Inc. has significant experience environmental assessment, permitting and grant management.

This is the ninth Task Order issued under the 2019 Master Agreement.

2. Transaction Report listing current work – See Attachment A

# ATTACHMENT A

Transaction Report  
for  
Stantec Consulting Services, Inc.  
Miscellaneous Professional Services for Environmental Services  
A/E Agreement Effective - June 18, 2019  
A/E Agreement Expiration - May 31, 2023

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	09227-019	The St. Pete Pier - Environmental Permitting Support Revision No. 1 - Task 2 - Permit Modifications	07/11/19 08/12/19	6,637.00 5,328.00
02	09227-019	Post-Construction Seagrass Monitoring and Reporting Amendment No. 1 - Year 2 Monitoring	09/23/19 07/06/20	12,519.00 14,987.00
03	19053-110	Little Bayou Basin Q Water Quality Improvements	12/08/19	91,681.00
04	Housing	HUD Part 58 Environmental Assessment Revision No. 1 - Reallocate Tasks 4 and 5	03/20/20 08/25/20	34,783.75 -103.75
05	20095-120	Maximo Park Living Shoreline Project	06/12/20	68,000.00
06	21029-117	North Shore Park - Living Shoreline Project Amendment No. 1 Amendment No. 2	01/01/21 11/10/21 09/21/22	129,343.25 4,660.00 174,950.00
07	21046-111	Cosme Security Fence - Wetland Delineation & Pre-app Meetings Amendment No. 1 - Task 2.3	12/02/20 07/15/21	21,663.00 1,974.00
08	22115-129	Pier Seagrass Monitoring & Reporting	09/21/22	11,883.00
<b>09</b>	<b>20066-100</b>	<b>Bartlett Lake Grant Support</b>	<b>Pending</b>	
			Total:	578,305.25

TASK ORDER NO. 19-09-SCS/ENV(A)  
BARTLETT LAKE IMPROVEMENTS  
GRANT COMPLIANCE AND ADMINISTRATION  
MISCELLANEOUS PROFESSIONAL SERVICES FOR ENVIRONMENTAL SERVICES  
CITY PROJECT NO. 20066-110

This Task Order No. 19-09-SCS/ENV(A) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR ENVIRONMENTAL SERVICES PROJECTS dated June 18, 2019 (“Agreement”) between Stantec Consulting Services Inc. (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

**I. DESCRIPTION OF PROJECT**

This scope of services includes four tasks associated with the Bartlett Lake Improvements Project related to an Environmental Assessment, Environmental Permitting, and Grant Compliance and Grant Administration.

The City has been notified of award for two grants that will provide funding for the project.

- U.S. Department of Housing and Urban Development (HUD) federally funded Community Development Block Grant Mitigation Program (CDBG-MIT) Grant (No. MT134) administered through the State of Florida Department of Economic Opportunity (DEO) in the amount of \$2,034,517.
- Florida Department of Environmental Protection (FDEP) Resilient Florida Grant (AGREEMENT NO. 22SRP72) in the amount of \$1,500,000.

Both grants will have requirements included in the final agreement that the City as recipient will need to ensure compliance.

**Environmental Assessment**

Consultant is providing this scope of services for completion of an Environmental Assessment (EA) as required for CDBG-MIT Grant funding. This grant has been conditionally approved for this project; the project involves the removal of sediment within Bartlett Lake in Saint Petersburg, Pinellas County, Florida. The proposed improvements include dredging of Bartlett Lake to remove built-up sediment resulting from years of stormwater discharge. This area does not currently provide adequate storage capacity to handle the increase in severe weather and sea level rise impacts. Improvements to stormwater capacity and flow are expected to alleviate flooding within the area, improve the quality of water within Bartlett Lake, and restore natural flow between Lake Maggiore and Tampa Bay.

This scope of services includes supporting the Client during design phase with compliance with the conditions of the Grant Agreement, including preparation of a 24 CFR Part 58 Environmental Assessment (EA). Engineering/Design will be conducted by a party other than Stantec; therefore, this scope includes coordination with the client and engineers outside of Stantec in order to obtain plans and specifications required by the grant-administering agency (DEO). No post-design

services are included in this scope; construction bid preparation and other grant compliance requirements (other than EA activities) during and after construction shall be conducted separately through a Grant Management/Administration scope that will be provided at a later date after the grant agreements are finalized.

The Consultant's role will be to provide environmental evaluations and prepare assessment documentation necessary to assist the City with compliance with funding requirements. A Part 58 Environmental Assessment (EA) will be required for release of CDGB-MIT grant funding. The EA requires in-depth research and analysis, public involvement efforts, agency consultation and coordination, technical reports and documentation, permitting (provided under a separate scope), and Requests for Additional Information (RAIs) from the grant-administering agency (DEO). Outlines of the specific requirements for an EA are provided in Appendices A (DEO EA Checklist) and B (DEO Part-58-EA Format, also referred to as EA Statutory Worksheet).

The proposed project for which funding has been conditionally approved includes dredging of sediment within the Lake down to an elevation of 5 feet below the Mean Low Water elevation determined by the nearby NOAA station. A preliminary sediment analysis was previously conducted in 2021 and a Sediment Quality Report is available; however, additional sediment analysis may be required. Dredging will be limited to the confines of Bartlett Lake bounded on the southern side by the 22nd Avenue box culvert and by 18th Avenue South on the northern side of the lake. Material is expected to be dredged using suction or mechanical dredging methods. The volume of dredged material to be removed is approximately 18,000 cubic yards. Dredged material will be disposed of using the appropriate Class I Landfill or Hazardous Waste Disposal Site. It is anticipated that sediment will be dried on-site using a contained dewatering system provided by the contractor.

This scope includes assessment of anticipated environmental impacts resulting from the proposed project, and preparation of determinations and compliance findings which are required for CDBG-MIT funding pursuant to the DEO EA checklist and statutory worksheet (Appendices A and B). Consultant understands that the Grant Agreement states that the grant recipient will preserve native vegetation and habitats. Therefore, minimization and avoidance efforts are anticipated to be required. Permitting efforts will be conducted separately under the Permitting scope.

#### Environmental Permitting

This scope of services includes a desktop analysis, field data collection, and environmental permitting (preparation of permit applications including an Environmental Narrative report, coordination with regulatory agencies, and response to agency requests) in order to obtain regulatory authorization for project implementation. Engineering/Design will be conducted by a party other than Stantec; therefore, this scope includes coordination with the client and engineers outside of Stantec in order to obtain plans and specifications required by the regulatory agencies.

#### Grant Compliance and Administration

The City has requested the consultant to provide administration and compliance assistance with the requirements in the grants funding the project. At the time of this task order development, the grants were awarded but the agreements were not finalized with terms and conditions. Once the

grant conditions are finalized, the consultant will prepare a compliance plan with subsequent initiation to administer the grants throughout the project.

## II. SCOPE OF SERVICES

### Task 1 – Environmental Assessment

#### 1.1 Initiate DEO Review Process and Perform Desktop Analysis

In order for DEO to register this project as under “review” for a Part 58 Environmental Assessment so that they may respond to inquiries and review drafts, a Certificate of Categorical Exclusion (CENST) must be submitted. This will require the certifying officer’s signature. Consultant will prepare the CENST forms, provide the forms to the Client for signature, and submit the signed forms to DEO. This will initiate the process of coordinating with DEO and providing analysis and documentation required for the EA. For the desktop analysis, Consultant will perform research, create maps and figures, and compile data as needed to complete all required forms and sections needed for the Environmental Determinations and Compliance Findings package. See Appendices A and B for a detailed list of compliance factors and required sections to be included in this task.

#### 1.2 Field Review

Perform a field assessment to evaluate all compliance factors required for preparation of the Environmental Determinations and Compliance Findings package. See Appendices A and B. Items of concern during the field review include compliance factors that are determined to be relevant during the desktop review, such as nearby potential contamination sites. The Consultant shall perform land-based evaluations; the in-water resource survey (to be conducted via kayak/canoe, not with swimmers due to contamination issues) will be provided separately under the Permitting scope. Relevant GPS data shall be collected via Trimble unit and added to maps and figures as needed.

#### 1.3 Prepare CDBG-MIT Environmental Package

Prepare an Environmental Determinations and Compliance Findings document with all requirements as described in the EA Checklist (Appendix B) and the DEO Part-58-EA Format (Appendix C; also referred to as EA Statutory Worksheet). The Environmental Determinations and Compliance Findings package shall contain the following sections:

1. **Cover Letter**
2. **Photographs of the project site**
3. **Statutory Worksheet (part of EA checklist) which includes:**
  - A. Statement of Purpose and Need
  - B. Existing Conditions and Trends
  - C. Scope of Work
  - D. Analysis and Compliance Determinations for the following factors:
    1. Airport Hazards
      - Desktop analysis and mapping
      - HUD Airport Hazards worksheet
      - Documentation of agencies contacted, if applicable
    2. Coastal Barrier Resources

- Desktop analysis and mapping
  - HUD Coastal Barrier Resource System worksheet
  - Documentation of agencies contacted, if applicable
3. Flood Insurance
    - Desktop analysis and mapping
    - HUD Flood Insurance worksheet
    - Documentation of flood insurance information
    - Documentation of agencies contacted, if applicable
  4. Clean Air
    - Desktop analysis and mapping
    - HUD Clean Air/Air Quality worksheet
    - Air pollution reports, if applicable
    - NAAQS pollutant information, if applicable
    - Documentation of agencies contacted, if applicable
  5. Coastal Zone Management
    - Desktop analysis and mapping
    - HUD Coastal Zone worksheet
    - Documentation that appropriate agencies were contacted
  6. Contamination and Toxic Substances
    - Desktop analysis and mapping as required in 24 CFR 50.3(i) & 58.5(i)(2)
    - HUD Hazardous and Toxic worksheet completed
    - ECHO reports for each EPA facility
    - Brownfields agency clearance and reports, if applicable
    - Relevant reports relating to facilities/discharges of concern
    - Documentation of agencies contacted, if needed
  7. Endangered Species
    - Desktop analysis and mapping
    - HUD Endangered Species worksheet
    - Information for Planning and Consultation (IPaC) Report
    - Florida Natural Areas Inventory (FNAI) Report
  8. Explosive and Flammable Hazards
    - Desktop analysis and mapping
    - HUD Explosive and Flammable Hazards worksheet
    - Documentation of agencies contacted, if applicable
  9. Farmlands Protection
    - Desktop analysis and NRCS mapping
    - HUD Farmland Protection worksheet
    - Farmland Conversion Impact Rating form, if applicable
    - Documentation of agencies contacted, if applicable
  10. Floodplain Management
    - Desktop analysis and FEMA FIRM mapping
    - HUD Floodplain worksheet
    - 8-step Decision Making process documentation (includes Alternatives Analysis)
    - Floodplain public notices published and provided to FEMA

- Documentation that appropriate agencies were contacted
11. Historic Preservation
    - Desktop analysis and mapping
    - HUD Historical Preservation worksheet
    - Coordination with SHPO and Native American tribes
  12. Noise Abatement and Control
    - Desktop analysis and mapping
    - HUD Noise Abatement and Control worksheet
    - Documentation of agencies contacted, if applicable
  13. Sole Source Aquifers
    - Desktop analysis and mapping
    - HUD Sole Source worksheet
    - Documentation of EPA coordination if required
  14. Wetlands Protection
    - Desktop analysis and mapping
    - HUD Wetland worksheet
    - Wetland public notices published and provided to FEMA
    - Documentation that appropriate agencies were contacted
  15. Wild and Scenic Rivers
    - Desktop analysis and mapping
    - HUD WSR worksheet
    - Documentation of agencies contacted, if appropriate
  16. Environmental Justice
    - Desktop analysis and mapping
    - HUD Environmental Justice worksheet
    - Public involvement steps, if applicable
- E. NEPA Impact Evaluations for the following factors:
1. Land Development
  2. Socioeconomic
  3. Community Facilities and Services
  4. Natural Features
- F. Studies Performed, Field Inspection Findings, List of Agencies Consulted
- G. List of Permits Obtained, and/or documentation that permits were not required
- H. Public Notices and Agency Outreach
1. Dates and description of two Floodplain/Wetland Public Notices published in a news medium (Early Notice and Final Notice). Dates and description of Notice of Intent / Request Release of Funds (NOI/RROF) Public Notice published in a news medium.
  2. Dates and description of Initial Agency Consultation and Public Outreach efforts (minimum list of entities provided in item 4 of section N below).
- The Client will be responsible for publishing Public Notices including payment of ad fees, collecting and providing to the Consultant affidavits/comments/correspondence, and providing photos of locations notices were posted. The Client will be responsible for emailing the public outreach entities listed above and any other necessary entities as determined through the analysis of each compliance factor and coordination with

DEO and HUD. The Client will be responsible for ensuring compliance with the appropriate timeframes and commenting period throughout the public notice and public outreach process. The Consultant will be responsible for providing language and exhibits to the Client for use in the public notices and outreach, as well as compiling all required comments and correspondence materials into the Environmental Determinations and Compliance Findings package and providing the analysis and summary of the public notice/outreach processes. It is assumed that the Client will be responsible for organization, planning, and implementation of public noticing and public outreach efforts, while the Consultant will be responsible for providing the Client with the language, exhibits, and analyses required in order for the Client to implement such activities.

I. Cumulative Impact Analysis and Alternatives Considered

J. Summary of Findings and Conclusions

K. Determination

L. Mitigation Measures and Conditions

M. Determination of FONSI

N. Attachments as follows:

1. Relevant maps/figures and executive summary of findings for all sixteen (16) compliance factors including any required forms.
2. Design plans and exhibits illustrating proposed work.
3. Permits obtained and/or documentation that permits were not required.
4. Copies of Public Notices, news affidavits, pictures of locations notices were posted, and any resulting public comments/records. Copies of public outreach correspondence/comments including, but not limited to, the following entities:
  - i. Florida State Clearinghouse
  - ii. Audubon of Southwest Florida
  - iii. The Sierra Club Calusa Group
  - iv. Florida Native Plant Society Coccoloba Chapter
  - v. Southwest Florida Regional Planning Council
  - vi. Florida Department of Environmental Protection
  - vii. Southwest Florida Environmental Confederation
  - viii. Save the Manatee Club
  - ix. Muscogee (Creek) Nation
  - x. State Historic Preservation Office
  - xi. Lee County Division of Zoning

Additional outreach to entities not included above may be required, as needed per the analysis of the sixteen compliance factors. All attachments/documentation related to public noticing and public outreach shall be provided to the Consultant by the Client, as the Client is the responsible party for conducting public involvement efforts.

- 4. Documentation of Compliance with 24 CFR Part 58.6 (a-d)**
- 5. Finding of No Significant Impact (FONSI) signed by the certifying officer (CO)**
- 6. Concurrent FONSI Public Notice and associated documentation (notarized statements, photos, agency comments, etc.)**
- 7. Request for Release of Funds and Certification (7015.15) form signed by the CO**



The Consultant shall prepare a draft of the package and submit to the Client for review. Extensive coordination between the Consultant, DEO, agencies, and Client staff will be required throughout this process. The Client is responsible for communication/coordination with any agencies that may need to be contacted or consulted as part of the public outreach process; the Consultant shall coordinate with the Client to provide guidance and materials needed for agency outreach and/or consultation. The Consultant shall conduct revisions as needed throughout the coordination process in order to prepare a final package to submit to the Client; the Client shall submit the final package to DEO. The Consultant shall respond to any Requests for Additional Information (RAI) from the DEO reviewers during the approval process.

### **Assumptions**

No post-design services are included in this task's scope. The Client will be responsible for publishing Public Notices including payment of ad fees, collecting and providing to the Consultant affidavits/comments/correspondence, and providing photos of locations notices were posted. The Consultant will email any public outreach entities that are allowed to be contacted directly by the Consultant, per DEO requirements. The Client will be responsible for emailing the remaining required public outreach entities (that DEO determines must be contacted directly by the Client, such as the State Historic Preservation Office) as determined through the analysis of each compliance factor and coordination with DEO. The Client will be responsible for ensuring compliance with the appropriate timeframes and commenting period throughout the public notice and public outreach process.

It is assumed that the Client will be responsible for organization, planning, and implementation of public noticing and public outreach efforts, while the Consultant will be responsible for providing the Client with the language, exhibits, and analyses required in order for the Client to implement such activities. The Consultant will not be responsible for public engagement other than providing materials and exhibits as described above and sending/documenting emails to/from relevant parties as determined appropriate by DEO. The Client is responsible for printing and disseminating outreach material. The Client is responsible for communication/coordination with any agencies that may need to be contacted or consulted as part of the public outreach process; the Consultant shall coordinate with the Client to provide guidance and materials needed for agency outreach and/or consultation.

It is assumed that an Environmental Impact Statement (EIS) will not be required for the project; an EIS is required when the project is determined to have a potentially significant impact on the human environment. It is assumed that a determination of FONSI (Finding of No Significant Impact) will be made and accepted during the EA process. Formal species-specific survey methodology is not included in this scope; it is assumed that general site inspection and observation by qualified biologists is sufficient to satisfy funding requirements. Archaeological excavation is not included in this scope. All design information, drawings, details, and plan sets needed for these services shall be provided to the Consultant by the Client.

The Client shall be responsible for payment of any expenses associated with public involvement activities and is responsible for direct communication and coordination with the public and agencies pursuant to grant requirements. Preparation of formal technical reports such as a Contamination Screening Evaluation, Cultural Resources Assessment, Biological Assessment,

or Natural Resources Evaluation are not included in this scope (the HUD worksheets and supporting maps/exhibits are intended to represent executive summaries of the evaluations and are anticipated to be sufficient to support all environmental findings). Coordination with Client engineers is included in this scope; however, plan creation, revisions, and/or re-design would be the responsibility of the Client and are not included in this scope.

## **Task 2 – Environmental Permitting**

### **2.1 Desktop Analysis**

Consultant will perform a desktop analysis to determine which protected species could occur or are likely to occur in the region, existing habitat types, benthic resource data, land use, soil/sediment types, cultural resource analysis, and historical permitting records. This information will be included in the Environmental Narrative and used for permit applications.

### **2.2 Field Data Collection**

This Scope of Services assumes that a baseline benthic resource survey will be required to satisfy federal permitting requirements. Seagrass surveys are only valid for one year and must be conducted during peak growing season between April 1<sup>st</sup> and October 31<sup>st</sup>. The baseline verification will utilize two field staff for one day to conduct seagrass and coral mapping and verify the presence/absence of aquatic resources using above-water visual inspection during low tide and utilizing an underwater camera/extension pole where required. No swimmers are proposed, as the lake sediment was determined to contain carcinogenic material exceeding Soil Cleanup Target Levels (SCTL). Delineation of wetlands and other surface waters, establishment of Seasonal High-Water Elevation (SHWE), delineation of mangrove habitat, and habitat assessment utilizing the Uniform Mitigation Assessment Method (UMAM) will be conducted. A preliminary protected species survey (including a review for nests and burrows) will be conducted simultaneously. GIS data will be uploaded and maps will be created to supplement the Environmental Narrative. The survey results, analysis, and implications will be compiled into the Environmental Narrative for review by permitting agencies.

### **2.3 Permitting**

Consultant will attend three (3) pre-application meetings with the regulatory agencies in order to introduce the project and to identify any environmental concerns that may be present early in the review process. It is anticipated that the Florida Department of Environmental Protection, (FDEP), the U.S. Army Corps of Engineers (USACE), and Pinellas County Water and Navigation (PCWN) will be the three permitting agencies. The purpose of the pre-application meetings is to obtain agency feedback and comments before application submittal. The pre-application discussion assists the project engineers and permitting staff with any early project design modifications to achieve the lowest form of permitting and assists the agency staff with making timely, well-informed decisions on permit issuance. The ultimate goal of the pre-application meetings is to confirm the permitting pathways for this Project. This scope assumes the pre-application meetings will be attended by environmental project manager and assistant, that they will be conducted via teleconferences, and last no more than two hours.

Consultant will prepare all application forms and support documentation including the Environmental Narrative for county, state, and federal permitting. Consultant will develop an

analysis of project site conditions for submerged aquatic habitat. The Environmental Narrative will describe how the applicant has provided avoidance and minimization of environmental impacts to the greatest extent practicable. Regulatory agencies will evaluate the project activities for unacceptable direct, secondary, and cumulative impacts to natural and water resources. The environmental narrative will be developed to characterize the nature of the proposed unavoidable impacts. The narrative shall include a synopsis of the permitting history and compliance of the site to date. The following permits are anticipated to be required:

- PCWN Dredge & Fill Permit
- FDEP Individual Environmental Resource Permit
- USACE Standard Section 404 permit

The following key items will be addressed during the permitting process:

- Avoidance and minimization of impacts to: benthic and submerged aquatic resources, wetlands, mangrove habitat, threatened and endangered species;
- The client's engineer of record (EOR) will need to provide, at a minimum, 30% design of project drawings associated with the permit application submittal including:
  - Location map;
  - Existing conditions map;
  - Required General Notes and Specifications;
  - A demonstration that the project will not degrade water quality;
  - Plan View and Cross-Sections including: wetland lines, seagrass polygons (if applicable), mangroves; benthic resources (if applicable); other information as identified by the regulatory agencies.

Wetland mitigation is expected to be required by local, state, and federal regulatory agencies. Consultant will provide a preliminary evaluation of mitigation options and strategies. Credit purchase from an approved mitigation bank will be the preferred method of mitigation, per agency rules. Consultant will coordinate with nearby mitigation banks to determine credit availability and pricing. The client is responsible for all mitigation fees. If no credits are available of the appropriate type and amount within the basin, further mitigation planning can be conducted through a change order. This could include a Cumulative Impact Analysis, onsite or offsite mitigation location evaluation, and permittee-responsible mitigation planning including grading, planting, monitoring and maintenance, and determination of appropriate success criteria. This level of mitigation planning is not included in this scope of services. No mitigation implementation is included in this scope of services (resource relocation, planting, monitoring, etc.).

Agency field verification is expected to be required by FDEP; Consultant will meet FDEP staff at the project site for one field visit. No agency field verification is anticipated to be required by PCWN or USACE. Coordination with additional agencies regarding wildlife is expected to take place concurrently with the permitting process, including coordination and requirements from the Division of Historic Resources (DHR), the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service (NMFS). Requests for Additional Information (RAIs) may be received from one or more of the agencies. Consultant will respond to up to three (3) total RAIs. Extensive coordination is expected

to be required with the agencies, client, and the EOR. Consultant will coordinate with the team via team conference calls.

### **Assumptions**

The successful negotiation of environmental permits requires considerable coordination and cooperation amongst the parties and agencies. For this reason, Stantec cannot necessarily control the ultimate conditions of the permits, the total cost of obtaining the necessary permits, or the time required for permit application review and approval. This Scope of Services and cost proposal assume the following:

- The Client is responsible for payment of any agency application fees and any mitigation fees. The Client will provide one round of review and comments and will execute all appropriate regulatory documents.
- Contamination: It is assumed that sediment will be dried on-site using a contained dewatering system provided by the contractor (such as large tanks). It is assumed that no dredge material will be deposited on any ground other than an approved landfill or hazardous waste disposal site, and that no dewatering permit is required. Therefore, contamination or remediation related services, or permitting services related to dewatering, are not included in this scope, but can be provided through a change order if needed.

The Sediment Quality Report states that the samples collected and analyzed in 2021 provide a preliminary evaluation of the sediment quality to guide further assessment of the Lake bottom conditions, but that additional cores may be required to meet the FDEP sediment sampling guidelines. The analyses indicate that select metals, TRPH, and carcinogenic PAHs all exceed their respective default leachability-based or residential SCTLs. However, the SPLP metals analysis indicates that the leachate produced by the sediments does not exceed MCLs established in Chapter 62-302 for Surface Water. Additional sample collection and analysis of sediments using Elutriate TRPH and Elutriate PAHs methodology would be necessary to determine if the Elutriate concentrations exceed Surface Water Quality criteria.

The TCLP analyses conducted to determine if the sediments are characteristically hazardous, as defined by Title 40, Chapter I, Subchapter I, Part 261, Subpart C Section 261.24 of the Code of Federal Regulations, indicate that the sediments would be classified as non-hazardous. Therefore, deposit of sediments into a landfill is anticipated/assumed to be authorized. Additionally, a preliminary FDEP contamination review shows FDEP PCTS Site ID Nos. 9801591 and 8623325 located within or adjacent to the project site. FDEP may have contamination concerns or contamination-related permitting requirements; however, this scope assumes that the existing data is enough to provide for the Environmental Resource Permit to show that environmentally safe methodology is proposed, and that no other FDEP permits will be required. Should a Dewatering Permit or any other permit type be required through FDEP, or should additional sediment analysis be required, these services can be provided through a change order. Geotechnical borings, groundwater hydrology studies, or other hydrological services are not included in this scope.

- No post-design services are included in this task's scope (such as water quality monitoring).

- No Sovereign Submerged Lands (SSL) authorization is expected to be required, as the FDEP Division of State Lands determined that proprietary requirements will not apply to this project (Title Determination was provided to Stantec by the Client).
- Mitigation planning, other than bank credit purchase within the basin, is not provided in this scope, as mitigation requirements are not yet known. Additional planning can be provided through a change order, which could include a Cumulative Impact Analysis, onsite or offsite mitigation location evaluation, and permittee-responsible mitigation planning including grading, planting, monitoring and maintenance, and determination of appropriate success criteria. Post-design mitigation or relocation activities are not included in this scope.
- Engineering/Design will be conducted by a party other than Stantec; therefore, this scope includes coordination with the client and EOR in order to obtain plans and specifications required by the regulatory agencies. No engineering work will be conducted by Stantec unless through a change order.
- Analysis and documentation prepared by Consultant and submitted as part of the permit application will not have to be revised in response to a redesign or re-engineering of the project outside the control of Stantec.
- Topographic and bathymetric surveys are not included in this Scope.

### **Task 3 – Grant Compliance Plan**

Once the City has executed final agreements with the granting agencies, consultant will review the agreements for compliance requirements and compile necessary information into a Compliance Plan. The Plan will reference the grant source, itemize grant award requirements and any special award conditions, and reporting timeline. If appropriate, resources will be included such as tracking checklists. The Plan will be submitted to the City's project manager for review and approval. Consultant will follow the compliance plan during Task 4, ongoing grant administration throughout the project.

### **Task 4 – Grant Administration**

Consultant will assist the City with ongoing grant administration and compliance reporting requirements for the duration of the project which is anticipated to be a maximum of 48 months per the CDBG-MIT grant agreement. The consultant will assist the City with ensuring that its deliverables to the granting agencies are consistent with grant agreement requirements, 2 CFR 200, and other state and federal regulations as required by each award. The level of effort for ongoing grant administration is unknown at the time of scope development; therefore, ongoing administration for the proposed grant agreements will be performed as needed on an hourly basis according to the rates in Fee Schedule, not to exceed fee of \$195,075.35.

Services may include, but are not limited to, the following:

- Coordination with grant funding agencies
- Establishment of document management systems and processes to effectively track and demonstrate compliance with grant provisions
- Preparation of progress reports to grant funding agencies

- Identification of eligible project costs and appropriate documentation
- Ensure inclusion of grant requirements in procurement and bidding documents
- Identification of site visit coordination needs for interviews and reports
- Preparation of grant reimbursement documentation
- Preparation of compliance meeting notes for documentation

**Assumptions**

The Consultant will be provided with the full terms, conditions, and requirements associated with the two grants for this project, CDBG – MIT and Resilient Florida, as soon as they are approved. This Scope of Services and cost proposal assume the following:

- Ongoing administration and reporting compliance for other grant or loan programs are not included in this scope.
- Costs provided for the Compliance Plan assume one round of edits based on collated, written comments from the City grants staff.
- One round of review/edits to the prepared bid documents to ensure grant award compliance based on collated, written comments from the City grants staff.
- The Consultant will coordinate with the selected contractor to collect appropriate documentation to ensure grant award and Davis Bacon compliance; however, Consultant will not direct or oversee contractor operations.

**III. SCHEDULE**

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

	<u>Number of Days from NTP</u>
Task 1 – Environmental Assessment	545
Task 2 – Environmental Permitting	545
Task 3 – Grant Compliance Plan	120
Task 4 – Grant Administration	1460

**IV. A/E'S RESPONSIBILITIES**

Provide coordination and deliverables as stated in Section II – Scope of Services and Section III - Schedule.

**V. CITY'S RESPONSIBILITIES**

Provide engineering plans and calculations, responses to engineering-related RAIs, design revisions, QA/QC, authorizations, appropriate signatures, agency fees, copies of public/agency comments, and public notice affidavits as needed and as described in Section II – Scope of Services and Section III - Schedule.

**VI. DELIVERABLES**

- Task 1 – Environmental Assessment
- Task 2 – Environmental Permits
- Task 3 – Grant Compliance Plan
- Task 4 – Grant Progress Reports

**VII. A/E'S COMPENSATION**

For Tasks 1 through 4, the City shall compensate the A/E the not-to-exceed amount of \$361,411.90.

This Task Order establishes an allowance in the amount of \$30,000 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total Task Order amount is \$391,411.90 per the attached Appendix A.

**VIII. PROJECT TEAM**

The A/E is Stantec Consulting Services, Inc. No subconsultants are included in this Task Order.

**IX. MISCELLANEOUS**

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Task Order to be executed by their duly authorized representatives on the day and date first above written.

**ATTEST**

**CITY OF ST. PETERSBURG, FLORIDA**

By: \_\_\_\_\_  
Chandrahasa Srinivasa  
City Clerk

By: \_\_\_\_\_  
Brejesh Prayman, P.E., Director  
Engineering & Capital Improvements

(SEAL)

APPROVED AS TO FORM FOR CONSISTENCY WITH THE STANDARD TASK ORDER. NO OPINION OR APPROVAL OF THE SCOPE OF SERVICES IS BEING RENDERED BY THE CITY ATTORNEY'S OFFICE

By: \_\_\_\_\_  
City Attorney (Designee)

**STANTEC CONSULTING SERVICES INC:**

**WITNESSES:**

By: \_\_\_\_\_  
(Authorized Signatory)

Jason Sean Lancaster / Senior Principal  
\_\_\_\_\_  
(Printed Name and Title)

Date: 2/1/2023

By: Mollie Royal  
\_\_\_\_\_  
(Signature)

Mollie Royal  
\_\_\_\_\_  
(Printed Name)

By: Katie Castor  
\_\_\_\_\_  
(Signature)

Katie Castor  
\_\_\_\_\_  
(Printed Name)



APPENDIX A  
 Work Task Breakdown  
 City of St. Petersburg  
 Bartlett Lake - Environmental Assessment, Permitting, and Grant Administration Services  
 Project No. 20066-100

**I. Manpower Estimate: All Tasks**

Direct Labor Rates Classifications		Senior Environmental Scientist	Environmental Technician	Environmental Technician II	Environmental Technician II	Administrative Assistant	Administrative Assistant	Administrative Assistant	Sr. Principal II	Environmental Technician	Environmental Technician	Environmental Technician I	Senior Environmental Scientist	Sr. Principal II	Sr. Principal II	Project Manager III	Environmental Scientist I	Environmental Technician	Total Hours	Labor Cost
Direct Salary		\$ 50.15	\$ 27.99	\$ 37.50	\$ 34.98	\$ 27.99	\$ 27.99	\$ 27.99	\$ 80.00	\$ 33.33	\$ 34.03	\$ 34.14	\$ 45.82	\$ 80.00	\$ 75.27	\$ 55.19	\$ 41.99	\$ 31.19		
Multiplier 1.9295		\$ 96.77	\$ 54.01	\$ 72.36	\$ 67.50	\$ 54.01	\$ 54.01	\$ 54.01	\$ 154.36	\$ 64.32	\$ 65.67	\$ 65.88	\$ 88.41	\$ 154.36	\$ 145.24	\$ 106.49	\$ 81.02	\$ 60.19		
Billing Rates (direct salary + multiplier = 2.9295)		\$ 146.92	\$ 82.00	\$ 109.86	\$ 102.48	\$ 82.00	\$ 82.00	\$ 82.00	\$ 234.36	\$ 97.65	\$ 99.70	\$ 100.02	\$ 134.23	\$ 234.36	\$ 220.51	\$ 161.68	\$ 123.01	\$ 91.38		
TASK																				
1	Environmental Assessment	380	65	336	2	60	60	130	8	24	8	8	8						1089	\$ 125,667.60
2	Permitting	110	0	122	3	40	0	50	14	10	6	0	8						363	\$ 43,181.14
3	Grant Compliance Plan													16	10	80	29	30	165	\$ 25,197.78
4	Ongoing Grant Administration(1)													80	85	400	300	259	1124	\$ 162,734.13
Totals		490	65	458	5	100	60	180	22	34	14	8	16	96	95	480	329	289	2741	\$ 356,780.65

**II. Fee Calculation**

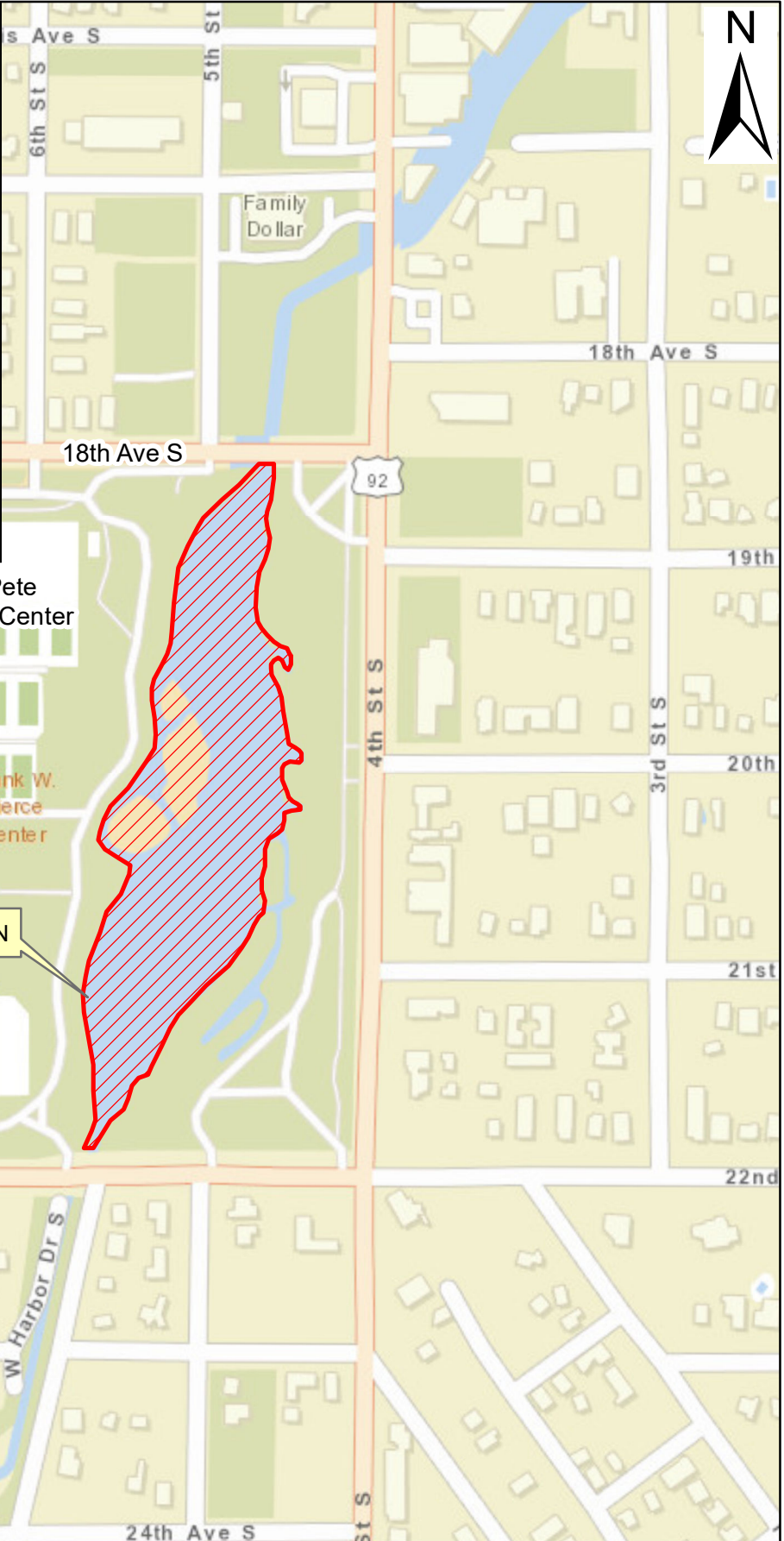
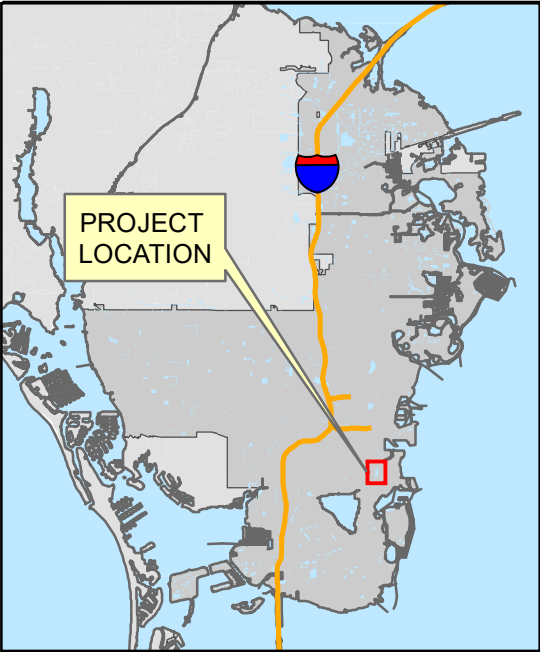
Task	Labor Cost	Expenses	Subconsultant Services <sup>1</sup>	Mark-up on Subconsultant Services <sup>2</sup>	Total Cost Without Allowance
1	\$ 125,667.60	\$ 43.75	\$ -	\$ -	\$ 125,711.35
2	\$ 43,181.14	\$ 87.50	\$ -	\$ -	\$ 43,268.64
3	\$ 25,197.78	\$ 500.00	\$ -	\$ -	\$ 25,697.78
4	\$ 162,734.13	\$ 4,000.00	\$ -	\$ -	\$ 166,734.13
Total	\$ 356,780.65	\$ 4,631.25	\$ -	\$ -	\$ 361,411.90

**III. Fee Limit**

Lump Sum Cost	\$ 361,411.90
Allowance	\$ 30,000.00
<b>Total:</b>	<b>\$ 391,411.90</b>

**IV. Notes:**

[1] This is an estimate of hours based upon CDBG-MIT grant duration of 48 months and will be billed on a time and materials basis monthly up to the not to exceed amount.




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ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT CITY OF ST PETERSBURG	
APPROVED BY:	DATE: 8/5/2021

Bartlett Lake Improvements  
Project No. 20066-110



 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					201488
Name:	Johnson, Sarah B	Request Date:	16-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	Council - 3/2
Message:	20066-110 - Stantec - Bartlett Lake Imps - Task Order
Supporting Documentation:	Stantec - Bartlett Lake Imps - Task Order - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	16-FEB-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	16-FEB-2023	User Defined
2	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	16-FEB-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	16-FEB-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee for a discussion considering the funding and implementation of a city-wide Rebates for Residential Rehabilitation Program. (Chair Gabbard)

Please scroll down to view the backup material.



**G-1**

# CITY COUNCIL AGENDA

## NEW BUSINESS ITEM

TO: Members of City Council

DATE: February 9, 2023

COUNCIL DATE: March 2, 2023

RE: Referral to the Housing, Land Use, and Transportation Committee for a discussion considering the funding and implementation of a city-wide Rebates for Residential Rehabilitation Program.

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### **ACTION DESIRED:**

Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee for a discussion considering the funding and implementation of a city-wide Rebates for Residential Rehabilitation Program.

Council Chair Gabbard  
District 2

### Rationale:

- In 2018 the Affordable Housing Advisory Committee (AHAC) voted to encourage City Council to fully fund the Rebates for Residential Rehabs Program up to at least \$200,000 annually
- In 2020 the City established an Affordable Rebates for Residential Rehabilitation Program within the South St. Petersburg CRA
- In a review in 2021, AHAC supported the continuation of the Affordable Rebate for Residential Rehabilitation Program with the South St. Pete CRA
- As part of their 2022 updates & recommendations AHAC supported the local Rebates for Residential Rehabilitation Program and requested consideration of implementation & funding of an Affordable Rebate Program city-wide

The following page(s) contain the backup material for Agenda Item: Respectfully requesting City Council approval to move the item “Review of the conceptual future metered reclaimed water fee structure” from the Health, Energy, Resilience and Sustainability Committee to the April 13, 2023, Public Services and Infrastructure Committee for discussion, and furthermore request that due to the conservation and environmental aspect of the topic that it remain on the Health, Energy, Resilience and Sustainability Committee for future discussion. (Councilmember Driscoll- Staff Request)  
Please scroll down to view the backup material.



**G-2**



# CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: February 14, 2023

COUNCIL DATE: **March 2, 2023**

RE: *Discussion of Conceptual future metered reclaimed water fee structure from HERS to PSI (staff request)*

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## **ACTION DESIRED:**

Respectfully requesting City Council approval to move the item “*Review of the conceptual future metered reclaimed water fee structure*” from the Health, Energy, Resilience and Sustainability Committee to the April 13, 2023, Public Services and Infrastructure Committee for discussion, and furthermore request that due to the conservation and environmental aspect of the topic that it remain on the Health, Energy, Resilience and Sustainability Committee for future discussion.

Gina Driscoll  
City Council Member  
District 6

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Economic and Workforce Development Committee or other relevant committee for a report and discussion on the Florida Scorecard, specifically in the creation of City-specific metrics to be included and updated regularly. (Councilmember Montanari)  
Please scroll down to view the backup material.



**G-3**

# CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: February 16, 2023

COUNCIL DATE: March 2, 2023

RE: Florida Scorecard

---

**ACTION DESIRED:**

Respectfully requesting a referral to the Economic and Workforce Development Committee or other relevant committee for a report and discussion on the Florida Scorecard, specifically in the creation of City-specific metrics to be included and updated regularly.

Ed Montanari, Council Member  
District 3

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee to provide an update on the implementation of the Complete Streets Plan. (Chair Gabbard)  
Please scroll down to view the backup material.



**G-4**

# CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: February 16, 2023

COUNCIL DATE: March 02, 2023

RE: Referral to the Housing Land Use and Transportation Committee to provide an update on the implementation of the Complete Streets Plan.

---

**ACTION DESIRED:**

Referral to the Housing Land Use and Transportation Committee to provide an update on the implementation of the Complete Streets Plan.

Council Chair Gabbard  
District 2

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Public Services and Infrastructure Committee for an update regarding the funding of a large item pickup software system. (Vice-Chair Figgs-Sanders)  
Please scroll down to view the backup material.





**G-5**

# CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: February 17, 2023

COUNCIL DATE: March 2, 2023

RE: Respectfully requesting a referral to the Public Services and Infrastructure Committee for an update regarding the funding of a large item pickup software system.

---

**ACTION DESIRED:**

Respectfully requesting a referral to the Public Services and Infrastructure Committee for an update regarding the funding of a large item pickup software system.

Vice-Chair Figgs-Sanders  
District 5

The following page(s) contain the backup material for Agenda Item: February 9, 2023 Housing, Land Use, and Transportation Committee- Action Item  
Please scroll down to view the backup material.



**H-1**

# **COUNCIL COMMITTEE REPORT ACTION ITEM**

TO: Members of City Council

DATE: February 17, 2023

COUNCIL DATE: March 2, 2023

RE: Re-approving Jerri Evans for additional term to the St. Petersburg Housing Authority (SPHA)

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**ACTION DESIRED:**

Respectfully requesting re-approval of Jerri Evans for additional term to the St. Petersburg Housing Authority (SPHA).

**ATTACHMENTS:**

Resolution

Council Member Richie Floyd  
Chair, Housing, Land Use & Transportation Committee

**RESOLUTION NO. 2023-\_\_\_\_\_**

**A RESOLUTION APPROVING THE  
MAYOR’S REAPPOINTMENT OF  
MS. JERRILYN “JERRI” EVANS TO THE  
OFFICE OF COMMISSIONER OF THE  
HOUSING AUTHORITY OF THE CITY OF  
ST. PETERSBURG, FLORIDA, FOR A SEC-  
OND FOUR-YEAR TERM AND PROVID-  
ING AN EFFECTIVE DATE**

**WHEREAS**, on November 9, 1937, the City Council of the City of St. Petersburg, Florida (the “**City Council**”), adopted resolution 155/33 for the purpose of authorizing the Housing Authority of the City of St. Petersburg, Florida (the “**Authority**”) to transact business and exercise its powers within the City of St. Petersburg, Florida; and

**WHEREAS**, the Authority is governed by a board of commissioners (each a “**Commissioner**”) appointed by the Mayor and approved by the City Council in accordance with Florida Statutes section 421.05(1); and

**WHEREAS**, on April 4, 2019, City Council approved the Mayor’s initial appointment of Ms. Jerrilyn “Jerri” Evans to the office of Commissioner, with a term ending on April 3, 2023; and

**WHEREAS**, that approval was effectuated through the adoption of City Council resolution 2019-179, as subsequently amended and restated by City Council resolution 2020-379; and

**WHEREAS**, subject to City Council approval pursuant to Florida Statutes section 421.05(1), Mayor Kenneth T. Welch has now reappointed Ms. Evans for a second four-year term as a Commissioner; and

**WHEREAS**, following the appearance of Ms. Evans before the Committee on February 9, 2023, the Committee voted to recommend that City Council approve the Mayor’s reappointment of Ms. Evans to the office of Commissioner; and

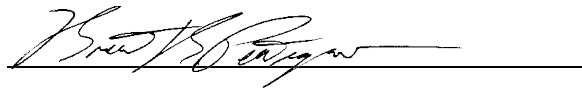
**WHEREAS**, City Council agrees with the Committee’s recommendation and desires to approve the Mayor’s reappointment of Ms. Evans to the office of Commissioner.

**NOW, THEREFORE, BE IT RESOLVED** that, pursuant to Florida Statutes section 421.05(1), City Council hereby approves the Mayor’s reappointment of Ms. Jerrilyn “Jerri” Evans to the office of Commissioner for a new four-year term, running from April 4, 2023, through April 3, 2027.

**BE IT FURTHER RESOLVED** that City Council hereby requests (i) that Administration file a certificate with the City Clerk to document the reappointment approved by this resolution in accordance with Florida Statutes section 425.01(1); (ii) that the City Clerk place that certificate in the records of the City and transmit a copy to the secretary and executive director of the Authority; and (iii) that the secretary and executive director of the Authority make arrangements for Ms. Evans to be sworn into the office of Commissioner at the start of her new term.

This resolution will become effective immediately upon adoption.

LEGAL:



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ADMINISTRATION:

*Al Factor*

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The following page(s) contain the backup material for Agenda Item: A resolution approving the settlement of the lawsuit of Napoleon Latelers, Employee/Claimant v. City of St. Petersburg, Employer and Commercial Risk Management, Carrier/Servicing Agent, OJCC Case No. 04-001678RLY and Claim Number C3560060; and providing an effective date.  
Please scroll down to view the backup material.





RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE SETTLEMENT OF THE LAWSUIT OF NAPOLEON LATELERS, EMPLOYEE/CLAIMANT V. CITY OF ST. PETERSBURG, EMPLOYER AND COMMERCIAL RISK MANAGEMENT, CARRIER/SERVICING AGENT, OJCC CASE NO. 04-001678RLY AND CLAIM NUMBER C3560060; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the settlement by and between Napoleon Latelers, Employee/Claimant v. City of St. Petersburg, Employer and Commercial Risk Management, Carrier/Servicing Agent, OJCC Case No. 04-001678RLY and Claim Number C3560060, in the amount of \$87,658.00 for a total washout settlement is approved.

BE IT FURTHER RESOLVED that the City Administration and the City Attorney's Office are authorized to execute the necessary paperwork and pay the funds in accordance with such settlement.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

Approved as to Form and Content:

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City Attorney (designee)  
00662940

The following page(s) contain the backup material for Agenda Item: Approving the HOME American Rescue Allocation Plan (“HOME-ARP Plan”) to address the needs of Qualifying Populations by creating affordable housing, capacity building and supportive service activities; approving a substantial amendment (“Amendment”) to the FY2021/22 Annual Action Plan (“Plan”) to include the HOME-ARP Plan; authorizing the Mayor or his designee to submit the HOME-ARP Plan and the Amendment and to the U.S Department of Housing and Urban Development (“HUD”); and to execute all documents necessary to implement the HOME-ARP Plan and the Amendment and providing an effective date.

Please scroll down to view the backup material.



**J-1**

**ST. PETERSBURG CITY COUNCIL**  
**(Non-Consent Agenda Item)**  
**Meeting of March 2, 2023**

**TO:** The Honorable Brandi Gabbard, Chair, and Members of City Council

**SUBJECT:** Approving the HOME American Rescue Allocation Plan (“HOME-ARP Plan”) to address the needs of Qualifying Populations by creating affordable housing, capacity building and supportive service activities; approving a substantial amendment (“Amendment”) to the FY 2021/22 Annual Action Plan (“Plan”) to include the HOME-ARP Plan; authorizing the Mayor or his designee to submit the HOME-ARP Plan and the Amendment and to the U.S Department of Housing and Urban Development (“HUD”); and to execute all documents necessary to implement the HOME-ARP Plan and the Amendment and providing an effective date.

**EXPLANATION:** The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and to other vulnerable populations. Funding is for the purpose of assisting Qualifying Populations as defined as follows: (1) homeless, (2) at-risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, and (4) other populations where providing supportive services or assistance would prevent families from becoming homeless, or serve those with the greatest risk of housing instability.

Funding was allocated by formula to jurisdictions that qualified for the U.S. Department of Housing and Urban Development (“HUD”) HOME Investment Partnerships Program (“HOME”) allocation in FY 2021. On September 22, 2021, HUD forwarded a grant agreement to the City for a total amount of \$3,036,659.00 in HOME American Rescue Plan Program (“HOME-ARP”) funding. On December 2, 2021, City Council by Resolution 21-576 approved the acceptance of the grant and a supplemental appropriation of the funding. The City signed the grant agreement on December 6, 2021 and returned the executed agreement to HUD.

Also, on September 13, 2021, HUD published the “Requirements for the Use of Funds in the HOME-ARP Program” notice. In accordance with this notice and the HOME-ARP grant agreement, the City secured the services of Wade Trim, a local consultant, to assist with the preparation of the Plan who conducted needs assessment forums that aided in the determination of the priority needs to be implemented.

Three needs assessment forums took place on November 29, 2022, November 30, 2022, and December 12, 2022. During the forums, the following eligible activities were discussed with interested parties:

- Supportive Services
- Non-Congregate Shelters
- Tenant-Based Rental Assistance (TBRA)
- HOME-ARP Rental Housing
- Non-profit Operating
- Non-profit Capacity Building Assistance
- Administration and Planning

After completion of the needs assessment forums, the HOME-ARP Plan was developed identifying the highest priorities as: (1) creating affordable housing, (2) capacity building, and (3) supportive service activities.

The first public hearing was conducted on January 17, 2023 to the Affordable Housing Advisory Committee (“AHAC”) where the merits of the HOME-ARP program and a draft proposed budget that included the following:

		<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services (homeless/homeless prevention category – financial assistance of 1 <sup>st</sup> , last, security deposits; estimate of 80 families)	\$484,827		
Acquisition and Development of Non- Congregate Shelters	\$0		
Tenant Based Rental Assistance (TBRA)	\$0		
Development of Affordable Rental Housing for Qualifying Populations	\$2,000,000		
Non-Profit Operating	0	0%	5%
Non-Profit Capacity Building (for agency(s) running the above supportive services program)	\$151,832	5%	5%
Administration and Planning	\$400,000	13%	15%
<b>Total HOME ARP Allocation</b>	<b>\$3,036,659</b>		

The period of use of the HOME-ARP funds began on September 20, 2021 and ends on September 30, 2030.

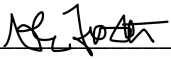
A public notice was published on February 15, 2023 in the Tampa Bay Times to notify the public of a 15-day public comment period for the proposed HOME-ARP Plan and for a final public hearing to be held on March 2, 2023, which complies with the HOME-ARP Program requirements. In addition, the notice identifies that the HOME-ARP Plan will be included as a substantial amendment to the FY 2021/22 Plan.

**RECOMMENDATION:** Approving the HOME American Rescue Allocation Plan (“HOME-ARP Plan”) to address the needs of Qualifying Populations by creating affordable housing, capacity building and supportive service activities; approving a substantial amendment (“Amendment”) to the FY 2021/22 Annual Action Plan (“Plan”) to include the HOME-ARP Plan; authorizing the Mayor or his designee to submit the HOME-ARP Plan and the Amendment and to the U.S Department of Housing and Urban Development (“HUD”); and to execute all documents necessary to implement the HOME-ARP Plan and the Amendment and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds have been previously appropriated in the HOME American Rescue Plan Fund (1116), Housing and Community Development Department, Administration Division (082-1089).

Attachment: Draft FY 2021/22 HOME American Rescue Allocation Plan  
Public Notice  
Resolution

**APPROVALS:**

Administration: 

Budget: *Lance Stanford*

## HOME-ARP Allocation Plan Template with Guidance

**Instructions:** All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

### Consultation

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction’s geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

### Template:

#### ***Describe the consultation process including methods used and dates of consultation:***

The City of St. Petersburg developed a robust consultation process to meet HUD’s requirements and to ensure that the city considers all priority needs within the community. On November 29, 2022, November 30, 2022, and December 12, 2022, the city held HOME-ARP consultation/needs assessment forums to consult with the Continuum of Care, local housing and public service providers, grantee departments, and other groups that work to address the needs of qualifying populations. Approximately 30 participants from more than 20 organizations attended the forums. These included representatives from agencies that uniquely service the qualifying populations under HOME-ARP. Further information about all consultation is detailed in the table below.



To provide an environment that would allow for all attendees to be heard, a multi-faceted approach was used. The first was to present an educational PowerPoint that explained the purpose of drafting a HOME-ARP Allocation Plan, the activities and populations eligible for HUD funding, and the schedule that St. Petersburg will follow to adopt the Allocation Plan in early 2023. Contact information for the process was provided.

The second approach was to provide an opportunity for comment during a facilitated discussion. Discussion was facilitated by the city's consultants. During the discussion, the participants were asked to speak openly regarding the unmet needs of qualifying populations in the city.

Once participants identified a number of gaps in housing inventory and service delivery systems, the attendees were asked to identify which gaps should be considered priority needs, and whether any particular subpopulation among the qualifying populations, as defined in the HOME-ARP program, have a more significant need for assistance.

DRAFT

*List the organizations consulted:*

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
<b>Directions for Living</b>	Other (Services – Mental Health)	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Hope Villages of America</b>	Housing; Services – Victims of Domestic Violence; Other (Food Bank)	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Volunteers of America of Florida</b>	Services – Elderly Persons; Services – Persons with Disabilities; Services – Children; Other – Services – Veterans	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Boley Centers</b>	Housing; Services – Persons with Disabilities; Services – Homeless; Services – Employment; Other – Services – Veterans	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>City of St. Petersburg</b>	Other government – Local; Civic Leaders	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Pinellas County Community Law Program</b>	Services – Fair Housing; Other – Legal Services/Civil Rights	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>St. Petersburg NAACP</b>	Other – Advocacy Organization	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Homeless Leadership Alliance</b>	Continuum of Care	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities

<b>St. Vincent de Paul of South Pinellas</b>	Housing; Services – Homeless; Other – Food Assistance	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Bright Community Trust, Inc.</b>	Housing; Other – Services – Housing (Nonprofit)	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Brookwood Florida</b>	Services – Homeless; Services – Children; Other – Homeless and At-Risk Youth	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Community Action Stops Abuse (CASA Pinellas)</b>	Services – Victims of Domestic Violence	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Florida Dream Center</b>	Services – Homeless; Other – Food Assistance	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Bay Area Legal Services</b>	Services – Victims of Domestic Violence; Other – Legal Assistance	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Daystar Life Center</b>	Services – Homeless and At-Risk of Homelessness; Other – Food Assistance	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>New Frontiers Freedom House</b>	Services – Veterans; Other – Addiction Services	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Alpha House</b>	Services – Homeless; Services Children	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Pathways 2 Success</b>	Services – Housing; Services – Children	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>PARC</b>	Services – Persons with Disabilities; Services - Children	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities

			gaps in housing or services, and funding priorities
<b>Suncoast Housing Connections</b>	Services – Housing	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Foundation for a Healthy St. Petersburg</b>	Services – Health; Other – Racial Equity	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>St. Petersburg Housing Authority</b>	Public Housing Authority	Email Outreach	Invitation to participate in identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Veterans Counseling Veterans</b>	Other – Services – Veterans	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities
<b>Community Resources and Solutions</b>	Other – Advocacy Organization	Consultation/Needs Assessment Forum	Identification of community needs for qualifying populations, gaps in housing or services, and funding priorities

***Summarize feedback received and results of upfront consultation with these entities:***

The consultation process resulted in the identification of the following priority needs. Each of these needs were identified several times throughout the consultation process, and those in bold lettering were mentioned most frequently:

Affordable Rental Housing

- **Permanent Supportive Housing**
  - Housing for those with extremely low incomes
  - Scattered Sites
- **Affordable housing** (low-barrier, inventory/supply)
- Partnerships with private developers for set asides to provide affordable housing
  - Improved collaboration between providers to construct new units, or locate units within existing inventory
- Alternative housing solutions (e.g., shared housing/co-housing), SROs, etc.
- Accessible housing (support for persons with disabilities and seniors)
- Quality of housing (i.e., up to code)

## Rental Assistance

- **Financial assistance** (security deposits, up-front costs)
- Rental assistance, short-term and long-term support
  - Especially for 30% or below AMI and income-ineligible populations (i.e., eligibility gap when income too low to qualify for other assistance)
- **Interim rental assistance for persons losing existing/previous assistance**
- Tenant-Based Rental Assistance (TBRA)

## Homelessness/Non-Congregate Shelter

- Street outreach
  - Link program to connect literally homeless folks with community services
- Non-congregate shelter (families, literally homeless, women, women with children, elderly)
  - Case management capacity is currently low
  - Conversion of existing properties to NCS
  - Emergency shelter development or acquisition
- **Rehousing assistance**
  - Rapid re-housing
  - Long-term transitional housing
  - With rising rents, need temporary housing for people who will be forced out of previous living situations
    - Need social services support to facilitate these transitions
  - Homeless and at-risk of homeless, individuals and families
  - Domestic violence survivors
  - Housing instability

## Supportive Services

- **Non-profit operating and capacity building assistance** (to address current funding and staffing limitations)
- **Wrap around supportive services**, including:
  - Workforce development (job training, employment assistance)
    - Adults with disabilities
    - Place-based and supply-chain career path
    - Mentorship and apprenticeship programming
  - Improve continuity of care for aging populations and populations with disabilities
  - Skilled case management and counseling/education (e.g., veterans and families of veterans)
  - **Housing navigation** and housing counseling for housing stability

- Non-profit capacity building to build/expand program to support qualifying populations
- Landlord Liaison education program
  - Landlord incentives for creative solutions to housing issues
- Mental health/substance abuse treatment, target outreach (skilled case management and counseling)

## Public Participation

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

### Template:

*Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:*

- *Date(s) of public notice: 12/28/2022 and 2/15/2023*
- *Public comment period: start date – 2/15/2023 end date – 3/1/2023*
- *Date(s) of public hearing: 1/17/2023 and 3/2/2023*

*Describe the public participation process:*

In accordance with HUD guidelines, St. Petersburg held a 15-day public comment period to obtain comments from city residents, agencies, and anyone else who wished to review and comment on the HOME-ARP Allocation Plan. Prior to the public comment period, the city held a public hearing on January 17, 2023 to get feedback on the proposed funding activities. The final adoption of the

substantial amendment to approve the HOME-ARP Allocation Plan was held at the City Council Regular Meeting on March 2, 2023.

***Describe efforts to broaden public participation:***

The City of St. Petersburg published notices for the public hearings and the comment period to broaden public awareness and participation in the development of the HOME-ARP Allocation Plan. A 15-day public comment period is required, which the city held after the first public hearing to allow more time for citizens to review the plan and provide comment. Additionally, the city followed its citizen participation plan, which guides all public participation efforts in a manner that promotes transparency and encourages active participation from residents, especially those qualifying populations. The 15-day public comment period and public hearings were held after the city's consultation/needs assessment forum campaign, which included three consultation/needs assessment focus group meetings with stakeholders that work with qualifying populations.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

Comments received during the HOME-ARP consultation/needs assessment forums and the public participation process identified an apparent need for affordable rental housing, rental/financial assistance, wrap-around supportive services, and rehousing assistance for individuals, families, and seniors.

***Summarize any comments or recommendations not accepted and state the reasons why:***

All comments and recommendation were accepted and considered in the development of the city's HOME-ARP Allocation Plan.

## **Needs Assessment and Gaps Analysis**

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

**Template:**

**OPTIONAL Homeless Needs Inventory and Gap Analysis Table**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	380	94	764	N/A	11								
Transitional Housing	87	35	199	N/A	55								
Permanent Supportive Housing	336	88	1,266	N/A	934								
Other Permanent Housing	549	152	136	N/A	80								
Sheltered Homeless						139	871	229	73				
Unsheltered Homeless						0	635	81	172				
<b>Current Gap</b>										+241	45	742	N/A

**Suggested Data Sources:** 1. 2022 Point in Time Count (PIT); 2. 2021 Continuum of Care Housing Inventory Count (HIC) (St. Petersburg, Clearwater, Largo/Pinellas County CoC)

**OPTIONAL Housing Needs Inventory and Gap Analysis Table**

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	85,016		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1,790		
Rental Units Affordable to HH at 50% AMI (Other Populations)	4,870		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		6,050	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		3,790	
<b>Current Gaps</b>			4,260 (units unaffordable to HH <30% AMI)

**Suggested Data Sources:** 1. 2021 1-Year American Community Survey (ACS); 2. 2011-2015 Comprehensive Housing Affordability Strategy (CHAS)



***Describe the size and demographic composition of qualifying populations within the PJ's boundaries:***

***Homeless as defined in 24 CFR 91.5***

Homelessness affects all races and ethnicities; however, within the St. Petersburg, Clearwater, Largo/Pinellas County Continuum of Care, white and black individuals are most impacted by homelessness. Of the 1,985 homeless individuals counted in the 2022 Point-In-Time counts for the continuum of care, 723 (over 36%) individuals were black, and 1,130 (nearly 57%) of individuals were black. The remaining 7% of homeless individuals identified as other minority races. Only about 7.0% of the total counted homeless population identified as Hispanic or Latino.

More than 76% (1,520) of all homeless individuals counted were adults in households without children. There were 449 (nearly 23%) homeless individuals counted in households with children, and 16 homeless individuals counted in households that contained only children (under the age of 18).

***At Risk of Homelessness as defined in 24 CFR 91.5***

According to HUD's FY 2022 Low- and Moderate-Income Summary Data (LMISD), there are approximately 111,510 low- and moderate-income individuals within the City of St. Petersburg. This represents over 42% of the city's population according to HUD, and over 43% of the city's total population based on the 2021 American Community Survey 1-Year estimates. Of the city's 228 Block Groups, 80 Block Groups are characterized as having more than 51.00% of the population designated as low- and moderate-income. This suggests that a significant percentage of city's population has an income of less than 80% AMI and may be at increased risk of homelessness or in need of additional supportive services and assistance to prevent homelessness and housing instability.

According to 2011-2015 CHAS, there are 830 low- and moderate-income households (<80% AMI) that experience crowding of more than 1 person per room. Additionally, there are 6,500 households in the 0-30% AMI income group that are experiencing cost burden greater than 30%, and 5,950 households in the 0-30% AMI group that are experiencing cost burden greater than 50%. Due to crowding, income levels, and cost burdens, the households within these groups are at risk of homelessness.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

In total, 245 (about 12%) homeless individuals counted identified themselves as victims of domestic violence. According to the Florida Department of Law Enforcement, there were 6,111 domestic violence offenses in Pinellas County alone in 2020. There were also 450 reports of rape in Pinellas County for the same year. Victims of these crimes are susceptible to homelessness and housing insecurity. St. Petersburg represents approximately 26.9% of the population in Pinellas County. Therefore, it can be assumed that there were nearly 1,644 reported domestic violence incidents and about 121 reports of rape in the City of St. Petersburg in 2020.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

The 2022 homeless Point-In-Time count identifies 310 homeless veterans on the date of survey, representing about 15.6% of the homeless population. According to the 2021 Homeless leadership Alliance HMIS report for the 1-year period between January 1, 2021, and December 31, 2021, it is estimated that there were 1,671 homeless veterans (representing about 20% of the homeless population) within the St. Petersburg, Clearwater, Largo/Pinellas County Continuum of Care. For the previous 1-year period, there were 1,541 homeless veterans counted.

***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

There is a wide array of existing homelessness prevention services available in St. Petersburg and the greater Pinellas County region, including counseling, legal assistance, mortgage assistance, rental assistance, utilities assistance, law enforcement, mobile clinics, street outreach services, drug and alcohol abuse services, childcare, education services, employment and employment training services, healthcare services, life skills training, mental health counselling, transportation services, and food banks.

The Homeless Leadership Alliance of Pinellas (HLA), the lead agency for the CoC, provides homeless services, such as emergency shelter and transitional housing, to qualifying populations in need. In conjunction with HLA, several other non-profit and religious organizations serve the homeless population within the city. These include, but are not limited to Hope Villages of America, St. Vincent de Paul South, Directions for Living, Inc., Boley Centers, Inc., Florida Dream Center, and City departments, among others.

To better address the needs of the area's homeless population, the HLA maintains an online map-based directory of emergency shelter and transitional housing services, as well as food and clothing assistance targeted to homeless persons. The database connects to the Pinellas Suncoast Transit Authority route maps. Information regarding homeless resources is also disseminated through the 2-1-1 Tampa Bay Cares, Inc. hotline.

***Describe the unmet housing and service needs of qualifying populations:***

***Homeless as defined in 24 CFR 91.5***

In St. Petersburg, members of the Continuum of Care, such as churches and nonprofit organizations, led by the Homeless Leadership Alliance of Pinellas (HLA), provide homeless services such as emergency shelter and transitional housing. As noted above, some providers include Hope Villages of America, St. Vincent de Paul South, Directions for Living, Inc., Boley Centers, Inc., Florida Dream Center, and City departments, among others.

These organizations work independently and collectively to identify any unmet housing and service needs of qualifying populations. Based on the consultation process, the unmet housing and service needs are additional affordable rental units, rental/financial assistance, wrap-around supportive services and housing navigation, rapid rehousing, and non-congregate shelter for individuals and families.

Additionally, the 5-Year Consolidated Plan identifies priority needs of the homeless population in St. Petersburg, which primarily include prevention activities and supportive services, as well as shelter and affordable housing rehabilitation opportunities. Those individuals losing COVID-era support (and therefore at increased risk of homelessness) were also noted as an underserved population needing case management, employment opportunities, and access to affordable housing to bridge the gap between short-term care and long-term independence. The existing shelters and supportive service providers need additional funding as they work collaboratively to ensure satisfactory provision of services and future expansion of these services for those experiencing homelessness.

***At Risk of Homelessness as defined in 24 CFR 91.5***

The 5-Year Consolidated Plan identifies priorities related to persons experiencing homelessness and those at risk of homelessness. Among those needs are affordable multi-family housing rehabilitation, homeless prevention services (housing navigation and case management), shelters, and wrap-around supportive services, including but not limited to access to employment opportunities, housing assistance/affordable housing, and social and health services geared toward specific subpopulations of homeless persons (e.g., chronically homeless, families with children, veterans, and unaccompanied youth). While there are existing shelters and supportive services for those experiencing homelessness, there may be a need for additional supportive services to prevent homelessness, including transitional housing, emergency assistance and other moving assistance (rental deposit assistance, security deposit), and other rental assistance and utility assistance efforts. These efforts also contribute to the maintenance and availability of affordable housing for all income groups, especially qualifying populations.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

Populations with unstable living environments may require additional financial assistance, such as rental assistance, down payment assistance, or utility assistance. These groups may also rely on transitional shelters and safe homes for temporary housing. Additional funding for capacity building for organizations that could provide these services would ensure that sufficient and decent housing is available for those that depend on it.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

For non-homeless populations of greatest risk of housing instability, more affordable rental housing units, rental and financial assistance, housing counseling/navigation and legal services for

eviction prevention, and other related supportive services are also needed to prevent future homelessness.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

The City of St. Petersburg, and the broader Pinellas County region, has a robust shelter, housing, and service delivery system for individuals experiencing homelessness and who are at risk of becoming homeless. Some identified gaps may exist, including sufficient funding to support the volume and reach of homeless supportive services (including non-profit service providers that offer substance abuse and mental health services, services for homeless youth, and case management). The city will continue to financially support these programs, when possible, and aid in the identification of additional funding sources, and provide technical assistance to aid in the completion of grant applications.

The city maintains strong relationships with service providers, many of which participated in the consultation/needs assessment forums that informed the HOME-ARP Allocation Plan. The input received from service providers during the consultation process was critical to the identification of priority needs. Service provider involvement ensures successful programming to lessen the existing gaps in housing and services for qualifying populations.

The city is very engaged with the Homeless Leadership Alliance (HLA) and supports the organization in the implementation of the 10-Year Plan to End Homelessness. Additional improved and maintained coordination between these service providers and the city would benefit those populations at risk of homelessness and those experiencing homelessness by promoting a transparent and accessible communication strategy. Improved coordination would increase the dissemination of information about critical resources and supportive services, as well as improve the quality of those services.

An identified gap is the need for additional affordable rental housing. In addition to financially supporting the closure of this gap through the HOME-ARP program, one way to reduce this need is for the city to continue to coordinate with the Continuum of Care, non-profit service providers, and other organizations to encourage the development of these types of housing.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

Housing with one (1) or more housing problems is associated with instability. As shown in the table above, there are 9,840 households earning less than 50% AMI with at least one severe housing problem. Additionally, households experiencing cost burden and crowding may be experiencing housing instability and be at a greater risk of homelessness. According to the 2011-2015 CHAS data, there are 830 low- and moderate-income households (<80% AMI) that

experience crowding of more than 1 person per room. Additionally, there are 6,500 households in the 0-30% AMI income group that are experiencing cost burden greater than 30%, and 5,950 households in the 0-30% AMI group that are experiencing cost burden greater than 50%.

***Identify priority needs for qualifying populations:***

While there are many important priority needs listed in the city's 2021-2026 5-Year Consolidated Plan, the HOME-ARP Allocation Plan considers only the priority needs listed below, which reflect the comments received during the consultation/needs assessment forums and public participation process. These priority needs align with goals previously identified in the Consolidated Plan:

1. Affordable Housing – Rental Production/Preservation (Affordable Housing)
2. Public Services (Wrap-around Supportive Services)
3. Homelessness Prevention (Affordable Housing, Supportive Services, Nonprofit Capacity Building)

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

The most recent Housing Inventory Counts (January 2021) and Point-In-Time counts (January 2022) were used to develop the data presented in the tables and narrative above. The 2011-2015 CHAS and 2021 American Community Survey 1-Year Estimates were used to supplement the housing inventory and point-in-time county. Based on reported numbers, there are currently insufficient shelter beds for those populations experiencing homelessness. It should also be assumed that the reported count for homeless populations is an undercount. There is likely a gap in affordable housing for low- and moderate-income populations earning less than 50% AMI. There are only 1,790 rental units considered affordable to extremely low-income populations earning less than 30% AMI and only 4,870 rental units affordable to populations earning less than 50% AMI (total of 6,660 units affordable to those earning >30% and >30-50% AMI). According to 2011-2015 CHAS data, this means there are 18,665 households earning >30% AMI or >30-50% AMI that are not able to access affordable rental housing, though it should be noted that some of these households may be able to access affordable owner housing. Additionally, over 9,800 renter households with an income less than 50% AMI live in a house with one or more severe housing problems. This represents nearly 39% of the total low-income households earning less than 50% AMI, suggesting there is a need for additional decent, affordable rental units.

Gaps related to coordination and supportive services were identified using previous performance of similar programs and previously identified community needs, as identified in the 2021-2026 5-Year Consolidated Plan. Additionally, through the consultation process the city identified gaps and needs based on outreach to housing and service providers.

## HOME-ARP Activities

### **Template:**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

After City Council adopts the Substantial Amendment to the FY 2021 Annual Action Plan to include the HOME-ARP Allocation Plan, the city will then issue two separate Request for Proposals (RFP) in order to implement the activities identified in the HOME ARP Plan. One RFP will be for supportive services and associated nonprofit capacity building; the other RFP will be for the production of new affordable rental units reserved for the HOME-ARP qualifying populations.

All proposed project applications will submit a description of the proposed project, identification of the organization, and specify the requested funding amount. The City of St. Petersburg will evaluate all project proposals against the allocated budget and identified priority needs. The applications will be reviewed for their compliance with the HOME-ARP program and benefits to qualifying populations prior to determining which projects to award.

***Describe whether the PJ will administer eligible activities directly:***

The city does not intend to administer eligible activities directly. St. Petersburg plans to administer the program through a number of subrecipients. Funding for eligible activities will be allocated directly to these subrecipients, with program compliance oversight and general administration/planning conducted by St. Petersburg.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

Not applicable. No HOME-ARP administrative funds will be provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP Allocation Plan.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

**Template:**

**Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ 484,827.00		
Acquisition and Development of Non-Congregate Shelters	\$ 0.00		
Tenant Based Rental Assistance (TBRA)	\$ 0.00		
Development of Affordable Rental Housing	\$ 2,000,000.00		
Non-Profit Operating	\$ 0.00	0 %	5%
Non-Profit Capacity Building	\$ 151,832.00	5 %	5%
Administration and Planning	\$ 400,000.00	13.17 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 3,036,659.00</b>		

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

The City of St. Petersburg will allocate most of its HOME-ARP funding allocation to supportive services and the development of affordable rental housing. Throughout the consultation process, several priority needs came to the city’s attention, including the need for affordable rental housing, wrap-around services, and nonprofit capacity building to provide such services. Although other specific needs were identified, most fell under the larger umbrella of supportive services (e.g., housing navigation, rental/financial assistance, mental health services, etc.).

Although non-congregate shelter was identified as a need, stakeholders were concerned about the ongoing operational expenses associated with such facilities not being an eligible activity under the HOME-ARP funding. A few needs identified were not eligible given the parameters of the HOME-ARP program.

Given the emphasis on supportive services heard at all the consultation/needs assessment forums and public hearing, and the dire need for affordable rental units in the City of St. Petersburg, the city has decided to focus its HOME-ARP funding allocation on those two eligible activities. The city will also reserve a small portion of the funds for non-profit capacity building (5%), specifically seeking to support providers who wish to expand their supportive service efforts and increase their capacity to meet the needs of qualifying populations. The city is also reserving about 13% of the funding allocation for administration and planning efforts.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

As previously identified in the above sections, the qualitative and quantitative data presented indicates a need for projects that support the identified priority needs (affordable housing and supportive services), and those that close the gaps in service delivery (coordination for supportive services and resource sharing).

## HOME-ARP Production Housing Goals

### Template

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

Based on the funding available, the City of St. Petersburg anticipates being able to support the construction of 20 new affordable units for qualifying populations by layering with other funding sources.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:***

The city's most recent consolidated plan identified the objective to enhance quality housing opportunities by increasing the availability of permanent affordable housing for low- and moderate-income residents, retaining the affordable housing stock, and increasing supportive housing to enable persons with special needs to live in dignity. Using the HOME-ARP funding allocation, the city estimates that it will support the development of 20 additional affordable housing units for qualifying populations by layering with other funding sources. The proposed budget for development of affordable housing will fund projects that work towards addressing the city's high priority need for affordable housing.

### **Preferences**

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24



CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan.**

For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population **if the limitation or preference is described in the PJ's HOME-ARP allocation plan.** Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

**Template:**

*Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:*

The City of St. Petersburg does not intend to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

Subrecipients of HOME-ARP funds administered by the City of St. Petersburg, such as but not limited to CoCs, may have coordinated entry processes that establish priority based on need and according to established written standards. In such cases, the city will allow for need-based prioritization so long as such prioritization does not give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

Subrecipients will be required to demonstrate that the funded activity or project will be made available to all qualifying populations under the HOME-ARP program, consistent with civil rights and nondiscrimination laws and requirements, including fair housing and equal opportunity.

If a funded activity or project is later determined to necessitate preference for any reason, the HOME-ARP Plan will be substantially amended accordingly to reflect such limitation.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Not applicable. The City of St. Petersburg does not intend to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

### **Referral Methods**

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,

3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

**Template:**

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

Since the City of St. Petersburg will not administer HOME-ARP projects directly (except for administration and planning), the city defers to the Continuum of Care's referral methods and coordinated entry procedures. The Homeless Leadership Alliance (HLA) is the Continuum of Care for the region, including the City of St. Petersburg in Pinellas County.

The city defers to the Continuum of Care's referral methods and coordinated entry procedures, which will prioritize the chronically homeless from all qualifying populations in order of longest length of time homeless. Additionally, St. Petersburg will ensure that the CoC's coordinated entry process is utilized by any organization/subrecipient that receives the HOME-ARP funding.

The HLA outlines their Coordinated Entry and referral procedures here: <https://static1.squarespace.com/static/5c784173a9ab953d5ee017d5/t/6231ef1c5e2a23775310a130/1647439647497/CE+Policies+and+Procedures+with+Attachments.pdf>

***If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

The city will work with the HLA for coordinated entry procedures. Referrals for projects are made through the HLA. Several projects may include referral activities and will be completed by the corresponding HOME-ARP subrecipients; however, all qualifying populations are eligible for a project or activity and will be included in the coordinated entry process as necessary. St. Petersburg will ensure that the CoC's coordinated entry process is utilized by any organization/subrecipient that received the HOME-ARP funding.

***If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):***

Since the city will not administer HOME-ARP projects directly (except for administration/planning), subrecipients are responsible for maintaining the prioritization requirements established in this plan. Since the city is not establishing preferences, St. Petersburg will require that individuals and households from all qualifying populations are admitted to projects or activities chronologically in order of their application.

***If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):***

Since the city will not administer HOME-ARP projects directly (except for administration/planning), subrecipients are responsible for maintaining the prioritization requirements established in this plan. Since the city is not establishing preferences, St. Petersburg will require that individuals and households from all qualifying populations are admitted to projects or activities chronologically in order of their application.

### **Limitations in a HOME-ARP rental housing or NCS project**

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

## **Template**

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

Non-congregate shelter projects will not be funded using the city's HOME-ARP allocation funding. The city has budgeted a portion of its allocation for the development of affordable rental housing; however, the City of St. Petersburg does not intend to limit eligibility for a HOME-ARP rental housing or non-congregate shelter project to a particular qualifying population or subpopulation of a qualifying population.

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

The City of St. Petersburg does not intend to limit eligibility for a HOME-ARP rental housing or non-congregate shelter project to a particular qualifying population or subpopulation of a qualifying population.

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):***

The City of St. Petersburg does not intend to limit eligibility for a HOME-ARP rental housing or non-congregate shelter project to a particular qualifying population or subpopulation of a qualifying population.

## HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***  
Not applicable. The City of St. Petersburg does not plan to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing.
- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***  
Not applicable. The City of St. Petersburg does not plan to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing.
- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***  
Not applicable. The City of St. Petersburg does not plan to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing.
- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***  
Not applicable. The City of St. Petersburg does not plan to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing.
- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***  
Not applicable. The City of St. Petersburg does not plan to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing.
- ***Other requirements in the PJ's guidelines, if applicable:***  
Not applicable. The City of St. Petersburg does not plan to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing.

# PUBLIC NOTICE

## AMENDMENT TO THE FY2021 ANNUAL ACTION PLAN HOME AMERICAN RESCUE PLAN (ARP) ALLOCATION PLAN

Notice is hereby given that the City of St. Petersburg City Council will hold a public hearing to solicit public input on the proposed HOME-ARP Allocation Plan for the City of St. Petersburg (City). The HOME-ARP Allocation Plan will be included as a substantial amendment to the FY2021 Annual Action Plan (Plan). As required by the U.S. Department of Housing and Urban Development (HUD), the City must amend its FY2021 Plan to allow the City to receive the HOME-ARP funds. The City has been awarded \$3,036,659 and will address the needs of Qualifying Populations by creating affordable housing, capacity building and supportive service activities. For additional information regarding the HOME-ARP Program and Qualifying Populations, please visit <https://www.hudexchange.info/programs/home-arp/>.

The city encourages participation at the public hearing to allow citizens an opportunity to provide input on the proposed HOME-ARP Allocation Plan and the projected use of the funds. A copy of the HOME- ARP Allocation Plan may be reviewed on the City's website at: <https://www.stpete.org/residents/housing/documents.php>.

Written comments on the proposed HOME-ARP Allocation Plan may be submitted to the City's Housing and Community Development Department, P.O. Box 2842, St. Petersburg, Florida 33731 from February 15th through March 1st. Any comments received during this 15-day public comment period will be considered prior to final submission of the HOME-ARP Allocation Plan to HUD.

The City Council of the City of St. Petersburg will hold a public hearing to receive comments on the proposed HOME-ARP Allocation Plan on Thursday, March 2, 2023, in person, beginning at or about 9:30 a.m., in City Council Chambers, 175 Fifth Street North, St. Petersburg, Florida.

For further information regarding this notice, please contact Stephanie Lampe, Sr. Housing Development Coordinator of the City of St. Petersburg, [Stephanie.Lampe@stpete.org](mailto:Stephanie.Lampe@stpete.org) or (727) 892-5563.

For any non-English speaking citizen who may require interpretation, an interpreter may be provided upon request. Persons with disabilities requiring reasonable accommodations under the Americans with Disabilities Act of 1990, please contact the City Clerk, (727) 893-7202, or call our TDD number (727) 892-5259, at least 24 hours prior to the proceedings. The City cannot guarantee the availability of persons capable of assisting individuals with a hearing impairment or who are unfamiliar with the English language but will attempt to provide such assistance if requested.

# NOTICIA PÚBLICA

## ENMIENDA A LA

### PLANES DE ACCIÓN ANUALES FISCAL 2021

#### PLAN DE ASIGNACIÓN DEL PLAN DE RESCATE AMERICANO DEL HOGAR (ARP)

Por la presente se notifica que el Concejo Municipal de la Ciudad de St. Petersburg llevará a cabo una audiencia pública para solicitar la opinión del público sobre el Plan de Asignación HOME-ARP propuesto para la Ciudad de St. Petersburg (Ciudad). El Plan de asignación de HOME-ARP se incluirá como una enmienda sustancial al Plan de acción anual (Plan) del año fiscal 2021. Según lo exige el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD), la Ciudad debe modificar su Plan para el año fiscal 2021 para permitir que la Ciudad reciba los fondos HOME-ARP. La Ciudad ha recibido \$3,036,659 y abordará las necesidades de las Poblaciones Calificadas mediante la creación de viviendas asequibles, desarrollo de capacidades y actividades de servicios de apoyo. Para obtener información adicional sobre el programa HOME-ARP y las poblaciones calificadas, visite <https://www.hudexchange.info/programs/home-arp/>.

La ciudad alienta la participación en la audiencia pública para permitir que los ciudadanos tengan la oportunidad de dar su opinión sobre el Plan de Asignación HOME-ARP propuesto y el uso proyectado de los fondos. Se puede revisar una copia del Plan de Asignación HOME-ARP en el sitio web de la Ciudad en: <https://www.stpete.org/residents/housing/documents.php>.

Los comentarios por escrito sobre el Plan de Asignación HOME-ARP propuesto pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario de la Ciudad, P.O. Box 2842, St. Petersburg, Florida 33731 del 15 de febrero al 1 de marzo. Todos los comentarios recibidos durante este período de comentarios públicos de 15 días se considerarán antes de la presentación final del Plan de asignación de HOME-ARP a HUD.

El Concejo Municipal de la Ciudad de St. Petersburg llevará a cabo una audiencia pública para recibir comentarios sobre el Plan de Asignación HOME-ARP propuesto el jueves 2 de marzo de 2023, en persona, a partir de las 9:30 a. m. aproximadamente, en las Cámaras del Concejo Municipal, 175 Fifth Street North, San Petersburgo, Florida.

Para obtener más información sobre este aviso, comuníquese con Stephanie Lampe, coordinadora principal de desarrollo de viviendas de la ciudad de St. Petersburg, Stephanie.Lampe@stpete.org o (727) 892-5563.

Para cualquier ciudadano que no hable inglés que pueda necesitar interpretación, se puede proporcionar un intérprete a pedido. Las personas con discapacidades que requieran adaptaciones razonables en virtud de la Ley de Estadounidenses con Discapacidades de 1990, comuníquese con el Secretario Municipal, (727) 893-7202, o llame a nuestro número TDD (727) 892-5259, al menos 24 horas antes del procedimiento. La Ciudad no puede garantizar la disponibilidad de personas capaces de ayudar a las personas con discapacidad auditiva o que no estén familiarizadas con el idioma inglés, pero intentará brindar dicha asistencia si se solicita.

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO (I) APPROVE THE HOME AMERICAN RESCUE ALLOCATION PLAN (“HOME-ARP PLAN”) TO ADDRESS THE NEEDS OF QUALIFYING POPULATIONS BY CREATING AFFORDABLE HOUSING, CAPACITY BUILDING AND SUPPORTIVE SERVICE ACTIVITIES, (II) APPROVE A SUBSTANTIAL AMENDMENT (“AMENDMENT”) TO THE FY 2021/22 ANNUAL ACTION PLAN (“PLAN”) TO INCLUDE THE HOME-ARP PLAN, (III) SUBMIT THE HOME-ARP PLAN AND THE AMENDMENT AND TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”), AND (IV) EXECUTE ALL DOCUMENTS NECESSARY TO IMPLEMENT THE HOME-ARP PLAN AND THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City was allocated \$3,036,659 in HOME American Rescue Plan (“HOME-ARP”) funding to assist Qualifying Populations as defined as follows: (1) homeless, (2) at-risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, and (4) other populations where providing supportive services or assistance would prevent families from becoming homeless, or serve those with the greatest risk of housing instability; and

WHEREAS, on December 2, 2021, City Council by Resolution No. 21-576 approved the acceptance of the grant and a supplemental appropriation of the funding; and

WHEREAS, on September 13, 2021, the U.S. Department of Housing and Urban Development (“HUD”) published the Requirements for the Use of Funds in the HOME-ARP Program notice; and

WHEREAS, in accordance with this notice and grant agreement, the City prepared a HOME-ARP Plan with the aid of a consultant who conducted needs assessment forums where priority needs were identified to be implemented; and

WHEREAS, during the needs assessment forums held on November 29<sup>th</sup>, November 30<sup>th</sup>, and December 12, 2022 the following eligible activities were discussed with interested parties:

- Supportive Services
- Non-Congregate Shelters
- Tenant-Based Rental Assistance (TBRA)
- HOME-ARP Rental Housing
- Non-profit Operating
- Non-profit Capacity Building Assistance
- Administration and Planning



WHEREAS, after completion of the needs assessment forums, the HOME-ARP Plan was developed identifying the highest priorities as: (1) creating affordable housing, (2) capacity building, and (3) supportive service activities; and

WHEREAS, the first public hearing was conducted on January 17, 2023 to present to the Affordable Housing Advisory Committee (“AHAC”) the merits of the HOME-ARP program and a draft proposed budget that included the following:

- Supportive Services \$484,827
- Development of Affordable Rental Housing \$2,000,000
- Nonprofit Capacity Building \$151,832
- Administration and planning \$400,000; and

WHEREAS, the period of use of the HOME-ARP funds began on September 20, 2021, and ends on September 30, 2030; and

WHEREAS, a public notice was published on February 15, 2023 in the Tampa Bay Times to notify the public of a 15-day public comment period of the proposed HOME-ARP Plan and for a public hearing to be held on March 2, 2023; which complies with the HOME-ARP Program requirements, and identifies that the HOME-ARP Plan will be included as a substantial amendment to the FY 2021/22 Plan; and

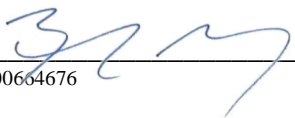
WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee to: (i) approve the HOME American Rescue Allocation Plan (“HOME-ARP Plan”) to address the needs of qualifying populations by creating affordable housing, capacity building and supportive service activities, (ii) approve a substantial amendment (“Amendment”) to the FY 2021/22 Annual Action Plan (“Plan”) to include the HOME-ARP Plan, (iii) submit the HOME-ARP Plan and the Amendment to the U.S Department of Housing and Urban Development (“HUD”), and (iv) execute all documents necessary to effectuate this transaction.

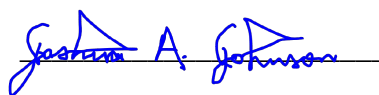
This resolution shall become effective immediately upon its adoption.

**APPROVALS:**

LEGAL:

  
00664676

DEPARTMENT:



The following page(s) contain the backup material for Agenda Item: City-initiated text amendments to the Land Development Regulations pertaining to Missing Middle Housing providing for parking standards, amending the definition of multi-family dwelling, amending the NTM-1 zoning district regulations, amending the Corridor and Neighborhood Suburban Multifamily zoning districts to allow a density bonus on qualified parcels, adding a definition and correcting omissions from the Accessory Dwelling Unit ordinance adopted in July 2022 and a City-initiated map amendment to the Official Zoning Map of the City of St. Petersburg for Neighborhood Traditional (NT) properties within the Planned Redevelopment-Residential (PR-R) Future Land Use category located within 175 feet of the centerline of a Future Major Street and following Neighborhood Traditional Mixed Residential (NTM-1) locational criteria, from Neighborhood Traditional 1 (NTM-1) and Neighborhood Tradition 2 to Neighborhood Traditional Mixed Residential (NTM-1) containing approximately 451.94 acres, which consists of 2,895 individual parcels city-wide. (City File LDR 2023-01/ZM-15) (Legislative)

Please scroll down to view the backup material.





**St. PETERSBURG CITY COUNCIL**  
**Meeting of March 2, 2023**

**TO:** The Honorable Brandi Gabbard, Chair, and Members of City Council

**SUBJECT:** **City File LDR 2023-01:** A city-initiated application requesting a text amendment to the Land Development Regulations pertaining to Missing Middle Housing providing for parking standards, amending the definition of multi-family dwelling, amending the NTM-1 zoning district regulations, amending the Corridor and Neighborhood Suburban Multifamily zoning districts to allow a density bonus on qualified parcels, adding a definition and correcting omissions from the Accessory Dwelling Unit ordinance adopted in July 2022.

**Ordinance 540-H** of the City of St. Petersburg, Florida amending its Land Development Regulations; amending the Use Matrix in Section 16.10.020.1. of the City Code adding parking requirements in Neighborhood Traditional Mixed Residential (NTM) zoning districts and amending the definition of Dwelling, Multi-family; amending Section 16.20.010.5. to allow Accessory Dwelling Units in the Neighborhood Traditional-3 (NT-3) zoning district; amending Section 16.20.015. regulating the NTM-1 zoning district, including provisions related to applicability, minimum lot standards and coverage, maximum density and intensity, setbacks, entrances, building and site design, landscaping, and parking; amending Section 16.20.030. providing for a Missing Middle housing density bonus in the Neighborhood Suburban Multi-family (NSM) zoning districts; amending Section 16.20.060. providing for Corridor Residential Traditional (CRT) zoning districts; amending Section 16.20.080. providing for a Missing Middle density bonus in the Corridor Commercial Traditional (CCT) zoning districts; amending Section 16.20.090. providing for a Missing Middle housing density bonus in the Corridor Commercial Suburban (CCS) zoning districts; amending Section 16.90.020.3. creating a definition for Missing Middle Housing; providing for severability; and providing an effective date. (City File: LDR 2023-01) (Legislative)

**RECOMMENDATION:**

Administration: City staff recommends **APPROVAL**.

Development Review Commission ("DRC"): On February 1, 2023, the DRC held a public hearing regarding these text amendments and voted 6-to-0 making a finding of consistency with the City of St. Petersburg's Comprehensive Plan and recommending **APPROVAL** of the text amendments. Seven (7) members of the public gave comments, six (6) supported the amendments and one (1) opposed. DRC comments were supportive of the parking changes made in response to public

comments prior to the DRC workshop and the design standards provided in the NTM-1 district standards. The DRC public hearing was preceded by a public workshop on January 12, 2023.

The City Council package and draft ordinance includes one (1) text amendment that was not included with the DRC materials. Specifically, City Code Section 16.20.015.2 refers to *High Frequency Transit Routes*; however, the Comprehensive Plan does not have enabling language and refers only to *Future Major Streets*. Any reference to *High Frequency Transit Routes* must be removed from this Section until the Comprehensive Plan can be updated by separate application.

#### Public Input:

City Staff has actively engaged several public workshops and neighborhood associations to present the proposed Missing Middle text amendments with the NTM-1 Map Amendment. Starting in August 2022, the Planning and Development Services Department staff responded to individual inquiries and neighborhood association invitations and hosted six (6) workshops pertaining specifically to this LDR 2023-01 application including:

11/14/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Childs Park Recreation Center
11/15/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Roberts Recreation Center
11/16/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Virtual Workshop
12/13/2022	CPPC ZM-15/LDR 2023-01 NTM-1 Map & Text Amendments Workshop
01/11/2023	Crescent Lake Neighborhood Association Meeting
01/12/2023	DRC ZM-15/LDR 2023-01 Text Amendment Workshop
02/01/2023	DRC LDR 2023-01 Text Amendment Public Hearing
02/02/2023	Euclid St. Paul Neighborhood Association Meeting
02/07/2023	CPPC ZM-15/LDR 2023-01 NTM-1 Map & Text Amendments Workshop
02/07/2023	Woodlawn Oaks Neighborhood Association
03/01/2023	Historic Kenwood Neighborhood Association

Within the last six (6) months, City Staff has met with four (4) neighborhood associations. Written public comments have been received from the Palmetto Park Neighborhood Association in support of the text amendment.

City staff is maintaining a dedicated webpage for tracking this application. The webpage is regularly updated with new information, including links to staff reports, presentations, archived videos, and related resources, such as the Comprehensive Plan, Land Development Regulations, and an extensive map collection. Public comments are provided in the Staff report.

#### Recommended City Council Action:

- 1) CONDUCT the first reading and first public hearing of the proposed ordinance; AND
- 2) SET the second reading and adoption public hearing for March 23, 2023.

Attachments: Ordinance, DRC Staff Report, and draft DRC Minutes.

Ord. No. 540-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING ITS LAND DEVELOPMENT REGULATIONS; AMENDING THE USE MATRIX IN SECTION 16.10.020.1. OF THE CITY CODE ADDING PARKING REQUIREMENTS IN NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL (NTM) ZONING DISTRICTS AND AMENDING THE DEFINITION OF DWELLING, MULTIFAMILY; AMENDING SECTION 16.20.010.5. TO ALLOW ACCESSORY DWELLING UNITS IN THE NEIGHBORHOOD TRADITIONAL-3 (NT-3) ZONING DISTRICT; AMENDING SECTION 16.20.015. REGULATING THE NTM-1 ZONING DISTRICT, INCLUDING PROVISIONS RELATED TO APPLICABILITY, MINIMUM LOT STANDARDS AND COVERAGE, MAXIMUM DENSITY AND INTENSITY, SETBACKS, ENTRANCES, BUILDING AND SITE DESIGN, LANDSCAPING, AND PARKING; AMENDING SECTION 16.20.020.6. TO ALLOW ACCESSORY DWELLING UNITS IN THE NEIGHBORHOOD SUBURBAN-1 AND 2 (NS-1 AND NS-2) ZONING DISTRICTS; AMENDING SECTION 16.20.030. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE NEIGHBORHOOD SUBURBAN MULTIFAMILY (NSM) ZONING DISTRICTS; AMENDING SECTION 16.20.060. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR RESIDENTIAL TRADITIONAL (CRT) ZONING DISTRICTS; AMENDING SECTION 16.20.080. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR COMMERCIAL TRADITIONAL (CCT) ZONING DISTRICTS; AMENDING SECTION 16.20.090. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR COMMERCIAL SUBURBAN (CCS) ZONING DISTRICTS; AMENDING SECTION 16.90.020.3. CREATING A DEFINITION FOR MISSING MIDDLE

HOUSING; PROVIDING FOR SEVERABILITY;  
AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

**Section One.** Section 16.10.020.1. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

**16.10.020.1. - Matrix: Use permissions and parking requirements matrix and zoning matrix.**

Use	Minimum Parking Spaces, Traditional Tier (NT, NTM, CRT, CCT-1, IT)	Definitions
<b>Dwelling, Multifamily</b>	More than 750 square feet: 0.75 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Equal to or less than 750 square feet: 0.50 per unit; Loading area required for more than 5 units	A building <u>or lot</u> designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not multiple-family dwellings. Accessory uses include clubhouses, recreational and laundry facilities

**Section Two.** Section 16.20.010.5. of the St. Petersburg City Code is hereby amended to read as follows:

**16.20.010.5. Maximum development potential.**

Development potential is different within each district in order to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	4,500	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) <sup>(1)</sup>	15 (1 principal unit and 1 accessory unit per lot) <sup>(1)</sup>	7 (1 principal unit; <u>and 1 accessory unit per lot</u> ) <sup>(1)</sup> <del>not permitted</del> )	15 (1 principal unit and 1 accessory unit per lot) <sup>(1)</sup>
Maximum Residential Intensity (floor area ratio) <sup>(2)(3)</sup>		0.50	0.40	0.40	0.50
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55	0.55
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

**Section Three.** Section 16.20.015. of the St. Petersburg City Code is hereby amended to read as follows:

**16.20.015. NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL DISTRICT (NTM-1)**

\* \* \*

**16.20.015.2. Applicability.**

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

- A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* or ~~*High Frequency Transit Route*~~ with service head way times equal to, or less than, ~~35-~~ minutes.
  - 1. Qualified properties shall be adjacent to a public alley.
  - 2. Applicable to ~~traditional~~ neighborhoods, where the subject property:



- a. Retains direct connectivity to one or more adjoining *Future Major Streets or High-Frequency Transit Routes*; and
- b. A minimum of 75% of the property is outside of the designated Coastal High Hazard Area ("CHHA"), and in no case shall the density in the CHHA be increased.

~~3. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.~~

\* \* \*

**TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage**

Lot Standards	
Lot Area, Minimum: Residential	1,452 <del>2,000</del> square feet <del>per unit</del>
Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
Lot Coverage	
Impervious Surface, Maximum: Residential	0.75 or 75%
Impervious Surface, Maximum: Non-Residential	0.65 or 65%
Building Coverage, Maximum <sup>1</sup> : Residential	0.60 or 60%
<sup>1</sup> Includes all enclosed structures	

\* \* \*

**TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity**

Density	
Density, Maximum <sup>1</sup> : Residential	30 units per acre
<sup>1</sup> Includes accessory dwelling unit(s)	
Intensity <sup>1,2,3</sup>	
Intensity, Maximum: Residential <sup>4</sup>	0.50 FAR
Intensity, Maximum: Non-Residential	0.50 FAR
<sup>1</sup> Maximum intensity does not include FAR bonuses, which are calculated separately.	
<sup>2</sup> Includes any enclosed space <i>above</i> the required design flood elevation line; excludes that portion of the enclosed space that is <i>below</i> the required design flood elevation line.	
<sup>3</sup> Does not include the first 200 square feet of enclosed garage per unit.	
<sup>4</sup> <u>Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places – 0.40 FAR</u>	
FAR Bonuses	

Bonus, Maximum: Residential	0.20 FAR
<i>The following options may be incorporated in any combination, not to exceed the maximum bonus allowed - 0.20 FAR:</i>	
a. One story covered front porch with a separate roof structure with a minimum width of 90 percent of the front façade. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08
b. Additional second story front setbacks: .01 bonus for every 1-foot of additional front setback of the entire façade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the façade but which is less than the entire façade, no bonus is allowed unless the setback is at least 6-feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	Variable, 0.10 max
c. Additional second story side setbacks: .01 bonus for every 1-foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	Variable, 0.05 max per side
d. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage SF).	0.05
e. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.	Variable, 0.04 max
f. Side façade articulation: side façades that feature offsets of at least 2-feet in depth that are at least 12-feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.	Variable, 0.04 max
g. Front façade articulation: front façades (excluding the porch) which feature offsets of at least 6-feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10.	Variable, 0.10 max
h. Certified LEED or Florida Green Building	0.05
i. Solar ready	0.02
<b>Additional Notes:</b>	
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, non-residential floor area and impervious surface.	
For mixed use developments, refer to additional regulations within the use specific development standards in the Mixed Uses Section.	

\* \* \*

**TABLE 16.20.015.5.b: Minimum Building Setbacks**

<b>Building Setbacks<sup>1,2,3</sup></b>	
Front: Steps Extending from Porch or Stoop <sup>4</sup>	8-feet or M
Front: Porch or Stoop <sup>4</sup>	12-feet or M
Front: Building <sup>4</sup>	18-feet or M
Side, Interior <sup>4</sup>	3-feet or M
Side, Street <sup>4</sup>	8-feet or M
Rear, Alley	22-feet, including width of alley

<b>Special Exception</b>	
All yards	25-feet
<sup>1</sup> M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided: (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.	
<sup>2</sup> Refer to technical standards regarding measurement of building setbacks and setback encroachments.	
<sup>3</sup> The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.	
<sup>4</sup> <u>Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places – Front: Building 25-feet; Front: Porch or Stoop 18-feet; Side, Street: 12-feet; Side, Interior: 5-feet.</u>	

\* \* \*

**TABLE 16.20.015.7: Entrances**

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court, <u>except</u> cottages abutting the primary street shall have their main entrance facing the primary street.
<sup>1</sup> Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

**16.20.015.8. Building and site design.**

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices.

*Site layout and orientation.* The City is committed to creating and preserving a network of linkages for pedestrians.

*Local and national historic districts.*

1. Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places, the addition of dwelling units

shall be allowed when adaptively established within the existing principal structure or within an addition or accessory building that is designed subordinate to the principal structure.

*Building layout and orientation.*

1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

Landscaping. For up to 4 units on a property, refer to landscaping regulations for the development and redevelopment of new one- and two-unit residential properties (currently section 16.40.060.2.1.1).

*Vehicle connections and parking.*

1. All parking shall be accessed from a public alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.
4. Notwithstanding the foregoing, non-conforming front or side street driveways and parking may remain when additional units are added to a building or if existing buildings are retained on site, provided that all parking and driveways meet the design standards of 16.40.090, parking spaces be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, and any additional parking be accessed from a public alley. Further, where an existing driveway is providing access to a single-family garage, the driveway may remain regardless of the number of units added to the site, provided any parking for the additional units is accessed from the alley.

**Section Four.** Section 16.20.020.6. of the St. Petersburg City Code is hereby amended to read as follows:

**16.20.020.6. Maximum development potential.**

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

	NS-1	NS-2	NS-E
Residential	75 ft.	100 ft.	200 ft.

Minimum lot width	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1-principal unit <u>and 1</u> (accessory unit per lot (see note 1) <del>not permitted</del> )	5 1-principal unit <u>and 1</u> (accessory unit per lot (see note 1) <del>not permitted</del> )	2 1 principal unit and 1 accessory unit per lot (see note 1)
Maximum Residential Intensity (floor area ratio) <sup>(2)</sup>		N/A	N/A	N/A
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55
Maximum impervious surface (site area ratio)		0.60	0.60	0.40

- (1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.
- (2) Floor Area Ratio limits for residential uses are not applicable in any Neighborhood Suburban (NS) single-family zoning districts.
- (3) Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.
- (4) For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

**Section Five.** Section 16.20.030. of the St. Petersburg City Code is hereby amended to read as follows:

**16.20.030. NEIGHBORHOOD SUBURBAN MULTIFAMILY DISTRICTS (NSM)**

\* \* \*

**16.20.030.4. Introduction to NSM districts.**

The NSM districts are the NSM-1 and the NSM-2 districts.

16.20.030.4.1. Neighborhood Suburban Multifamily-1 (NSM-1).

This district allows multifamily structures. Additional density is possible when workforce housing or Missing Middle housing is provided. Building heights typically range between one and three stories.

\* \* \*

**16.20.030.5. Maximum development potential.**

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Area, Maximum Density and Maximum Intensity

		<b>NSM-1</b>	<b>NSM-2</b>
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	24
	<u>Missing Middle housing density bonus</u>	<u>15</u>	<u>N/A</u>
	Workforce housing density bonus	6	6
Maximum nonresidential intensity (floor area ratio)		0.50	0.60
Maximum impervious intensity (site area ratio)		0.65	0.75
<p>Workforce housing bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family uses at a maximum density of 30 dwelling units/acre and following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle housing density bonus is not allowed in addition to the Workforce housing density bonus.</u></p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p>			

\* \* \*

**Section Six.** Section 16.20.060. of the St. Petersburg City Code is hereby amended to read as follows:

**16.20.060. CORRIDOR RESIDENTIAL TRADITIONAL DISTRICTS (CRT)**

\* \* \*

**16.20.060.4. Introduction to CRT districts.**

The CRT districts are the CRT-1 and the CRT-2 districts.

16.20.060.4.1. Corridor Residential Tradition-1 (CRT-1).

This district allows multifamily structures. Additional density is possible when workforce housing or Missing Middle housing is provided. Building heights typically range between one and three stories.

\* \* \*

**16.20.060.5. Development potential.**

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		<b>CRT-1</b>	<b>CRT-2</b>
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	60	60
	Workforce housing density bonus	8	6
	<u>Missing Middle housing density bonus</u>	<u>6</u>	<u>N/A</u>
	<u>Missing Middle housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1	1.5
	Nonresidential intensity within activity center	2.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.75	0.95
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the workforce housing bonus.</u></p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p> <p>A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

\* \* \*

**Section Seven.** Section 16.20.080. of the St. Petersburg City Code is hereby amended to read as follows:

**16.20.080. CORRIDOR COMMERCIAL TRADITIONAL DISTRICTS (CCT)**

\* \* \*

**16.20.080.4. Introduction to CCT districts.**

The CCT districts are the CCT-1 and the CCT-2 districts.

16.20.080.4.1. Corridor Commercial Traditional-1 (CCT-1).

This district generally allows one-story to three-story development containing mixed uses with multifamily structures. Additional density is possible when affordable workforce housing or Missing Middle housing is provided.

\* \* \*

**16.20.080.5. Development potential.**

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		<b>CCT-1</b>	<b>CCT-2</b>
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	36	60
	<u>Missing Middle Housing density bonus</u>	<u>6</u>	<u>N/A</u>
	<u>Missing Middle Housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
	Workforce housing density bonus	8	6
	Hotel density (rooms per acre)	45	45
	Hotel density (rooms per acre) within activity center	80	80
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.95	0.95



Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

**Section Eight.** Section 16.20.090. of the St. Petersburg City Code is hereby amended to read as follows:

**16.20.090. CORRIDOR COMMERCIAL SUBURBAN DISTRICTS (CCS)**

\* \* \*

**16.20.090.4. Introduction to CCS districts.**

The CCS districts are the CCS-1 and CCS-2.

16.20.090.4.1. Corridor Commercial Suburban-1 (CCS-1).

It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures.

Additional building height and density is possible within primary and secondary activity centers.

Additional density is possible when workforce housing or Missing Middle housing is provided.

\* \* \*

**16.20.090.5. Development potential.**

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		<b>CCS-1</b>	<b>CCS-2</b>
Minimum lot width	Small lot (less than 1.0 acre)	100 ft.	100 ft.
	Medium lot (between 1.0 - 2.0 acres)	200 ft.	200 ft.
	Large lot (greater than 2.0 acres)	300 ft.	300 ft.
Minimum lot area (square ft.)		4,500	4,500
Residential density		15	40

Maximum residential density (units per acre)	Residential density within activity center	60	60
	<u>Missing Middle Housing density bonus</u>	15	N/A
	<u>Missing Middle Housing density bonus within activity center</u>	N/A	N/A
	Workforce housing density bonus	8	10
	Workforce housing density bonus within activity center	10	15
	Hotel density (rooms per acre)	45	55
	TDR density bonus	9	0
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	0.55	0.75
	Nonresidential intensity within activity center	2.5	1.12
	Workforce housing intensity bonus	0.2	0.2
	Workforce housing intensity bonus within activity center	0.2	0.5
	TDR intensity bonus	0.2	0
Maximum impervious surface (site area ratio)	0.85	0.9	
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.</u></p> <p>Hotel density: Additional hotel density may be allowed pursuant to the cg (commercial general) Comprehensive Plan future land use category and section 4.2.7.6 of the countywide plan rules. In order to preserve existing commercial floor area on redevelopment sites within CCS-1 equal to or greater than 5 acres, the residential component shall not exceed 40 percent of the total FAR. Where the residential component exceeds 40 percent of the total FAR, special exception approval is required. Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p> <p>A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

**Section Nine.** Section 16.90.020.3. of the St. Petersburg City Code is hereby amended by adding a new definition for ‘Missing Middle housing,’ in the appropriate alphabetical order, to read as follows:

**16.90.020.3. – Definitions**

*Missing Middle housing* encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

**Section Ten. Coding.** As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections (including definitions) are generally not underlined.

**Section Eleven. Severability.** The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

**Section Twelve. Effective date.** In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND CONTENT:

/s/ Michael J. Dema

Legal Department  
00664463.docx



**Staff Report to the St. Petersburg Development Review Commission (DRC)**

Prepared by the Planning & Development Services Department  
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday, February 1, 2023  
at 1:00 p.m. in the City Council Chambers, City Hall  
175 Fifth Street North, St. Petersburg, Florida.

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## **City File: LDR 2023-01**

### **Missing Middle Housing Text Amendments**

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This is a City-initiated application requesting that the Development Review Commission (“DRC”), in its capacity as the Land Development Regulation Commission (“LDRC”), make a finding of consistency with the Comprehensive Plan and recommend to City Council APPROVAL the following text amendment to the City Code, Chapter 16, Land Development Regulations (“LDRs”).

#### **APPLICANT INFORMATION**

**APPLICANT:** City of St. Petersburg  
175 5<sup>th</sup> Street North  
St. Petersburg, Florida 33712

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Derek Kilborn, Manager  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
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#### **BACKGROUND**

This application is a text amendment to the LDRs. A companion application rezoning qualified parcels to the NTM-1 zoning designation is being separately processed through the City’s Community Planning and Preservation Commission (“CPPC”) as an amendment to the Official Zoning Map. The zoning map amendment is identified as Application No. ZM-15 and is scheduled for public hearing before the CPPC on Tuesday, February 14, 2023, starting at 2:00 PM. Both the rezoning application and this text amendment application will be presented to the City Council on March 2 and March 23, 2023.

In November 2019, as part of a four-part initiative to amend City land development regulations to address affordable housing, City Council approved the Neighborhood Traditional Mixed Residential (NTM-1) district regulations allowing up to four (4) units on a typical sized single-family lot (calculated at 30 units per acre). Following that approval, due to the COVID pandemic and subsequent changes to operational procedures in 2020, the proposed NTM-1 zoning map amendment was placed on hold. After completion of the StPete2050 Plan in May 2021, staff met with City Council on five occasions from August 2021 through August 2022 to get direction on next steps. The amendment addressing Accessory Dwelling Units was approved in July 2022 and these companion amendments address the application of Missing Middle housing on qualifying properties.

## REQUEST

During the evaluation of the NTM rezoning initiative, staff identified an opportunity to allow Missing Middle housing in four additional zoning districts and determined that several changes to the previously approved NTM regulations were needed to provide better clarify the district standards. The amendments can be summarized as follows:

- Text amendments to allow a Missing Middle density bonus on qualified parcels in the corridor zoning categories and the Neighborhood Suburban multi-family district, following all dimensional and design requirements of the Neighborhood Traditional Mixed Residential (NTM) district.
- NTM-1 district amendments clarifying applicability requirements, setbacks, landscaping, parking and providing a definition.
- Correcting omissions from the ADU ordinance adopted in July 2022 (LDR 2022-01)

The amendments are more particularly described below in numerical order, and a Strike-through/Underline version of the code amendments is attached.

1. Amend the definition of Multi-family and add NTM in the Traditional Tier parking category on the Use Permissions and Parking Matrix:

*Section 16.10.020.1. - Matrix: Use permissions and parking requirements matrix and zoning matrix.* This change expands the multi-family definition to include a “lot” as a multi-family use of two (2) or more units. The current definition only refers to a “structure” and thereby limits the option of having multiple single-family buildings on one property, for example, a cottage court. This change allows the type of design flexibility contemplated within the NTM-1 zoning category. The 2019 amendment did not specify the parking tier for the NTM district and inclusion in the *Traditional Tier* identifies parking requirements for NTM.

2. Amend the Maximum development potential tables in the NT-3, NS-1 and NS-2 Districts

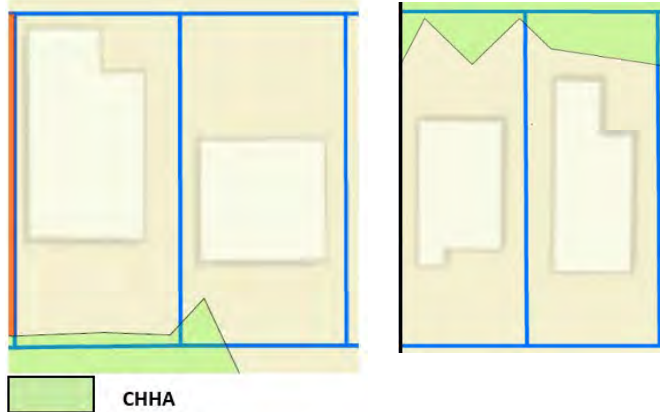
*Sections 16.20.010.5 and 16.20.020.6 Maximum development potential.* This change to the tables was erroneously excluded in the July 2022 application (LDR 2022-1), when the ADUs were expanded into the NT-3, NS-1, and NS-2 districts.

3. Amend the NTM applicability standards

*Section 16.20.015.2. – Applicability.* This proposed change eliminates the requirement for a property to be located within a traditional neighborhood, clarifies when a parcel is partially located in the Coastal High Hazard Area (CHHA), and relocates standards related to the National Register and Local Historic Districts to the design standard section.

During research for this application and its companion zoning map amendment, it was determined that clarification is needed for parcels that are partially located within the CHHA. This text amendment is proposing to allow parcels to qualify provided at least 75% or more of the property is located outside the CHHA, and there is no increase in density allowed on the parcel for any portion of the parcel located in the CHHA. Two examples are shown in Figure 1 below:

Figure 1. Properties partially in CHHA: more than 75% of land is outside CHHA



4. Amend the minimum lot size standards for the NTM-1 District.

*Table 16.20.015.4.a: Minimum Lot Standards and Lot Coverage.* This proposed change is to clarify the minimum lot size. The lot size of 1,452 square feet (SF) per unit was based on 30 units/acre. However, this lot size is not consistent with any current neighborhood pattern. A minimum lot size for of 2,000 square feet and width of 20 feet will provide flexibility to design a narrow single-family home and maintain consistency with existing patterns of development.

5. Amend the NTM-1 Minimum Building Setback table to include setbacks for National or Local Historic District properties that are consistent with the existing zoning standards and patterns of development.

This proposed text amendment will address concerns raised by residents in historic districts, requiring that setbacks remain consistent with the existing NT zoning categories. Modifications can be made through section 16.20.015.6, if consistent with the established neighborhood pattern. Although this text amendment applies to both the National Register and Local Historic Districts, new construction within Local Historic Districts is subject to public hearing review and approval of a Certificate of Appropriateness (“COA”).

6. Clarify entrance requirement for bungalow courts.

*Table 16.20.015.7: Entrances.* This amendment clarifies that the entrance to the unit that abuts the primary street must face the street.

7. Amend the *Building and Site Design* standards.

Section 16.20.015.8. – *Building and Site Design* is proposed to be amended as follows:

- For properties located with National Register and Local Historic Districts, design standards are relocated from the Applicability section, requiring that the addition of dwelling units be within the existing principal structure or as part of an addition or within an accessory building, when designed subordinate to the principal structure.
- Clarifies landscape requirements for up to four units on a parcel, allowing the use of the one- and two-unit residential standards instead of commercial parking lot standards.

- Provide clarification for non-conforming front and street side driveways and parking. This amendment specifically allows existing front or street side driveways and parking to remain when additional units are added or if existing buildings are retained on site, provided that all parking and driveways meet the dimensional design standards for parking and adds a requirement that any front parking be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, to prevent cars from blocking the sidewalk and provide a visual buffer.
8. Allow a density bonus in the Neighborhood Suburban Multi-family NSM-1 District, Corridor Residential Traditional CRT-1 District, Corridor Commercial Traditional CCT-1 District, and Corridor Commercial Traditional CCS-1 District to qualified parcels when Missing Middle housing is provided.

This text amendment allows for a density bonus when Missing Middle housing is proposed within existing mixed-use corridors and the neighborhood suburban multi-family district subject to the applicability, design and parking requirements of the NTM category. A property owner may develop under the existing zoning category or opt to use the Missing Middle housing density bonus of up to 30 units per acre provided the development meets all NTM-1 regulations. This density bonus is not allowed in addition to the Workforce Housing density bonus. Staff estimates that this change will apply to approximately 1,700 parcels citywide on the major streets.

9. Provide a definition for Missing Middle Housing

*Section 16.90.020.3. – Definitions.* Add a definition to the LDRs, consistent with existing definitions in the City’s Comprehensive Plan and Countywide Rules.

**CONSISTENCY TO THE COMPREHENSIVE PLAN**

The following objectives and policies from the City’s Comprehensive Plan are applicable to the **Compliance of the proposed use with the goals, objectives, policies, and guidelines of the Comprehensive Plan.**

LU3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

*The NTM-1 development standards are intended to maintain neighborhood compatibility in building placement, scale, and design. A number of the text amendments proposed here will strengthen these protections first adopted in 2019 by adding clarifications and eliminating potential loopholes. When applied to the Official Zoning Map, the qualified properties are located along Future Major Streets. These streets have more intensive traffic than the internal neighborhood streets. In addition, many of these streets also include the City’s transit routes, which support higher densities by providing multi-modal options and other transportation alternatives.*

LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.

*The NSM-1, CRT-1, CCT-1 and CCS-1 districts are located along Future Major Streets and transit lines. The option to develop under the NTM-1 regulations is consistent to this policy.*

- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

*The proposed text amendments provide the allowance of missing middle housing which refers to houses that are on the building spectrum between single-family and multi-unit buildings as an optional development in NSM-1, CRT-1, CCT-1 and CCS-1 districts. Buildings such as duplexes and townhouses contribute to the diversity of housing options both in form and affordability. Developing Missing Middle housing increases the housing stock while catering to a variety of demographics including multigenerational households that are looking for smaller homes in walkable neighborhoods.*

- LU4 The following future land use needs are identified by this Future Land Use Element: 1. Residential – the City shall provide opportunities for additional residential development where appropriate.

*The proposed text amendments strengthen an existing ordinance allowing a diversity of housing typologies that are compatible with existing residential neighborhoods in the traditional context.*

- LU22.1 The City shall continue to pursue strategies which reduce GHG emissions and vehicle miles traveled.

*Providing NTM-1 zoning along transit routes, corridors and Future Major Streets will potentially reduce Greenhouse Gas Emissions (“GHG”) emissions as it provides alternative transportation to the residents of the neighborhood and allows for walkability along major corridors to retail and services rather than driving.*

- LU23.3 The City’s LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.

*The proposed map and text amendments are proposed along the Future Major Streets and corridors where transit lines and stops are provided.*

- LU23.3 The City’s LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.

*The proposed map and text amendments are proposed along the Future Major Streets and corridors where transit lines and stops are provided.*

- CM10B The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives, and policies of the Future Land Use Element.

*These text amendments propose to include parcels where 75% or more of the property is located outside of the CHHA. This is proposed where the CHHA has a minimal effect on the property. This allowance clarifies existing language regarding partially included parcels. Given that no increase in density will be allowed for that portion of the property*



*in the CHHA, the text amendment is not considered a concentration of population within the CHHA.*

- T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

*The proposed amendment includes areas adjacent to Activity Centers, in redevelopment areas and supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling, and walking as provided in the Complete Streets program.*

## **PUBLIC OUTREACH**

Starting in August 2022, the Planning and Development Services Department staff responded to individual inquiries and neighborhood association invitations and hosted five (5) workshops pertaining specifically to this LDR 2023-01 application including:

- 11/14/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Childs Park
- 11/15/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Roberts Recreation Center
- 11/16/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Virtual Workshop
- 01/11/2023 Crescent Lake Neighborhood Association Meeting
- 01/12/2023 **DRC LDR 2023-01 Text Amendment Workshop**

Public feedback included a diversity of subjects, comments, and concerns that are reflected in the evolution of drafts previously presented and the final set of recommendations proposed herein. A public comment report is attached. Specifically, discussion focused on the front loaded driveways and parking spaces. Correspondence provided regarding the text amendments is attached.

## **PUBLIC HEARING PROCESS**

The LDR text amendment requires one public hearing before the Development Review Commission (DRC) text amendment require two City Council public hearings.

## **RECOMMENDATIONS**

Staff recommends that the Development Review Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the City's Comprehensive Plan and recommend to City Council APPROVAL of the City Code, Chapter 16 LDR 2023-01 Missing Middle text amendments as described herein.

**HOUSING AFFORDABILITY IMPACT STATEMENT**

**City of St. Petersburg  
Housing Affordability Impact Statement**

Each year, the City of St. Petersburg receives approximately \$2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment*, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City’s Housing and Community Development Department.

**I. Initiating Department:** Planning & Development Services Development

**II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:**

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2022-01).

**III. Impact Analysis:**

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No  (No further explanation required.)

Yes  Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be: \$\_\_\_\_\_.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No  (No further explanation required)

Yes  Explanation:

**IV: Certification**

X: It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community’s ability to provide affordable housing, please explain below:

The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required. (Please attach this Impact Statement to City Council Material and provide a copy to Housing and Community Development department.)

*/s/ Elizabeth Abernethy*

Director, Planning & Development Services (signature)

01-25-2023

Date

Copies to: City Clerk; Joshua A. Johnson, Director, Housing and Community Development

**Proposed Text Amendments**

**LDR 2023-01 Missing Middle Text Amendments  
Proposed LDR Amendments**

Section 16.10.020.1. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

**16.10.020.1. - Matrix: Use permissions and parking requirements matrix and zoning matrix.**

Use	Minimum Parking Spaces, Traditional Tier (NT, NTM, CRT, CCT-1, IT)	Definitions
<b>Dwelling, Multifamily</b>	More than 750 square feet: 0.75 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Equal to or less than 750 square feet: 0.50 per unit; Loading area required for more than 5 units	A building <b>or lot</b> designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not multiple-family dwellings. Accessory uses include clubhouses, recreational and laundry facilities

**16.20.010. NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY DISTRICTS (NT)**

**16.20.010.5. Maximum development potential.**

Development potential is different within each district in order to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

## Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	4,500	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) <sup>(1)</sup>	15 (1 principal unit and 1 accessory unit per lot) <sup>(1)</sup>	7 (1 principal unit; and 1 accessory unit per lot) <sup>(1)</sup> <del>not permitted</del>	15 (1 principal unit and 1 accessory unit per lot) <sup>(1)</sup>
Maximum Residential Intensity (floor area ratio) <sup>(2)(3)</sup>		0.50	0.40	0.40	0.50
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55	0.55
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

**16.20.015. NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL DISTRICT (NTM-1)**

**16.20.015.2. Applicability.**

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* or *High Frequency Transit Route* with service head-way times equal to, or less than, 35-minutes.

1. Qualified properties shall be adjacent to a public alley.
2. Applicable to traditional neighborhoods, where the subject property:
  - a. Retains direct connectivity to one or more adjoining *Future Major Streets* or *High-Frequency Transit Routes*; and
  - b. A minimum of 75% of the property is outside of the designated Coastal High Hazard Area ("CHHA"), and in no case shall the density in the CHHA be increased.

~~3. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.~~

**TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage**

Lot Standards	
Lot Area, Minimum: Residential	1,452 2,000 square feet per unit
Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
Lot Coverage	
Impervious Surface, Maximum: Residential	0.75 or 75%
Impervious Surface, Maximum: Non-Residential	0.65 or 65%
Building Coverage, Maximum <sup>1</sup> : Residential	0.60 or 60%
<sup>1</sup> Includes all enclosed structures	

**TABLE 16.20.015.5.b: Minimum Building Setbacks**

Building Setbacks <sup>1,2,3</sup>	
Front: Steps Extending from Porch or Stoop <sup>4</sup>	8-feet or M
Front: Porch or Stoop <sup>4</sup>	12-feet or M
Front: Building <sup>4</sup>	18-feet or M
Side, Interior <sup>4</sup>	3-feet or M
Side, Street <sup>4</sup>	8-feet or M
Rear, Alley	22-feet, including width of alley
Special Exception	
All yards	25-feet
<sup>1</sup> M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:	

(a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
(b) No portion of the encroachment shall exceed 24 feet in height.
<sup>2</sup> Refer to technical standards regarding measurement of building setbacks and setback encroachments.
<sup>3</sup> The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.
<sup>4</sup> When located within a National or Local Historic District – Front: Building 25-feet; Front: Porch or Stoop 18-feet; Side: street 12-feet; Side: Interior 5-feet.

**TABLE 16.20.015.7: Entrances**

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court, <u>except</u> cottages abutting the primary street shall have their main entrance facing the primary street.
<sup>1</sup> Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

**16.20.015.8. Building and site design.**

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices.

*Site layout and orientation.* The City is committed to creating and preserving a network of linkages for pedestrians.

Local and National Historic Districts

1. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, the addition of dwelling units shall only be allowed when adaptively established within the existing principal structure or within an addition or accessory building when designed subordinate to the principal structure.
2. *Building layout and orientation.*
  1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure.
  2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure.
  3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

**Landscaping.** For up to 4-units on a property, landscaping shall meet the requirements of Section 16.40.060.2.1.1 Development and redevelopment of new one- and two-unit residential properties.

*Vehicle connections and parking.*

1. All parking shall be accessed from a public alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.
4. Notwithstanding the foregoing, non-conforming front or side street driveways and parking may remain when additional units are added to a building or if existing buildings are retained on site, provided that all parking and driveways meet the design standards of 16.40.090, parking spaces be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, and any additional parking be accessed from a public alley. Further, where an existing driveway is providing access to a single-family garage, the driveway may remain regardless of the number of units added to the site, provided any parking for the additional units is accessed from the alley.

**16.20.020. NEIGHBORHOOD SUBURBAN SINGLE-FAMILY DISTRICTS (NS)**

**16.20.020.6. Maximum development potential.**

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		<b>NS-1</b>	<b>NS-2</b>	<b>NS-E</b>
Minimum lot width	Residential	75 ft.	100 ft.	200 ft.
	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1-principal unit and 1 accessory unit per lot (see note 1) not permitted	5 1-principal unit and 1 accessory unit per lot (see note 1) not permitted	2 1 principal unit and 1 accessory unit per lot (see note 1)
Maximum Residential Intensity (floor area ratio) <sup>(2)</sup>		N/A	N/A	N/A
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55
Maximum impervious surface (site area ratio)		0.60	0.60	0.40



(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

**16.20.030. NEIGHBORHOOD SUBURBAN MULTIFAMILY DISTRICTS (NSM)**

**16.20.030.4. Introduction to NSM districts.**

The NSM districts are the NSM-1 and the NSM-2 districts.

**16.20.030.4.1. Neighborhood Suburban Multifamily-1 (NSM-1).**

This district allows multifamily structures. Additional density is possible when workforce housing **or Missing Middle housing** is provided. Building heights typically range between one and three stories.

**16.20.030.5. Maximum development potential.**

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Area, Maximum Density and Maximum Intensity

		NSM-1	NSM-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	24
	<b>Missing Middle housing density bonus</b>	<b>15</b>	<b>N/A</b>
	Workforce housing density bonus	6	6
Maximum nonresidential intensity (floor area ratio)		0.50	0.60
Maximum impervious intensity (site area ratio)		0.65	0.75

Workforce housing bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

**A Missing Middle housing density bonus is allowed for multi-family uses at a maximum density of 30 dwelling units/acre and following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle housing density bonus is not allowed in addition to the Workforce housing density bonus.**

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

**16.20.060. CORRIDOR RESIDENTIAL TRADITIONAL DISTRICTS (CRT)**

**16.20.060.4. Introduction to CRT districts.**

The CRT districts are the CRT-1 and the CRT-2 districts.

**16.20.060.4.1. Corridor Residential Tradition-1 (CRT-1).**

This district allows multifamily structures. Additional density is possible when workforce housing **or Missing Middle housing** is provided. Building heights typically range between one and three stories.

**16.20.060.5. Development potential.**

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		<b>CRT-1</b>	<b>CRT-2</b>
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	60	60
	Workforce housing density bonus	8	6
	<b>Missing Middle housing density bonus</b>	<b>6</b>	<b>N/A</b>
	<b>Missing Middle housing density bonus within activity center</b>	<b>N/A</b>	<b>N/A</b>
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1	1.5
	Nonresidential intensity within activity center	2.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.75	0.95

Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

**A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the workforce housing bonus.**

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.

**16.20.080. CORRIDOR COMMERCIAL TRADITIONAL DISTRICTS (CCT)**

**16.20.080.4. Introduction to CCT districts.**

The CCT districts are the CCT-1 and the CCT-2 districts.

**16.20.080.4.1. Corridor Commercial Traditional-1 (CCT-1).**

This district generally allows one-story to three-story development containing mixed uses with multifamily structures. Additional density is possible when affordable workforce housing or Missing Middle housing is provided.

**16.20.080.5. Development potential.**

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCT-1	CCT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	36	60
	Missing Middle Housing density bonus	6	N/A
	Missing Middle Housing density bonus within activity center	N/A	N/A
	Workforce housing density bonus	8	6
	Hotel density (rooms per acre)	45	45
	Hotel density (rooms per acre) within activity center	80	80
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.95	0.95

Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

**16.20.090. CORRIDOR COMMERCIAL SUBURBAN DISTRICTS (CCS)**

**16.20.090.4. Introduction to CCS districts.**

The CCS districts are the CCS-1 and CCS-2.

**16.20.090.4.1. Corridor Commercial Suburban-1 (CCS-1).**

It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional density is possible when workforce housing **or Missing Middle housing** is provided.

**16.20.090.5. Development potential.**

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCS-1	CCS-2
Minimum lot width	Small lot (less than 1.0 acre)	100 ft.	100 ft.
	Medium lot (between 1.0 - 2.0 acres)	200 ft.	200 ft.
	Large lot (greater than 2.0 acres)	300 ft.	300 ft.
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	40
	Residential density within activity center	60	60
	<b>Missing Middle Housing density bonus</b>	<b>15</b>	<b>N/A</b>
	<b>Missing Middle Housing density bonus within activity center</b>	<b>N/A</b>	<b>N/A</b>
	Workforce housing density bonus	8	10
	Workforce housing density bonus within activity center	10	15
	Hotel density (rooms per acre)	45	55
	TDR density bonus	9	0
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	0.55	0.75
	Nonresidential intensity within activity center	2.5	1.12
	Workforce housing intensity bonus	0.2	0.2

	Workforce housing intensity bonus within activity center	0.2	0.5
	TDR intensity bonus	0.2	0
Maximum impervious surface (site area ratio)		0.85	0.9
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><b>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.</b></p> <p>Hotel density: Additional hotel density may be allowed pursuant to the cg (commercial general) Comprehensive Plan future land use category and section 4.2.7.6 of the countywide plan rules. In order to preserve existing commercial floor area on redevelopment sites within CCS-1 equal to or greater than 5 acres, the residential component shall not exceed 40 percent of the total FAR. Where the residential component exceeds 40 percent of the total FAR, special exception approval is required. Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface. For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200). A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

**SECTION 16.90.020. - RULES OF INTERPRETATION AND DEFINITIONS**

**16.90.020.3. – Definitions**

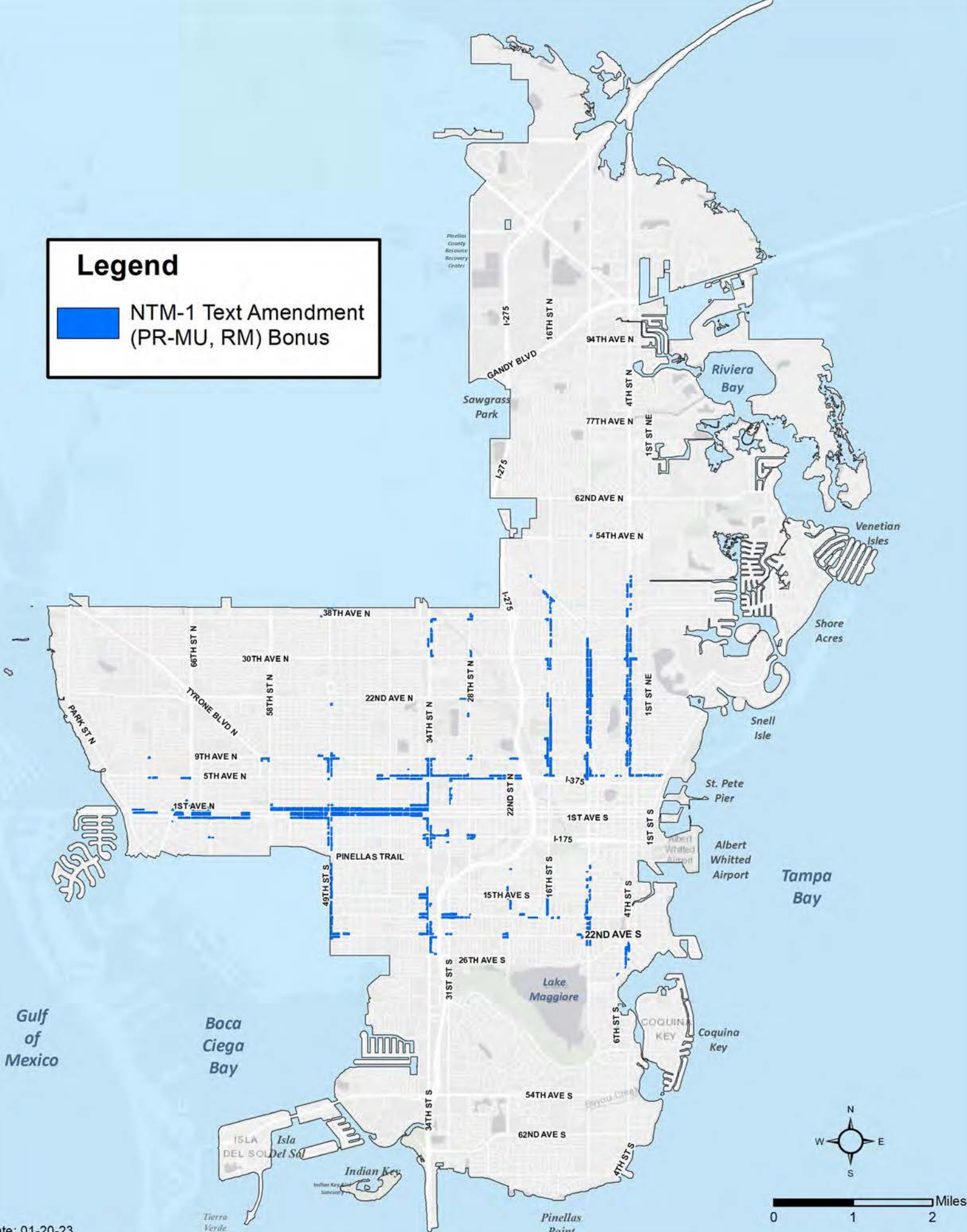
**Missing Middle Housing** encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

**Maps of NSM-1, CRT-1, CCT-1 and CCS-1 Properties**

# Legend



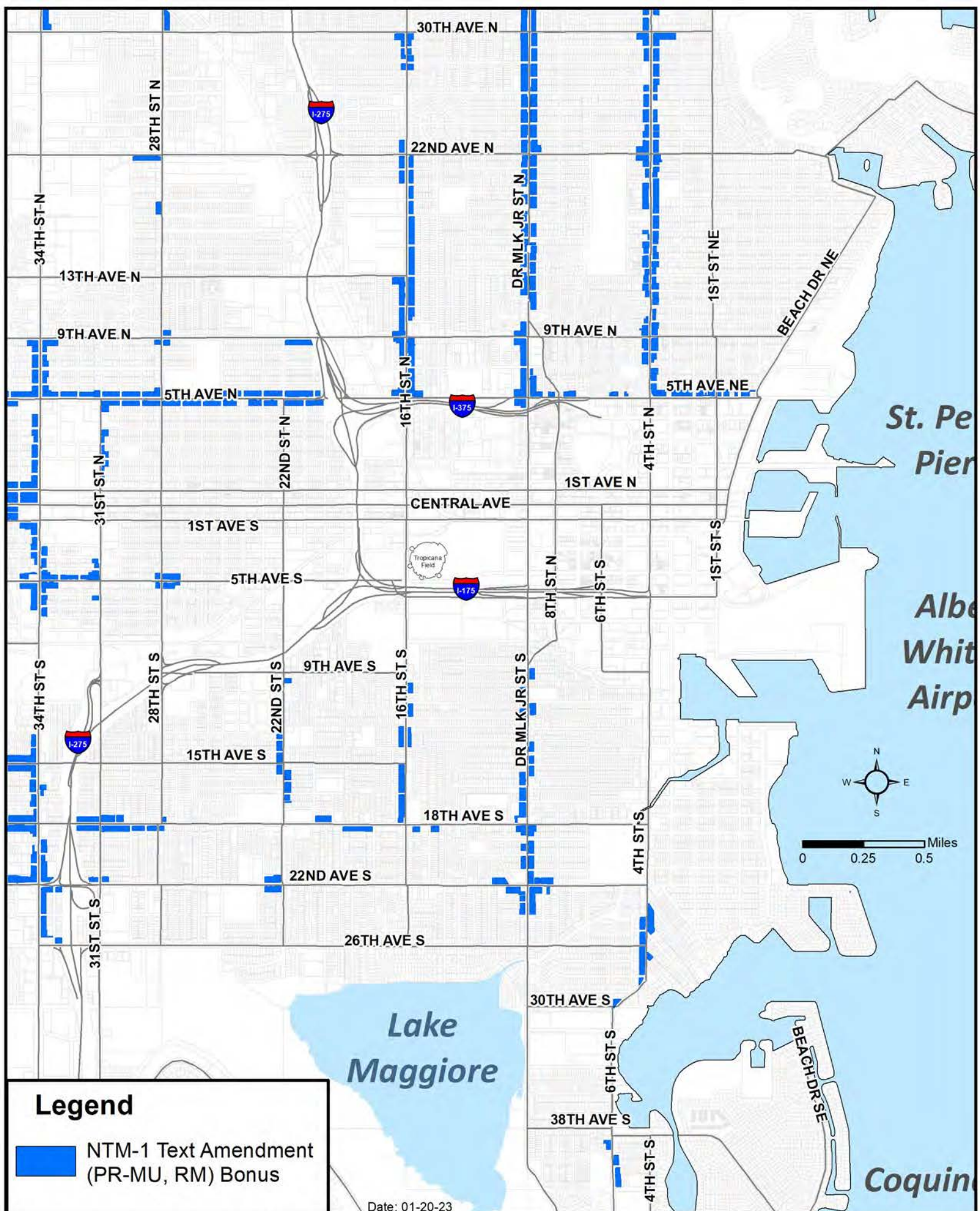
NTM-1 Text Amendment  
(PR-MU, RM) Bonus




Date: 01-20-23

Planning and Development Services  
City of St. Petersburg

## NTM-1 (Neighborhood Traditional Mixed Residential) Zoning




**Legend**

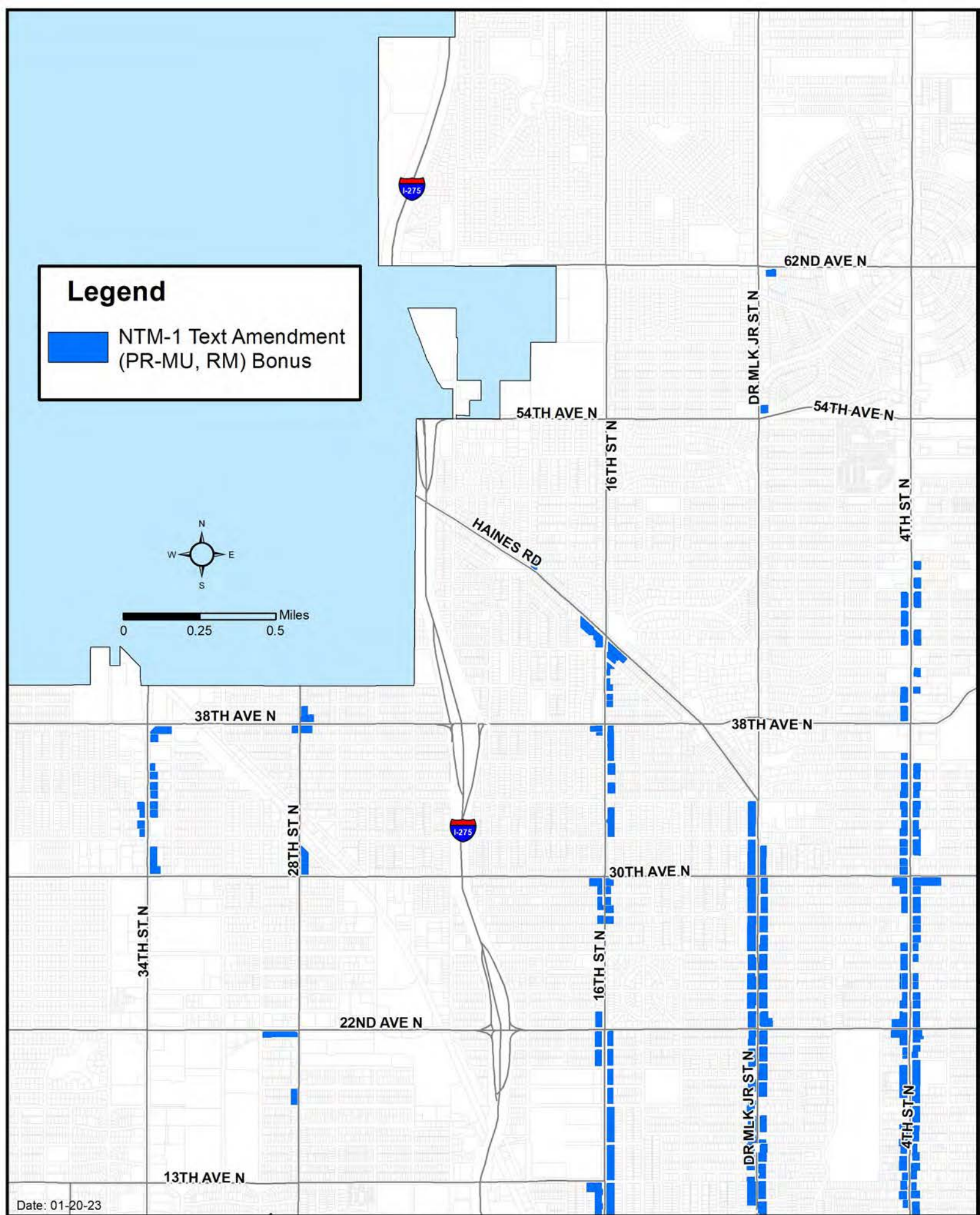
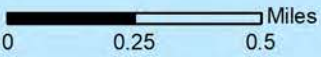
 NTM-1 Text Amendment (PR-MU, RM) Bonus

Date: 01-20-23




**Legend**

 NTM-1 Text Amendment (PR-MU, RM) Bonus



Date: 01-20-23

# Legend

 NTM-1 Text Amendment  
(PR-MU, RM) Bonus



Date: 01-20-23

# ATTACHMENTS

## Public Comments

Kate M Thorpe-Eddleman  
President, Palmetto Park Neighborhood Association  
thorpekatem@gmail.com  
(786) 553-9881

December 8, 2022

Dear City of St. Petersburg,

- Request to Maintain Front Parking and Access in Qualified NTM-1 Rezoning Home / Former Church:  
2643 5th Ave South, St. Petersburg, Florida, Palmetto Park Neighborhood Association
- Show support NTM-1 Rezoning

As a devoted resident and President of the Palmetto Park Neighborhood Association, I am constantly seeking ways to improve the quality of life in our neighborhood and surrounding areas. I praise the city's plans to expand NTM-1 zoning to alleviate the housing crisis facing our community.

I am writing this letter of support for a unique scenario concerning a Palmetto Park Neighborhood Association home/former church. The NTM-1 rezoning proposal currently states that all parking must be in the back alley. However, this property, originally a small church and now a residential home, was built significantly further back on the lot to also accommodate front parking. Therefore, while the property fully qualifies for the NTM-1 rezoning, it may require the removal of existing front parking and access.

**Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking and access, retaining her property's qualification of the proposed rezoning.** Allowing this will remove a significant obstacle for the owner and facilitate the creation of additional residential units on the property.

I am confident that you will grant this request, recognizing that it will encourage the modification of a unique, and important structure in the Palmetto Park Neighborhood, while allowing the community to benefit from additional dwelling units through NTM-1's rezoning.

I look forward to your decision.

Sincerely,

*Kate M Thorpe Eddleman*

December 12, 2022

Kate M Thorpe-Eddleman  
President, Palmetto Park Neighborhood Association

December 9, 2022

Gina Marie Foti  
2643 5th Ave South, St. Petersburg, Florida, 33712  
[Imaginationten@gmail.com](mailto:Imaginationten@gmail.com) | (727) 902-1252

Dear Community Planning and Preservation Commission (CPPC) and City of St. Petersburg,

**NTM-1 Property:** 2643 5th Ave South, St. Petersburg, Florida, 33712

**Re:** Request to Maintain Front Parking and Access in Former Church / Home in Qualified NTM-1 Rezoning, as Part of Ongoing Efforts to Mitigate St. Petersburg's Housing Crisis

I am pleased to say that my home qualifies and fits all the requirements for the NTM-1\* rezoning.

Although I fully support and commend the City for these efforts, my home presents a unique scenario that requires thoughtful consideration. My property was previously a small neighborhood church with cultural significance, and was built and designed substantially further back on the lot than the surrounding homes to allow front access parking (see Exhibit A).

As it stands, the NTM-1 proposal states that all required parking spaces must be accessed exclusively from the alley. Therefore, if I take advantage of the proposed NTM-1 zoning, it may require the removal of my home's existing front parking and access.

### **Request**

Given the unique nature of my home, formerly a church, I am asking for the NTM-1 zoning to be amended to allow the property to maintain its front parking access.

### **Benefits of Approving Zoning Request**

If my request is approved, it will provide the following benefits to the community:

- Encourage the modification of an existing property, while complementing the structure, its unique nature and cultural neighborhood past.
- Allow a St. Petersburg resident to participate in the NTM-1 rezoning program.
- Promote walkability, "at the core of the success of increasing walkability is density, it is the key to making these communities walkable and vibrant." Urban Land Institute\*\*
- Prevent burdensome, costly and unknown variances.
- Benefit the community with additional dwelling units, and therefore support NTM-1's primary objective.

On the other hand, if I am required to remove the front parking, or have to go through unknown variances, it would put me at a great disadvantage, and would encourage the removal of the existing structure, creating an unnecessary, expensive, and time-consuming burden, significantly delaying the potential for additional units that can become available to the community.

### **Conclusion**

While I appreciate the parking parameters in the NMT-1 rezoning for most case scenarios, I urge you to allow my request to amend the NTM-1 rezoning and allow my property to maintain its front parking access. If we work together, we can develop and sharpen many wonderful tools to solve the housing crisis in St. Petersburg.

The NTM-1 proposed change aims to increase housing supply, and to "enable various dwelling units in

response to market demands, encouraging the use and preservation of current structures.” I purchased a former church and not a regular single-family home as housing shortages have us all exploring creative ways to address the situation.

### **Community Support**

Attached is a letter from the President of the Palmetto Park Neighborhood Association, supporting retaining the parking and front access of the property due to its unique nature (See Exhibit B).

Also attached, is a letter from Bishop Zema Florence, prior owner, and operator of the community church, supporting my request. As you will read in his letter, it is of importance to him to have part of this structure be included in the new proposed NTM-1 zoning, and feels strongly that allowing the front parking and entrance to remain on the site will facilitate additional units to the community (See Exhibit C).

I appreciate your consideration.

Sincerely,

### **Gina Marie Foti**

Homeowner  
2643 5th Ave South  
St. Petersburg, Florida

\*Under this proposed change, single-family houses may expand to include accessory dwelling units (e.g. garage apartments) or be redeveloped up to a maximum four (4) residential units. These units may be developed as rental apartments, townhouses, or condominiums.) Source: City of St. Petersburg website ([https://www.stpete.org/residents/current\\_projects/planning\\_projects/housing\\_initiatives.php](https://www.stpete.org/residents/current_projects/planning_projects/housing_initiatives.php))

\*\* The Benefits of Growth - Urban Land Institute. 1 Mar. 2019, [https://uli.org/wp-content/uploads/ULI-Documents/BenefitsofGrowth.ashx\\_.pdf](https://uli.org/wp-content/uploads/ULI-Documents/BenefitsofGrowth.ashx_.pdf).

### **Exhibit A:**



**See Support Letters in the Following Pages**

Kate M Thorpe-Eddleman  
President, Palmetto Park Neighborhood Association  
thorpekatem@gmail.com  
(786) 553-9881

December 8, 2022

Dear City of St. Petersburg,

- Request to Maintain Front Parking and Access in Qualified NTM-1 Rezoning Home / Former Church: 2643 5th Ave South, St. Petersburg, Florida, Palmetto Park Neighborhood Association
- Show support NTM-1 Rezoning

As a devoted resident and President of the Palmetto Park Neighborhood Association, I am constantly seeking ways to improve the quality of life in our neighborhood and surrounding areas. I praise the city's plans to expand NTM-1 zoning to alleviate the housing crisis facing our community.

I am writing this letter of support for a unique scenario concerning a Palmetto Park Neighborhood Association home/former church. The NTM-1 rezoning proposal currently states that all parking must be in the back alley. However, this property, originally a small church and now a residential home, was built significantly further back on the lot to also accommodate front parking. Therefore, while the property fully qualifies for the NTM-1 rezoning, it may require the removal of existing front parking and access.

**Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking and access, retaining her property's qualification of the proposed rezoning.** Allowing this will remove a significant obstacle for the owner and facilitate the creation of additional residential units on the property.

I am confident that you will grant this request, recognizing that it will encourage the modification of a unique, and important structure in the Palmetto Park Neighborhood, while allowing the community to benefit from additional dwelling units through NTM-1's rezoning.

I look forward to your decision.

Sincerely,

*Kate M Thorpe Eddleman*

December 12, 2022

Kate M Thorpe-Eddleman  
President, Palmetto Park Neighborhood Association

Bishop Zema J. Florence  
The Holy Temple of Church  
(727) 452-3191 | florencezema@gmail.com

December 9, 2022

**Re:** Request to Maintain Front Parking and Access in Former Church / Home for Qualified NTM-1 Property  
**Subject Property:** Qualified NTM-1 Rezoning Property, 2643 5<sup>th</sup> Ave South, St. Petersburg, Florida, 33712

To Whom It May Concern:

This letter is regarding my former property and church (now a residence), 2643 5<sup>th</sup> Ave South, St Pete, Florida 33712, which I am pleased to say qualifies for the NTM-1 rezoning proposal.

As the previous owner and operator of the church, formerly known as the Holy Temple Cathedral Church of God in Christ, it is important to me that the property continues to benefit the community which it served for years, but now as additional housing.

Since the property was built as a small church, it was constructed further back on the lot to accommodate for front access and parking. While the property fully qualifies for the NTM-1 rezoning, it may require the removal of the existing front parking and access. **Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking access.**

Allowing the front parking and entrance will make it easier for the home to be modified to accommodate additional units. My concern is that if the front parking is required to be removed, it will create costly obstacles to the new owner and may incentivize not using any of the current structure.

It was a difficult decision to sell the church, but we secured a larger location to accommodate our growing congregation. I sold Ms. Foti the property, because she cares about the community, knowing it would be in good hands.

Prior to my time as Bishop, the church had played a key role in St. Petersburg, as part of the Living God Worldwide Revival Center. Its founding father, Pastor Samuel Butler, an influential gospel musician and his sons, recorded with the Five Blind Boys of Alabama, one of the groups which helped end segregation in the United States.

During my time at the church, we served hundreds of members with holiday celebrations and gatherings, food drives, and clothes giveaways, welcoming key members of our community to participate in our services, including the late Reverend Watson Haynes, III as one of our keystone Black History Month speakers.

Modifying the property to provide housing will be an incredible part of its journey, allowing it to continue to serve its community. I urge you to allow the home to retain its front parking and entrance, so that the current owner does not have unnecessary hardships in order to benefit from NTM-1.

Sincerely,



Bishop Zema J. Florence

December 12, 2022



Bishop Zema J. Florence  
The Holy Temple of Church  
(727) 452-3191 | florencezema@gmail.com

December 9, 2022

**Re:** Request to Maintain Front Parking and Access in Former Church / Home for Qualified NTM-1 Property  
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Sincerely,



Bishop Zema J. Florence

December 12, 2022

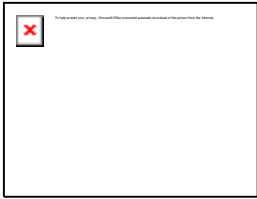
## Ann O. Vickstrom

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**From:** Dustin Baldwin <Dustin@velocityvg.com>  
**Sent:** Friday, January 20, 2023 11:15 AM  
**To:** Ann O. Vickstrom  
**Subject:** Re: NTM Zoning Question

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the information, very helpful! Have a great weekend Ann.



**Dustin Baldwin**  
Founder/CEO at VVG

**M** [727.421.8228](tel:727.421.8228)

**E** [dustin@velocityvg.com](mailto:dustin@velocityvg.com)



On Jan 20, 2023, at 10:56, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Dustin,

Thank you. The property is currently zoned CRT-1 and while we are not proposing to rezone that property to NTM-1, we are proposing a text amendment to allow any CRT-1 property an option of using a "Missing Middle Housing" bonus of up to 6 units/acre if following all NTM-1 locational, and design parameters. That would allow the same 30 units/acre as the NTM-1 zoning designation. No other housing bonuses are allowed. This is proposed for final public hearing on March 23, so we will have to wait on the outcome of City Council vote. This is an optional allowance, otherwise, a developer can follow the CRT-1 requirements. However, I have included the NTM-1 district requirements for your information.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122  
Planner II, Urban Planning and Historic Preservation  
City of St. Petersburg  
(727)892-5807  
[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

Please note all emails are subject to public records law.

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**From:** Dustin Baldwin <Dustin@velocityvg.com>  
**Sent:** Friday, January 20, 2023 9:55 AM  
**To:** Ann O. Vickstrom <Ann.Vickstrom@stpete.org>  
**Subject:** Re: NTM Zoning Question

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ann, it doesn't have an address yet, 2525 4th St S will get you there via Google Maps, or if you look up Blue Door Building Co via property appraiser it will bring up the 4th St S parcel number.

<image001.jpg>



**Dustin Baldwin**  
Founder/CEO at VVG

**M** [727.421.8228](tel:727.421.8228)

**E** [dustin@velocityvg.com](mailto:dustin@velocityvg.com)

On Jan 20, 2023, at 08:22, Ann O. Vickstrom <[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)> wrote:

Dustin,

Can you give me an address for this property?

Thank you,

Ann Vickstrom, AICP, RLA#0001122  
Planner II, Urban Planning and Historic Preservation  
City of St. Petersburg  
(727)892-5807  
[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

Please note all emails are subject to public records law.

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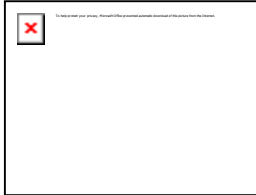
**From:** Dustin Baldwin <[Dustin@velocityvg.com](mailto:Dustin@velocityvg.com)>  
**Sent:** Wednesday, January 18, 2023 4:51 PM  
**To:** Ann O. Vickstrom <[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)>  
**Subject:** NTM Zoning Question

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Vickstrom,

I have a lot that I am in planing and design on for 3 units (Triplex) in the CRT-1 zoning. I just noticed (after getting the postcard) that it is in the proposed NTM zoning. Does this mean I can develop 4 units here now? The parcel is under Blue Door Building CO LLC on 4th St S.

Thank you for the assistance!



**Dustin Baldwin**  
Founder/CEO at VVG

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**M** [727.421.8228](tel:727.421.8228)

**E** [dustin@velocityvg.com](mailto:dustin@velocityvg.com)

<SECTION\_16.20.015.\_\_\_\_NEIGHBORHOOD\_TRADITIONAL\_MIXED\_RESIDENTIAL\_DISTRICTS\_\_\_\_NTM\_\_\_\_  
(3).docx>

**Current NTM-1 District**

## **SECTION 16.20.015. NEIGHBORHOOD TRADITIONAL MIXED RESIDENTIAL DISTRICTS ("NTM")**

### **16.20.015.1. Purpose.**

To provide a variety of urban housing choices in low to medium density building types that reinforce the walkability of the neighborhood, provide a variety of attainable housing choices, establish appropriate transition zones from mixed-use corridors to single-family housing, support neighborhood-serving retail and service uses adjacent to this zoning category, and support public transportation and other multi-modal alternatives.

Development standards reinforce the traditional development pattern. Street standards preserve the alley system as a mechanism for providing limited access to parking and utility functions in the rear of the site.

(Ord. No. 405-H, § 4, 12-12-2019)

### **16.20.015.2. Applicability.**

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

- A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* or *High Frequency Transit Route* with service head-way times equal to, or less than, 35-minutes.
1. Qualified properties shall be adjacent to a public alley.
  2. Applicable to traditional neighborhoods, where the subject property:
    - a. Retains direct connectivity to one or more adjoining *Future Major Streets* or *High-Frequency Transit Routes*; and
    - b. Is located outside of the designated Coastal High Hazard Area ("CHHA").
  3. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure. Additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.

(Ord. No. 405-H, § 4, 12-12-2019)

### **16.20.015.3. Introduction to the NTM-1 district.**

The standards for the NTM-1 district are intended to allow for renovations and redevelopment within the traditional neighborhoods, while respecting the existing development pattern and unique character of these areas.

This district will allow for a variety of building typologies. These building typologies, commonly referred to as "Missing Middle" housing types, reinforce urban, walkable neighborhoods with a combination of single-family and multi-family residential units located near daily destinations. These units provide attainable life-cycle housing to a diverse group of residents including first-time homeowners, families, couples, retirees, adults with disabilities, and car-free households.

This district will allow density up to 30-units per acre, not to exceed four dwelling units per building. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with density standards, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and driveways, garages, and utility uses are limited to the rear of the property.

(Ord. No. 405-H, § 4, 12-12-2019)

**16.20.015.4. Maximum development potential.**

Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

**TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage**

<b>Lot Standards</b>	
Lot Area, Minimum: Residential	1,452 square feet per unit
Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
<b>Lot Coverage</b>	
Impervious Surface, Maximum: Residential	0.75 or 75%
Impervious Surface, Maximum: Non-Residential	0.65 or 65%
Building Coverage, Maximum <sup>1</sup> : Residential	0.60 or 60%
<sup>1</sup> Includes all enclosed structures	

Preservation of neighborhood character is critical to any successful renovation or redevelopment. For this reason, floor area ratio ("FAR") standards are applied to new construction. Design standards may be incorporated to increase the maximum FAR, where such design standards help achieve compatibility between the proposed renovations and redevelopment with neighboring houses.

**TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity**

<b>Density</b>	
Density, Maximum <sup>1</sup> : Residential	30 units per acre
<sup>1</sup> Includes accessory dwelling unit(s)	
<b>Intensity<sup>1,2,3</sup></b>	
Intensity, Maximum: Residential	0.50 FAR
Intensity, Maximum: Non-Residential	0.50 FAR
<sup>1</sup> Maximum intensity does not include FAR bonuses, which are calculated separately.	

<sup>2</sup> Includes any enclosed space <i>above</i> the required design flood elevation line; excludes that portion of the enclosed space that is <i>below</i> the required design flood elevation line.	
<sup>3</sup> Does not include the first 200 square feet of enclosed garage per unit.	
<b>FAR Bonuses</b>	
Bonus, Maximum: Residential	0.20 FAR
<i>The following options may be incorporated in any combination, not to exceed the maximum bonus allowed - 0.20 FAR:</i>	
a. One story covered front porch with a separate roof structure with a minimum width of 90 percent of the front façade. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08
b. Additional second story front setbacks: .01 bonus for every 1-foot of additional front setback of the entire façade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the façade but which is less than the entire façade, no bonus is allowed unless the setback is at least 6-feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	Variable, 0.10 max
c. Additional second story side setbacks: .01 bonus for every 1-foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	Variable, 0.05 max per side
d. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage SF).	0.05
e. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.	Variable, 0.04 max
f. Side façade articulation: side façades that feature offsets of at least 2-feet in depth that are at least 12-feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.	Variable, 0.04 max
g. Front façade articulation: front façades (excluding the porch) which feature offsets of at least 6-feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10.	Variable, 0.10 max
h. Certified LEED or Florida Green Building	0.05
i. Solar ready	0.02
<b>Additional Notes:</b>	
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, non-residential floor area and impervious surface.	
For mixed use developments, refer to additional regulations within the use specific development standards in the Mixed Uses Section.	

(Ord. No. 405-H, § 4, 12-12-2019)



**16.20.015.5. Building envelope: height, setback, and width.**

**TABLE 16.20.015.5.a: Maximum Building Height**

<b>Building Height<sup>1</sup></b>	
<b>Principal Structure</b>	
Beginning of Roofline	24-feet
Top of roof peak	36-feet
<b>Accessory Structure(s)</b>	
Beginning of Roofline	20-feet
Top of roof peak	30-feet
<sup>1</sup> Refer to technical standards regarding measurement of building height and height encroachments.	

**TABLE 16.20.015.5.b: Minimum Building Setbacks**

<b>Building Setbacks<sup>1,2,3</sup></b>	
Front: Steps Extending from Porch or Stoop	8-feet or M
Front: Porch or Stoop	12-feet or M
Front: Building	18-feet or M
Side, Interior	3-feet or M
Side, Street	8-feet or M
Rear, Alley	22-feet, including width of alley
<b>Special Exception</b>	
All yards	25-feet
<sup>1</sup> M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided: (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.	
<sup>2</sup> Refer to technical standards regarding measurement of building setbacks and setback encroachments.	
<sup>3</sup> The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.	

**TABLE 16.20.015.5.c: Maximum Building Width**

Accessory Dwelling Unit (ADU)	Not applicable
Residential	40-feet maximum
Non-Residential	Not applicable

(Ord. No. 405-H, § 4, 12-12-2019)

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**16.20.015.6. Setbacks and FAR consistent with established neighborhood patterns.**

There are building setback and FAR characteristics of existing neighborhoods related to front yard setbacks, FAR, and alignment of buildings along the block face. Minimum yard setback and FAR characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback and FAR characteristics. Approval shall be based on the following:

1. Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.
2. FAR will be based on predominant building FAR established in the block in which the development is proposed based on the Property Appraiser's Records.
3. Predominant shall mean equal to or greater than 50%.
4. These are administrative approvals appealable only by the property owner.

(Ord. No. 405-H, § 4, 12-12-2019)

**16.20.015.7. Entrances.**

The number and location of entrances can have a consequential impact on the compatibility of multi-family housing with surrounding single-family housing. These standards are intended to reinforce the residential character of the surrounding neighborhoods.

**TABLE 16.20.015.7: Entrances<sup>1</sup>**

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court. Cottages abutting the primary street shall have their main entrance facing the primary street.
<sup>1</sup> Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

(Ord. No. 405-H, § 4, 12-12-2019)

---

### 16.20.015.8. Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices.

*Site layout and orientation.* The City is committed to creating and preserving a network of linkages for pedestrians.

*Building layout and orientation.*

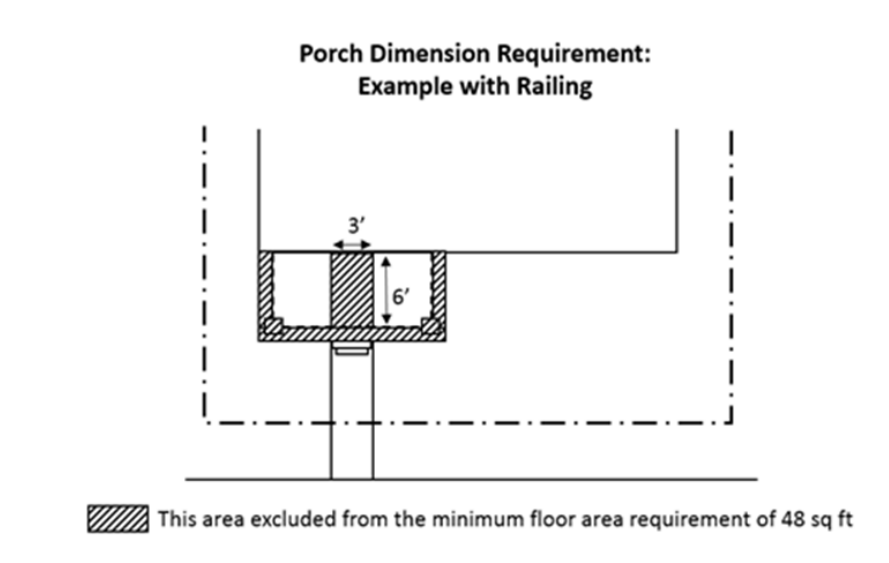
1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

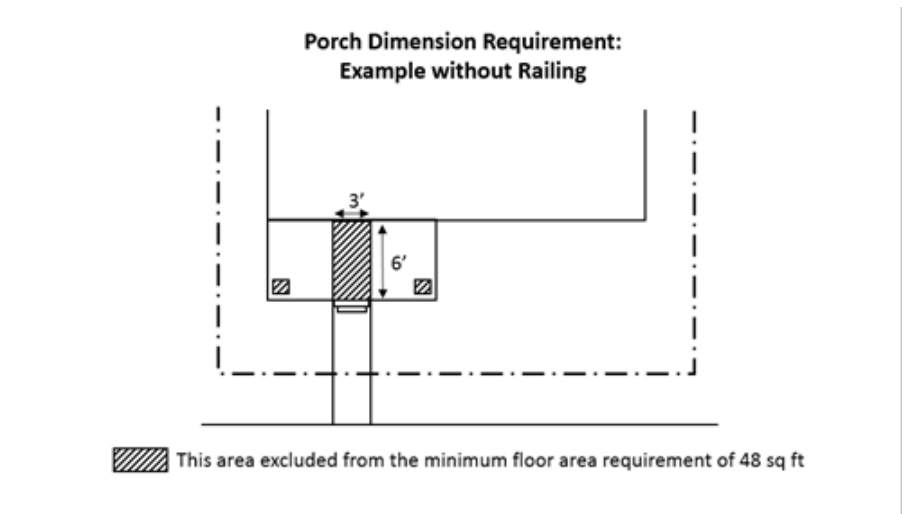
*Vehicle connections and parking.*

1. All parking shall be accessed from an alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.

*Porches and pedestrian connections.*

1. Principal entries shall include a porch, with a minimum usable depth of 6-feet (measured from the front façade line of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area.
2. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.



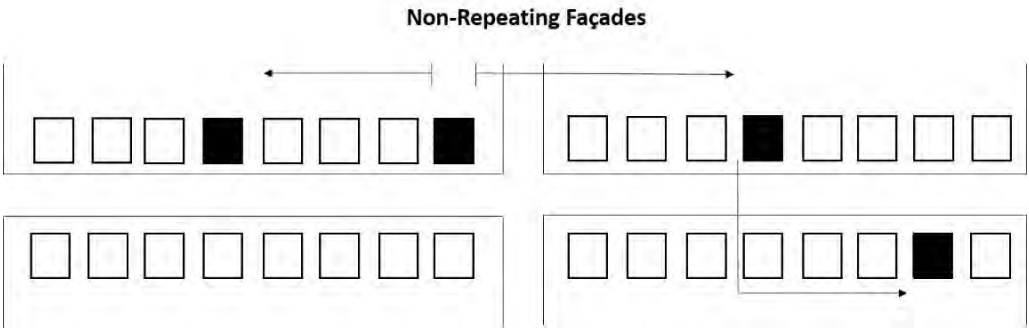


*Building and architectural design standards.* All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

*Building style.*

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. See the Architecture and Building Design Section.
2. Design of buildings on the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. Bungalow courts are exempt from this non-repeat standard. Other creative layouts involving multiple buildings on a single parcel may be approved at the discretion of the POD.

There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, or architectural details (e.g., doors, windows, columns, porches).



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

*Building form.*

- 
1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry.
  2. The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

*Wall composition and transparency.* Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details and features shall be incorporated into all sides of a building. There shall be no blank façades, except that garages located at the rear one-third of the lot may have blank façades but not on the street side. No portion of a façade shall contain a blank area greater than 16 feet in width.
2. At least 30 percent of primary and secondary street façades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side façades shall consist of fenestration or architectural details and features. At least ten percent of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least 50 percent of the required fenestration shall be transparent (i.e., window glass). For yards on through-lots see the Dimensional Regulations and Lot Characteristics Section.
3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a façade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style.
4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. Where the required design elevation is equal to or greater than 48 inches above finished grade, an articulated base is required to delineate the first-floor level. The base may consist of a different material or decorative band, depending on the architectural style.

*Roofs.* Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

*Building materials.* Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios or screen enclosures located at least ten feet behind the front façade of the

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principal structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features.

*Accessory structures and ancillary equipment and carports.* Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See use specific standards in the Accessory Structures and Ancillary Equipment Section. Detached accessory structures, such as garages and garage apartments shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story buildings, no portion of an exterior wall on any floor may contain a blank area greater than 16-feet in width except as allowed herein for garages.

(Ord. No. 405-H, § 4, 12-12-2019)



CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION  
DEVELOPMENT REVIEW COMMISSION

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MINUTES

Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701

February 1, 2023  
Wednesday  
1:07 p.m.

**Commission Members:**

Michael Kiernan, Chair – A  
Todd Reed, Vice Chair – A  
Tim Clemmons – P  
Melissa Rutland – P  
Matt Walker – P  
Darren Stowe – P – Acting Chair  
Kiona Singleton – P

**Alternates:**

1. Joe Griner, III – P  
2. Charles Flynt, – P  
3. Vacant  
**A = Absent**  
**P = Present**

**City Staff Present:** Elizabeth Abernethy, Planning and Development Services Director  
Derek Kilborn, Urban Design and Historic Preservation Manager  
Corey Malyszka, Zoning Official  
Scot Bolyard, Deputy Zoning Official  
Ann Vickstrom, Planner II  
Michael Larimore, Planner II  
Shervon Chambliss, Planner II  
Jordan Elmore, Planner I  
Christina Boussias, Assistant City Attorney  
Maria Sciddurlo, Planning Technician  
Kayla Eger Administrative Clerk

**A. OPENING REMARKS OF CHAIR**

**B. PLEDGE OF ALLEGIANCE**

**C. SWEARING IN OF WITNESSES**

**D. ROLL CALL**

**E. APPROVAL OF MINUTES OF – January 4, 2023**

**F. PUBLIC COMMENTS**

**G. PUBLIC HEARING AGENDA**

**LEGISLATIVE**

1. LDR- 2023-01- Missing Middle Housing Density Bonus and NTM amendments
2. Case No. 22-33000023 – 750 5<sup>th</sup> Ave. S.

**QUASI-JUDICIAL**

3. Case No. 22-51000006 – 814 14<sup>th</sup> St. N.
4. Case No. 22-54000086 – 634 35<sup>th</sup> Ave. N.
5. Case No. 22-54000090 – 455 Merydith Way S.

**H. ADJOURNMENT**

**REQUEST:** Finding of consistency with the Comprehensive Plan and recommend to City Council approval of the Missing Middle Housing Density Bonus and NTM text amendments.

**CONTACT PERSON:** Ann Vickstrom; [Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

**PRESENTATIONS:**

**CITY STAFF:** Ann Vickstrom gave a presentation in support of the Staff Report.

Commissioner Stowe: Do we have any questions for Staff?

Commissioner Clemmons: Thank you for the clarification with the parking that was one of the questions I had. You made it clear, and it is what I had hoped it would be.

Ann Vickstrom: Okay, good.

Commissioner Clemmons: I understand historic preservation, otherwise we had a workshop with staff about three weeks ago as members of the DRC and we went over a lot of the details and were able to ask questions at that time. I am fully in support of this I think it is really a good initiative. I like the idea, encouraging incremental infill where appropriate in the city we have had a lot of, I have been involved in some of them, a lot of large apartment and multi-family projects built, and I like the idea of enabling the opportunity for smaller infill that is appropriate for the scale of the neighborhoods and the appropriate locations, allowing people whether they are contractors or local developers to get involved with helping solve our housing needs for the city.

Commissioner Walker: I do have one question I picked up on today. We are moving the historic structures section into the NTM-1, is that what, is there additional regulations? I guess my question, it is the 16.20.15.8 that is listed in the historic district local and national, my question really is not pertaining to that, it is more so to the potentially eligible structures. Is that going to be, because we just had that case last month, which is why I am bringing this up, where we had three (3) structures that were potentially eligible. How do those structures, how will they fall into this?

Derek Kilborn: Good afternoon, Derek Kilborn, Manager Urban Planning and Historic Preservation, I think they are two entirely different cases. The case you had last month, was referring to parcels in an existing National Registered District. In this case the language is referring to parcels that are located in a National Register and Local Historic District, but the move from the applicability section to the design standard section results from us asking several questions, responding to public comments and trying to address how that language applies under the zoning category. When it was written in



2019, at that time we were going back and forth between an overlay versus a zoning category. When we started to get into some of the finer details of the current public workshops that we have been hosting the last few months, trying to answer questions about vacant lots, or lots that a home has maybe been demolished and is undergoing redevelopment, how do we apply that language to those scenarios. It was getting difficult to answer that question, so we have gone in and tried to clarify the language so that it is easier to understand the applicability, when you are on a National Register or Local Historic District.

In the Local Historic District any time of redevelopment or addition has to go through what is call a Certificate of Appropriateness (COA), that is a public hearing process so the concern here is not so much about Local Historic Districts, it was more about maintaining the neighborhood character. In the National Register District where it does not have the benefit of that COA review. That is why we increased the building setback and reduced the Floor Area Ratio (FAR), so that it matches exactly what the standards are under the zoning currently.

Commissioner Stowe: Do we have any blue cards?

Kayla Egger: We do.

Commissioner Stowe: I would like to reiterate what we are doing here today is an amendment to the Comprehensive Plan, so our duty here today is to find whether or not these changes are consistent with the plan, we are not talking about the zoning.

Christiana Boussias: An amendment to the LDRs.

Commissioner Stowe: Correct, the LDRs. Again not the zoning, which will be heard on February 14<sup>th</sup>.

**PUBLIC COMMENT:** John Deas – Spoke in favor of the request.  
Michael Wilson – Spoke against the request.  
Sally Hughes – Spoke in favor of the request.  
Jillian Bades – Spoke in favor of the request.  
Mack Feldman – Spoke in favor of the request.  
Anthony Close – Did not speak card reflects in favor of the request.  
Gina Foti – Spoke in favor of the request.

Elizabeth Abernethy: Good afternoon, Elizabeth Abernethy Director of Planning and Development Services I just wanted to clarify a couple of points that Mr. Deas brought up. The maps that were in the package today they relate to the text amendment not the zoning amendment. Those are, the amendment that relates to 30<sup>th</sup> Street and the rezoning will be heard before the Community Planning and Historic Preservation

Commission on February 14<sup>th</sup> and if you need any more information staff can help make sure you have all of that information.

The other, redevelopment, as you all know we have a redevelopment section in our code that allows grandfathered units to be torn down and rebuilt that does require a public hearing before our Development Review Commission but there is a provision that allows that now in neighborhoods and this board has seen a number of those redevelopment plans over the years, if anybody needs any more information about that, Corey and his team are available to explain any of those regulations or processes.

I just want to clarify those two points just so everyone knows what we are looking at and we are all hear to answer any questions you might have about the Text Amendments, thank you.

Commissioner Stowe: Thank you, with that we will go into Executive Session.

### **EXECUTIVE SESSION:**

Commissioner Flynt This is before Commissioner Clemmons' time here. He seems to be the historian of St. Petersburg and all things housing. Years ago we had a case on a large single family home that was subdivided into a bunch of units. It occurred during the Great Depression where income was obviously impacted across the board. The City started allowing this large single family homes to be carved up into smaller individual units that would provide housing for people.

Some of the comments by the public here, mentioned income levels and the affordability and the mixture of different people in neighborhoods. That is what happened in Old Northeast due to The Great Depression, letting these homes be subdivided. So we are actually going back in time to regain what we are missing now with some multifamily in locations that make sense. We do not want to put them in a place where there is no transportation, so the city has done a great job of delineating the areas that it is allowed in. Again I think we are going back in time and allowing something that has a lot of different incomes that allows to get to old St. Pete. My wife used to live in one of those subdivided houses many years ago, and it is a good start and a good way to mix the neighborhood of different income levels. It is a good overall plan.

Commissioner Clemmons After that, I have to apologize, because this is a legislative item, I forgot that we were going to new cards and public speakers. Actually, I should have held my comments earlier, until after everyone had a chance to speak, because I did hear some good comments and the concerns people have, are very understandable. I do think this has been crafted to specifically address some of those concerns. Specifically, the one idea that a larger developer might buy an entire block and buy up the block, in theory that can happen,

empirically the evidence shows that it is really, really difficult for anyone to purchase eight (8) single family homes or sixteen (16) single family homes and get all eight (8) or fifteen (15) people in that situation to agree. Some of those houses are going to be in good condition and actually be very valuable, or a couple one may be vacant or a couple could be sort of out of their youthful life and be more open to redevelopment.

I can also tell you because I work as an architect with some of these national developers, this is just not kind of project anyone I am currently working with would be interested in. Again, in theory it could happen, I am just very skeptical about that it will happen. Maybe it is something we should keep an eye on.

As far as the transit concern it is sort of, the cart before the horse, it is kind of, you cannot get transit to work unless you have enough homes within the service area to justify the, decreasing it from sixty (60) minutes to thirty (30) minutes and as we look to the Sunrunner, even fifteen (15) minutes. I was just in Boston this weekend, where it was three (3) minutes, it was kind of nice, you do not even look at the schedule anymore. By putting some of these homes or duplexes or triplexes, in a few more key locations hopefully overtime we can more successfully go to PSTA and ask for an increase of services, both in frequency and hopefully back on some of the major roads. It is not just 30<sup>th</sup> Ave. N. I do think there has been clever crafting in how this is to be done, and really looking at neighborhood scale and the last comment I have is that, yes there were a number of homes that were subdivided but there were even more, at least as many, buildings that were built in our neighborhoods, such as Old Northeast or Southeast Kenwood that were intentionally and originally built as duplexes, triplexes and quadplexes so it wasn't just subdivisions of single family homes, from the beginning these neighborhoods have had these kind of housing. It really is, just as the commissioner pointed out back from the 1910s to the 1960s, these kind of approaches were fully enabled within our traditional neighborhoods. It really has been a couple of generations that they have been grandfathered in but no new ones were allowed to be built, I am very happy to see that we can bring these back because I do really think that we really need these housing types in the neighborhood.

Commissioner Griner;

Just a quick comment we, I agree with Ms. Bades comment, this is a modest approach and I think it is, I would like to compliment Ms. Abernethy, Mr. Malyszka, and Mr. Kilborn for crafting this, I think it is along Commissioner Clemmons saying, it is a good idea, it is a modest approach, and it is not for big developers it is more for local developers, smaller bitesize, I do not think it will make a big difference, but it is a first step, and I think a very reasonable step and I am very much in favor of it.

Commissioner Walker: My comments are minimal on this, the first person I believe who spoke on this, I think Mr. Deas mentioned, it might have been the second gentleman, 6 year one half, talking about more density and less traffic lanes, we have taken away a lane on MLK, we have taken away lanes on both 1<sup>st</sup> (firsts), I absolutely agree with you, unfortunately that is not out purview. Ed Montanari, City Council, would be a great advocate for you to speak with, on that behalf. There have been members of council that have brought your point exactly and that is where that conversation is to be had, with them, not here.

I do agree, with the alley repaving comments, about the assessments, I do think that needs to be fleshed out a little bit better. If a single parcel is going to have four (4) units then they should probably get four (4) assessments, if they are going for. If you do not know what I am talking about it can be figured out. Point is like everyone said this is very minor and modest approach, it effects maybe a tenth (10<sup>th</sup>) of our lots. It goes back to the historical, yeah it is not even, so I am in favor.

Commissioner Stowe: I am...

Commissioner Clemmons: Transportation impact fees are my unit.

Commissioner Walker: They are talking about the alley re-pavement.

Commissioner Clemmons: Okay.

Commissioner Walker: Specifically, that is why my comment.

Commissioner Clemmons: You are right.

Commissioner Stowe: I also believe this is a fantastic proposal and has a lot of good ideas, good work done by staff and appreciate it. I would entertain a motion.

**MOTION:**

Commissioner Walker: I move the board find LDR 2023-01, Missing Middle Text Amendments are consistent with the City Comprehensive Plan.

Commissioner Clemmons: Second.

Commissioner Stowe: I have a motion and a second, roll call please.

**VOTE:**

Yes –Walker, Stowe, Singleton, Clemmons, Flynt & Griner  
No – None

**ACTION TAKEN ON  
LDR-2023-01:**

Found consistency with the Comprehensive Plan and recommend to City Council approval of the Missing Middle Housing Density Bonus and NTM text amendments.

**APPROVED 6-0**



**St. PETERSBURG CITY COUNCIL**  
**Meeting of March 2, 2023**

**TO:** The Honorable Brandi Gabbard, Chair, and Members of City Council

**SUBJECT: City File ZM-15:** A city-initiated map amendment to the Official Zoning Map of the City of St. Petersburg for Neighborhood Traditional (NT) properties within the Planned Redevelopment-Residential (PR-R) Future Land Use category located within 175-feet of the centerline of a Future Major Street and following Neighborhood Traditional Mixed Residential-1 (NTM-1) locational criteria, from Neighborhood Traditional-1 (NT-1) and Neighborhood Traditional-2 (NT-2) to Neighborhood Traditional Mixed Residential-1 (NTM-1) containing 451.94 acres, which consists of 2,895 individual parcels city-wide.

**Ordinance 785-Z** amending the Official Zoning Map of the City of St. Petersburg, Florida; changing the zoning designations of qualifying parcels of the city (identified in the attached “Exhibit A”) that are located 175-feet from the centerline of a designated Future Major Street and have direct connectivity to such streets, adjacent to a public alley, and compliant with relevant Coastal High Hazard Area limitations, from Neighborhood Traditional-1 (NT-1) and Neighborhood Traditional -2 (NT-2) to Neighborhood Traditional Mixed-Residential-1 (NTM-1); providing for repeal of conflicting ordinances and provisions thereof; providing for conditions; providing for severability; and providing an effective date.  
(City File: ZM-15) (Legislative)

**RECOMMENDATION:**

Administration: City staff recommends **APPROVAL**.

Community Planning and Preservation Commission (“CPPC”): On February 14, 2023, the CPPC held a public hearing regarding the NTM-1 map amendments and voted on three (3) separate motions. The CPPC voted 7 to 0 on the first motion to recommend removing qualified parcels located within the National Register and local historic districts. The CPPC voted 4 to 3 on the second motion to recommend that the map amendments be limited to Future Major Streets with 4-lanes or more. The CPPC voted 6 to 1 on the third motion, making a finding of consistency with the City of St. Petersburg’s Comprehensive Plan and recommending **APPROVAL** of the map amendments. The CPPC staff report is attached.

The CPPC asked staff to explain the differences between National Register and Local Historic Districts and how the City proposes to protect the districts. The City staff first explained distinctions between the National Register and local landmark designations and displayed a neighborhood boundary map of Historic Kenwood demonstrating how each is uniquely impacted by the proposed map amendments. National Register properties do not have an enhanced building and site plan review requirement whereas local landmark properties require a Certificate of Appropriateness (COA) and possible public hearing with the CPPC.

When originally adopted in 2019, applicability criteria relating to both National Register and local landmark properties was intended to allow adaptive reuse of existing buildings and accommodate ancillary additions. This criterion created some confusion and unintended consequences where vacant lots already existed or existing buildings were involuntarily demolished. To mitigate for this problem, City Staff has proposed a text amendment requiring increased building setbacks and a reduced floor area ratio for new construction that matches existing NT (Neighborhood Traditional) standards. Discussion followed on whether National Register and local historic districts should be removed from qualification under the NTM-1 standards and how many properties that entailed. Staff responded that 169 total properties are affected by the proposal across all National Register and local historic districts. There are 169 parcels in National Register historic districts, of which 70 parcels are also located within local landmark districts.

There was also discussion on whether all Future Major Streets should be included in this proposal. There were mixed comments on having the map amendments scattered throughout the City or within smaller more focused areas with wider roads, outside the neighborhoods. One Commissioner proposed limiting this application to all Future Major Streets with four (4) or more lanes, thereby eliminating all roadways with three (3) lanes or less. According to St. Petersburg's Comprehensive Plan, Map 21 titled *Future Land Arrangement*, this would include several collector roads but also more substantial arterial roads, including 1<sup>st</sup> Avenue North and South.

Other Commissioner comments included:

- Questions regarding the level of service capacity of the City's public facilities
- Questions regarding the number of NT-1 and NT-2 parcels citywide affected by this request. Since there are approximately 30,843 parcels currently zoned NT-1 and NT-2, the proposed rezoning of 2,985 parcels represents approximately 9.7-percent (%) of all NT-1 and NT-2 zoned properties.
- General comments regarding future resiliency of the City and supported that the properties were outside the Coastal High Hazard Area (CHHA).

Thirty-two (32) members of the public provided comments. Of the total, thirty-one (31) opposed the proposed map amendments and one (1) supported the map amendments. The public comments generally included the following:

- Historic districts, such as Historic Kenwood, are already providing a housing diversity that doesn't need to be expanded;
- Will allow larger structures in historic districts that are not consistent to the existing historic districts or neighborhood character;
- Recommendation to exclude the historic districts from this rezoning;
- Creates vehicle traffic in alleys and impacts surface conditions;
- Creates parking congestion on neighborhood streets;
- Interior side yard setbacks are too small to satisfactorily meet building, fire, and other life-safety codes;
- The quality of life will be diminished;
- Creates transient neighborhoods;
- Doesn't solve affordable housing;
- Duplexes, triplexes and quadraplexes should not encroach into neighborhoods;
- The existing zoning designations in our Activity Centers and along major corridors are underdeveloped and have enough development potential to address housing needs; and
- People bought houses in their neighborhoods because of the single-family character of the surrounding neighborhood.

Public Input:

City Staff has actively engaged several public workshops and neighborhood associations to present the proposed Missing Middle text amendments with the NTM-1 Map Amendment. Starting in August 2022, the Planning and Development Services Department staff responded to individual inquiries and neighborhood association invitations and hosted three (3) public workshops in addition to workshops with the commissions pertaining specifically to this NTM-1 Zoning Map Amendment application including:

11/14/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Childs Park Recreation Center
11/15/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Roberts Recreation Center
11/16/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Virtual Workshop
12/13/2022	CPPC ZM-15/LDR 2023-01 NTM-1 Map & Text Amendments Workshop
01/11/2023	Crescent Lake Neighborhood Association Meeting
01/12/2023	DRC ZM-15/LDR 2023-01 Text Amendment Workshop
02/01/2023	DRC LDR 2023-01 Text Amendment Public Hearing
02/02/2023	Euclid St. Paul Neighborhood Association Meeting
02/07/2023	CPPC ZM-15/LDR 2023-01 NTM-1 Map & Text Amendments Workshop
02/07/2023	Woodlawn Oaks Neighborhood Association
02/21/2023	Pasadena Lakes Neighborhood Association
02/21/2023	Greater Woodlawn Neighborhood Association
03/01/2023	Historic Kenwood Neighborhood Association

Within the last six (6) months, City Staff has met with three (3) neighborhood associations and will be meeting with three (3) more prior to the first public hearing on March 2, 2023. Written public comments have been received from the Palmetto Park Neighborhood Association in support of the map amendment and from the Historic Kenwood Neighborhood Association (HKNA) requesting that all properties within the neighborhood be removed from the application.

City staff is maintaining a dedicated webpage for tracking this application. The webpage is regularly updated with new information, including links to staff reports, presentations, archived videos, and related resources, such as the Comprehensive Plan, Land Development Regulations, and an extensive map collection. Public comments are provided in the Staff report. An additional twelve (13) comments have been received after the CPPC public hearing and are attached. These comments include 7 requests for information, 5 comments in opposition and 1 comment in support of the map amendments. These comments include:

- Strained public services and traffic;
- Demolition of historic buildings should not be allowed;
- Additional density will cause additional traffic;
- Alleys will be destroyed;
- There is not space on streets or alleys for parking; and
- Additional density will cause additional flooding.

Recommended City Council Action:

- 1) CONDUCT the first reading and first public hearing of the proposed ordinance; AND
- 2) SET the second reading and adoption public hearing for March 23, 2023.

Attachments: Ordinance, CPPC Staff Report, Additional Public Comments

ORDINANCE NO. 785-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; CHANGING THE ZONING DESIGNATIONS OF QUALIFYING PARCELS OF THE CITY (IDENTIFIED IN THE ATTACHED “EXHIBIT A”) THAT ARE LOCATED 175-FEET FROM THE CENTERLINE OF A DESIGNATED FUTURE MAJOR STREET AND HAVE DIRECT CONNECTIVITY TO SUCH STREETS, ADJACENT TO A PUBLIC ALLEY, AND COMPLIANT WITH RELEVANT COASTAL HIGH HAZARD AREA LIMITATIONS, FROM NEIGHBORHOOD TRADITIONAL-1 (NT-1) AND NEIGHBORHOOD TRADITIONAL-2 (NT-2) TO NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL-1 (NTM-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in the Fall of 2017, City Development Administration led by Planning and Development Services Department staff and Neighborhood Affairs Administration led by Housing and Development Department staff initiated a comprehensive review of the City’s existing housing programs and land use and zoning strategies;

WHEREAS, on March 22, 2018, and again on April 19, 2018, the City Council convened as the Committee of the Whole (“COW”) and received detailed presentations from the City’s Planning and Development Services and Housing and Community Development Departments. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps;

WHEREAS, a series of public engagement meetings were hosted at the St. Petersburg Main Library throughout the Summer of 2018 and included four (4) key focus areas:

- Density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small multiplexes, bungalow courts (“tiny” houses), courtyard buildings, detached row houses (“skinny”), townhouses, and large multiplexes;
- Transportation initiatives, parking regulations (minimum requirements based on land-use type), existing parking reductions, and proposed parking reductions based on land use type (e.g. affordable and workforce housing) or geographic proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas;



- Affordability initiatives, including different funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding; and
- Affordable and workforce housing density bonuses, recalibrating development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City;

WHEREAS, a series of stakeholder meetings were simultaneously conducted with the Pinellas Realtors Organization, St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations, Forward Pinellas (countywide land planning agency), City's Housing Land Use and Transportation Committee, and the City's Community Housing Policy Group;

WHEREAS, the input received during these extensive discussions led to the creation of a new zoning category: NTM (Neighborhood Traditional Mixed Residential), which allows for a variety of single- and multi-family housing typologies that reinforce the walkability of the neighborhoods, provide attainable housing choices, establish transition zones from mixed use corridors to single family housing, support neighborhood-serving retail and service uses, and support public transportation and other multi-modal alternatives;

WHEREAS, the new NTM zoning category was enacted when City Council adopted Ordinance 405-H on December 12, 2019;

WHEREAS, due to the COVID pandemic the planned City-initiated NTM-1 zoning map amendment was placed on hold;

WHEREAS, after completion of the "StPete2050: A Vision Plan for St. Petersburg" in May 2021, City Council held five meetings with staff and deliberated on expanding the NTM-1 district locational criteria to extend NTM-1 into the neighborhoods from August 2021 through August 2022;

WHEREAS, at the August 25, 2022 COW, City Council agreed to move forward with the NTM-1 map amendment following the locational criteria previously adopted;

WHEREAS, the City Administration has initiated amendments to the Official Zoning Map pertaining to housing initiatives and as such seeks to implement the NTM-1 zone in certain limited and appropriate areas of the City;

WHEREAS, since August 2022, the City's Planning and Development Services Department staff has conducted extensive citizen and neighborhood outreach, including several public workshops and neighborhood association meetings;

WHEREAS, in response to this significant community input, text amendments to the City's Land Development Regulations are concurrently being considered by the City Council in

Ordinance 540-H, which, *inter alia*, addresses locational and applicability criteria for deployment of the NTM zone;

WHEREAS, qualifying parcels (“Qualifying Parcels”) to be rezoned to NTM were determined to have to meet the following locational criteria:

- Located within 175-feet from the centerline of a designated Future Major Street (as that term is defined in the City’s Comprehensive Plan);
- Retain direct connectivity to one or more adjoining Future Major Streets;
- Adjacent to a public alley; and
- Contain a minimum of 75% of the parcel outside of the Coastal High Hazard Area (“CHHA”) without increasing the density in the CHHA;

WHEREAS, the Community Planning & Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency, made findings related to locational criteria (set forth more particularly in the Staff Report accompanying this Ordinance) and a finding of consistency with the Comprehensive Plan, and recommended approval of the proposed amendments to the Official Zoning Map; and

WHEREAS, the City Council, after taking into consideration the recommendations of the CPPC, the City Administration, and the public comments received, finds that the proposed amendments to the Official Zoning Map are appropriate; now, therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

**SECTION 1.** The Official Zoning Map of the City of St. Petersburg is amended by placing the hereinafter described property in a Zoning District as follows:

Property

The parcel identification numbers and addresses are provided in Exhibit “A.”

District

From: NT-1 (Neighborhood Traditional -1) and NT-2 (Neighborhood Traditional -2)

To: NTM-1 (Neighborhood Traditional -1)

**SECTION 2.** All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

**SECTION 3.** Qualifying Parcels. Parcels to be rezoned shall be located within 175-feet from the centerline of a designated Future Major Street (as that term is defined in the City’s

Comprehensive Plan), retain direct connectivity to one or more adjoining Future Major Streets, and be adjacent to a public alley.

**SECTION 4.** Condition. Parcels to be rezoned shall contain a minimum of 75% of the parcel outside of the Coastal High Hazard Area (“CHHA”) and shall not increase the density in the CHHA, subject to the adoption of Ordinance 540-H and the text amendments to the City of St. Petersburg’s Land Development Regulations set forth therein.

**SECTION 5.** Condition. Where a parcel currently has multiple zoning designations or for which only portions of the parcel qualify under Section 3 above, only that portion of the parcel which qualifies to be rezoned shall be rezoned as described in Exhibit A.

**SECTION 6.** Severability. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provision of this ordinance.

**SECTION 7.** This ordinance shall become effective upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

CITY FILE: ZM-15  
(Zoning)

*/s/ Elizabeth Abernethy*

2/16/23

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

*/s/ Michael J. Dema*

2/16/23

ASSISTANT CITY ATTORNEY

DATE

00665888.docx

**EXHIBIT A**

**PARCELS FROM NT-1**

<b>PARCEL</b>	<b>ADDRESS</b>	<b>PARCEL</b>	<b>ADDRESS</b>
023116163440080110	2647 38TH AVE N	123116416160020010	1636 38TH AVE N
143116603180000430	2301 13TH AVE N	273116017460000110	3719 15TH AVE S
353116681300020270	2435 26TH AVE S	283116750060000430	4641 15TH AVE S
153116255060120220	4405 13TH AVE N	163116189900010060	5243 5TH AVE N
143116018180000050	2561 13TH AVE N	163116593100020060	4720 13TH AVE N
123116987480000200	1701 22ND AVE N	273116154080050080	3680 19TH AVE S
153116861300000110	4143 9TH AVE N	363016607140060030	5621 16TH ST N
263116975600000330	2722 14TH AVE S	333116967140010170	4682 22ND AVE S
123116987300000120	1625 22ND AVE N	163116189900010030	5221 5TH AVE N
013116586800020030	4420 DR ML K JR ST N	283116020520000050	4810 18TH AVE S
143116681840040050	1600 28TH ST N	033116577080030140	3711 38TH AVE N
163116593640200170	1915 49TH ST N	213116375660020040	5324 5TH AVE N
023116163440070100	2555 38TH AVE N	363116504180000920	0 26TH AVE S
103116115740020050	4056 38TH AVE N	253116193500010080	960 18TH AVE S
273116784080000070	4065 18TH AVE S	283116513000000210	4709 15TH AVE S
063117013680010040	4925 DR ML K JR ST N	113116725580020060	2844 38TH AVE N
333116488880020040	2300 49TH ST S	213116855180080120	5337 1ST AVE N
213116855180080150	5301 1ST AVE N	013116765000000020	4610 16TH ST N
273116803850010010	0 18TH AVE S	153116254880040220	4566 13TH AVE N
093116484380080100	4619 22ND AVE N	283116750240000090	4668 15TH AVE S
163116988560020230	5000 13TH AVE N	013116735840000120	4746 DR ML K JR ST N
163116988560020130	1225 52ND ST N	023116533880030240	2419 38TH AVE N
253116296640080060	1619 22ND AVE S	273116336420000110	3529 15TH AVE S
163116593640160050	4618 22ND AVE N	273116659160000020	4535 18TH AVE S
163116635220050060	5642 9TH AVE N	273116754020001770	3526 15TH AVE S
033116577080040220	3927 38TH AVE N	033116126540020160	4027 38TH AVE N
123116691020020020	1710 30TH AVE N	113116725580030180	3646 28TH ST N
273116803850020020	4510 18TH AVE S	263116728460000020	0 28TH ST S
143116018180000060	2553 13TH AVE N	253116296640060050	1601 20TH AVE S
163116593460110100	1700 49TH ST N	263116728460000090	1405 28TH ST S
273116521640000030	3867 18TH AVE S	273116803850060010	4419 22ND AVE S
153116255060120240	4421 13TH AVE N	013116765000000010	4600 16TH ST N
153116254880040230	4576 13TH AVE N	163116593640150080	4700 22ND AVE N
013116589680000020	4400 HAINES RD N	063117013860020020	5319 DR ML K JR ST N
043116309780010140	5235 38TH AVE N	143116018180000070	2545 13TH AVE N
363016606960100140	1119 54TH AVE N	213116855180080140	5317 1ST AVE N
203116676260040160	649 58TH ST S	013116735840000100	4730 DR ML K JR ST N
253116489600000050	1104 18TH AVE S	163116593100020010	1231 48TH ST N
363016607140110160	1425 54TH AVE N	103116115740010020	4236 38TH AVE N
253116296640010060	1818 16TH ST S	273116843660000170	4167 15TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
263116991440000010	1700 28TH ST S	163116626220040060	1057 49TH ST N
113116725580010010	3050 38TH AVE N	033116126540020190	4051 38TH AVE N
133116125640002090	2112 22ND AVE N	163116593100010020	1215 49TH ST N
023116163440070060	2593 38TH AVE N	163116593640250160	1735 49TH ST N
213116004500020070	4955 1ST AVE N	123116691020050020	2110 30TH AVE N
273116754020001740	1513 35TH ST S	203116676260040190	625 58TH ST S
163116593100130010	1601 49TH ST N	013116370800020070	4750 HAINES RD N
013116513180000030	2029 38TH AVE N	103116103320000070	3744 38TH AVE N
363016606960110140	1011 54TH AVE N	033116126540020230	4083 38TH AVE N
353116681300020230	2401 26TH AVE S	043116159120080170	5027 38TH AVE N
013116159840010050	1741 38TH AVE N	273116418140000270	0 37TH ST S
153116254880040180	4540 13TH AVE N	103116616860000880	3820 38TH AVE N
333116967140010070	4640 22ND AVE S	273116695520000030	3707 18TH AVE S
333116967140010190	4698 22ND AVE S	113116178920010110	2618 38TH AVE N
153116861480040100	4337 9TH AVE N	263116896400020040	2668 18TH AVE S
163116593640150040	4736 22ND AVE N	273116154080100010	3800 18TH AVE S
163116635220010200	5539 5TH AVE N	163116593460010060	5110 22ND AVE N
213116855180030130	5525 1ST AVE N	153116182880150010	1250 39TH ST N
273116695520000100	3835 18TH AVE S	123116279720000030	2023 30TH AVE N
273116803850020060	4540 18TH AVE S	043116309780010160	5221 38TH AVE N
273116746460000490	4200 15TH AVE S	013116338760000130	4824 16TH ST N
103116103320000090	3724 38TH AVE N	013116598500000220	4520 HAINES RD N
013116735840000160	4824 DR ML K JR ST N	033116126540020150	4021 38TH AVE N
273116886500000010	4425 18TH AVE S	353116681300020160	2595 23RD ST S
263116896400040050	1817 28TH ST S	163116189900030040	5425 5TH AVE N
163116593640140050	4800 22ND AVE N	163116626220020130	4735 9TH AVE N
353116689220010230	2216 28TH ST S	013116598500000080	4519 HAINES RD N
013116586800020060	4446 DR ML K JR ST N	353116689220010020	2716 22ND AVE S
123116416160030010	1700 38TH AVE N	123116691020020080	1758 30TH AVE N
163116593100050160	1301 48TH ST N	063117013680030050	4811 DR ML K JR ST N
153116182880210090	3971 9TH AVE N	153116293220080230	4011 9TH AVE N
363016607140110130	1405 54TH AVE N	343116844200060010	4500 22ND AVE S
163116635220010220	5529 5TH AVE N	213116855180030150	5501 1ST AVE N
273116803850050180	4501 22ND AVE S	013116735840000230	4934 DR ML K JR ST N
013116338580030020	4829 16TH ST N	043116820980000120	5301 38TH AVE N
153116255060050030	4575 13TH AVE N	113116725580010030	3036 38TH AVE N
133116541080000070	1800 13TH AVE N	253116296820120100	1755 22ND AVE S
363116504180000890	1111 26TH AVE S	063117013680010020	4939 DR ML K JR ST N
123116691020040050	2032 30TH AVE N	273116754020000100	3511 18TH AVE S
353116681300020250	2427 26TH AVE S	133116541080000090	1826 13TH AVE N
353116480600020050	2301 22ND ST S	363116637920030130	2001 26TH AVE S
093116484380100110	4801 22ND AVE N	143116018000000480	1415 28TH ST N
213116174240180070	5554 5TH AVE N	163116593640200130	1811 49TH ST N
363016607140100100	1213 54TH AVE N	273116569700000110	4017 15TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
113116725580020050	2850 38TH AVE N	283116750090010010	0 15TH AVE S
353116681300020190	0 26TH AVE S	273116803850050120	4551 22ND AVE S
113116178920090030	2482 38TH AVE N	283116750060000410	0 15TH AVE S
113116725580020110	2814 38TH AVE N	113116725580030220	3610 28TH ST N
043116159120080240	5135 38TH AVE N	063117263160080160	4501 DR ML K JR ST N
103116115740010060	4204 38TH AVE N	213116635040040030	4936 5TH AVE N
263116728460000120	1439 28TH ST S	163116635220050050	5634 9TH AVE N
153116255060050050	4565 13TH AVE N	273116154080070070	3748 18TH AVE S
163116988560020190	5040 13TH AVE N	363016607140110090	5400 13TH ST N
163116593100120020	1511 49TH ST N	273116124740002090	4409 22ND AVE S
013116598500000170	4448 HAINES RD N	043116159120080200	5101 38TH AVE N
163116593100120010	1501 49TH ST N	043116309780010180	5201 38TH AVE N
263116896940020010	1330 31ST ST S	163116635220040020	5508 9TH AVE N
253116623880000040	1223 22ND AVE S	353116524880000020	2610 22ND AVE S
263116896940020280	3099 14TH AVE S	153116182880210230	3913 9TH AVE N
283116223380010050	4634 18TH AVE S	263116728460000010	1301 28TH ST S
263116327600100100	1421 31ST ST S	143116018180000010	2595 13TH AVE N
273116124740000250	4326 22ND AVE S	273116746460001420	4030 15TH AVE S
013116338760000170	4908 16TH ST N	163116593640160030	4632 22ND AVE N
283116223380010020	4610 18TH AVE S	273116695520000860	3820 15TH AVE S
263116897120060140	2035 31ST ST S	213116635040080080	462 50TH ST N
063117013680070050	4601 DR ML K JR ST N	103116103320000110	3714 38TH AVE N
013116598500000200	4500 HAINES RD N	133116125280000310	1822 22ND AVE N
013116586800010080	4302 DR ML K JR ST N	363016606960100110	1145 54TH AVE N
283116020520000100	4720 18TH AVE S	273116197640030040	4545 15TH AVE S
113116617040010030	3526 28TH ST N	163116593100010110	4800 13TH AVE N
153116293220080090	4073 9TH AVE N	023116163440070140	2519 38TH AVE N
213116004500020060	4947 1ST AVE N	213116635040120030	5152 5TH AVE N
113116178920050070	2548 38TH AVE N	093116484380080110	4627 22ND AVE N
253116489600000040	1112 18TH AVE S	253116262980000300	1327 22ND AVE S
123116691020010080	1660 30TH AVE N	013116735840000170	4834 DR ML K JR ST N
283116750060000380	4685 15TH AVE S	163116593640200110	4851 18TH AVE N
283116020520000040	4816 18TH AVE S	163116593640160060	4610 22ND AVE N
363016607140100160	1257 54TH AVE N	253116193500020060	1050 18TH AVE S
103116115740020110	4012 38TH AVE N	123116279720000060	1935 30TH AVE N
153116182880210190	3929 9TH AVE N	253116296640080100	1651 22ND AVE S
163116988560020160	5120 13TH AVE N	153116293220010070	4052 13TH AVE N
143116018000000070	2649 13TH AVE N	123116416160020030	1652 38TH AVE N
273116498780060030	1325 37TH ST S	273116754020001780	3534 15TH AVE S
283116750060000370	4695 15TH AVE S	273116659160000270	1502 SCRANTON ST S
213116855180020130	5625 1ST AVE N	163116189900020050	5335 5TH AVE N
103116115740020090	4026 38TH AVE N	263116378720000020	2715 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
273116336420000050	0 15TH AVE S	013116586800010060	4310 DR ML K JR ST N
273116746460000950	4150 15TH AVE S	063117263160040150	4301 DR ML K JR ST N
353116378540010030	2916 22ND AVE S	263116004320040170	3057 22ND AVE S
273116197640020060	4425 15TH AVE S	153116293220070120	4101 9TH AVE N
363116637920010030	1930 22ND AVE S	213116635040120040	5138 5TH AVE N
273116843660000190	4211 15TH AVE S	273116871560010010	4118 18TH AVE S
273116843660000200	4221 15TH AVE S	353116524880000010	2620 22ND AVE S
143116681840010110	2859 13TH AVE N	213116144900180130	5001 1ST AVE N
023116903240030130	4926 HAINES RD N	163116593640160070	4600 22ND AVE N
333116967140010050	4630 22ND AVE S	123116691020010090	1666 30TH AVE N
013116513180000010	2047 38TH AVE N	123116279720000010	2039 30TH AVE N
163116593640140040	4808 22ND AVE N	013116589140040230	5120 16TH ST N
273116695520000810	3736 15TH AVE S	283116512820000290	4800 15TH AVE S
273116695520000120	1759 37TH ST S	263116896940050240	1660 31ST ST S
253116296640020060	1920 16TH ST S	143116018000000050	2707 13TH AVE N
273116746460000970	4100 15TH AVE S	093116484380100100	4811 22ND AVE N
333116113940150120	2512 49TH ST S	153116182880110090	3863 13TH AVE N
163116189900020030	5319 5TH AVE N	063117013860030030	5219 DR ML K JR ST N
033116126540020210	4075 38TH AVE N	143116681840020040	1400 28TH ST N
123116806040010030	2016 38TH AVE N	113116725580020070	2838 38TH AVE N
123116691020030010	1800 30TH AVE N	213116375660030010	460 54TH ST N
043116309780100180	5401 38TH AVE N	153116182880150050	3934 13TH AVE N
153116861300000050	4225 9TH AVE N	213116635040080060	5020 5TH AVE N
153116293220020020	4112 13TH AVE N	163116854640010030	1224 49TH ST N
213116635040080070	5014 5TH AVE N	213116144900180090	5041 1ST AVE N
123116691020020070	1750 30TH AVE N	113116178920090070	2454 38TH AVE N
333116488880020080	2316 49TH ST S	163116189900120160	5220 9TH AVE N
143116392400000190	2201 13TH AVE N	113116178920130020	2340 38TH AVE N
143116779760000200	2483 13TH AVE N	153116182880110110	3843 13TH AVE N
213116375660010080	5262 5TH AVE N	273116569700000030	4119 15TH AVE S
273116569700000090	4033 15TH AVE S	353116378180020190	2941 26TH AVE S
153116255060120200	4327 13TH AVE N	023116903240030120	4934 HAINES RD N
363116491760000860	1301 26TH AVE S	153116182880100100	3953 13TH AVE N
273116843660000140	4145 15TH AVE S	273116336420000090	3551 15TH AVE S
023116533880030220	2435 38TH AVE N	163116854640010020	1212 49TH ST N
123116416160030030	1722 38TH AVE N	123116987300000190	1687 22ND AVE N
213116855180020120	5633 1ST AVE N	153116861480040110	4327 9TH AVE N
273116754020000920	3646 17TH AVE S	213116635040120010	475 52ND ST N
013116338760000040	4630 16TH ST N	063117013680010060	895 49TH AVE N
013116589140040260	1600 52ND AVE N	263116680040010100	1525 28TH ST S
213116855180100120	5237 1ST AVE N	363116637920010010	1940 22ND AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
263116730260000141	1770 31ST ST S	143116603180000470	2341 13TH AVE N
263116680040040090	1625 28TH ST S	013116735840000110	4736 DR ML K JR ST N
153116861300000870	4162 13TH AVE N	343116844200120010	4420 22ND AVE S
163116593100060050	1339 49TH ST N	113116178920010090	2630 38TH AVE N
123116806040010060	2046 38TH AVE N	273116095760040120	4301 22ND AVE S
213116174240180060	5546 5TH AVE N	123116691020020040	1730 30TH AVE N
163116189900120120	5250 9TH AVE N	123116279720000090	1911 30TH AVE N
283116750060000420	4645 15TH AVE S	263116004320040210	3025 22ND AVE S
113116178920010120	2610 38TH AVE N	353116480600030010	2201 25TH AVE S
103116115740010100	4120 38TH AVE N	153116861300000860	4144 13TH AVE N
203116676260040120	681 58TH ST S	033116577080040170	3835 38TH AVE N
063117013860030010	5233 DR ML K JR ST N	113116725580020140	3722 28TH ST N
163116593460040090	2010 49TH ST N	273116154080090160	0 22ND AVE S
273116695520000060	3801 18TH AVE S	153116254880010020	4585 9TH AVE N
153116254880010050	4563 9TH AVE N	213116855180030140	5521 1ST AVE N
133116125280000200	1676 22ND AVE N	163116593460020030	5042 22ND AVE N
163116593100010040	1229 49TH ST N	263116327600100060	1345 31ST ST S
363016607140120160	1515 54TH AVE N	263116896940030010	1400 31ST ST S
273116095760030010	0 42ND ST S	013116598500000300	1810 46TH AVE N
253116296640070020	2019 16TH ST S	273116154080060100	0 22ND AVE S
263116896760020030	1533 31ST ST S	113116617040010040	3518 28TH ST N
363116491760000070	1130 22ND AVE S	133116513900000510	1700 13TH AVE N
123116989100010150	2135 22ND AVE N	033116577080030220	3775 38TH AVE N
033116577080040240	3947 38TH AVE N	283116020520000090	4726 18TH AVE S
123116806040020030	1926 38TH AVE N	283116223380010040	4620 18TH AVE S
023116533880030230	2427 38TH AVE N	263116897120060130	2019 31ST ST S
213116855180010130	5725 1ST AVE N	253116489600000010	1800 12TH ST S
163116635220050090	5710 9TH AVE N	213116375660010030	5222 5TH AVE N
113116681660020510	3327 28TH ST N	263116897120020250	1819 31ST ST S
143116018000000090	2625 13TH AVE N	253116489600000240	1135 22ND AVE S
113116725580020040	2856 38TH AVE N	153116182880120160	3701 13TH AVE N
163116189900120140	5234 9TH AVE N	163116593460010070	5100 22ND AVE N
363016607140100140	1243 54TH AVE N	263116768420000010	2941 22ND AVE S
013116338580040040	4915 16TH ST N	043116820980000080	5345 38TH AVE N
263116378720000030	2709 18TH AVE S	253116623880000020	1235 22ND AVE S
353116480600030040	2411 22ND ST S	143116603180000450	2319 13TH AVE N
353116689220010200	2302 28TH ST S	063117013860040030	5119 DR ML K JR ST N
163116593640150070	4710 22ND AVE N	163116189900100130	5442 9TH AVE N
273116154080100020	3810 18TH AVE S	133116125280000350	1854 22ND AVE N
343116844200060130	4558 22ND AVE S	163116988560020210	5030 13TH AVE N
273116288900000970	4510 15TH AVE S	163116189900030050	5435 5TH AVE N



PARCEL	ADDRESS	PARCEL	ADDRESS
263116664560000030	2929 18TH AVE S	213116855180010140	5717 1ST AVE N
253116489600000900	0 11TH ST S	163116593640160040	4626 22ND AVE N
013116338580040030	4925 16TH ST N	133116125280000260	1722 22ND AVE N
163116189900030090	5467 5TH AVE N	033116126540020130	4001 38TH AVE N
123116416160050030	1830 38TH AVE N	273116843660000220	4233 15TH AVE S
063117263160040110	4347 DR ML K JR ST N	013116338760000100	4738 16TH ST N
163116593100060120	4801 13TH AVE N	273116154080060130	3605 22ND AVE S
283116513000000190	4725 15TH AVE S	153116255060120160	4301 13TH AVE N
213116375660020020	5314 5TH AVE N	273116803850020090	4568 18TH AVE S
013116735840000090	4718 DR ML K JR ST N	103116103320000020	3784 38TH AVE N
263116975600000010	1428 28TH ST S	153116254880010080	4535 9TH AVE N
013116586800010030	4346 DR ML K JR ST N	363116637920060120	2550 21ST ST S
123116806040010010	2000 38TH AVE N	233116241380150080	0 FAIRFIELD AVE S
063117013680050020	4735 DR ML K JR ST N	353116480600040190	2501 22ND ST S
213116855180010150	5701 1ST AVE N	273116288900001030	4412 15TH AVE S
203116676260040140	667 58TH ST S	273116754020001820	3626 15TH AVE S
013116163080020110	3800 21ST ST N	163116593640200150	1901 49TH ST N
113116178920130090	2234 38TH AVE N	163116593100050120	4731 13TH AVE N
043116820980000100	5311 38TH AVE N	273116154080090120	3725 22ND AVE S
353116689220020020	2658 22ND AVE S	063117013860050020	5025 DR ML K JR ST N
163116635220040040	5520 9TH AVE N	103116616860000850	3788 39TH ST N
253116489600000030	1116 18TH AVE S	153116293220080140	4045 9TH AVE N
353116681300020180	2311 26TH AVE S	123116989100010170	2151 22ND AVE N
213116375660020080	5356 5TH AVE N	273116871560020010	4056 18TH AVE S
353116480600010170	2239 22ND ST S	363016606960100120	1137 54TH AVE N
113116725580010120	2910 38TH AVE N	333116967140010010	4616 22ND AVE S
113116178920050120	2500 38TH AVE N	263116728460000080	1403 28TH ST S
123116989100010190	2169 22ND AVE N	113116178920090080	2444 38TH AVE N
113116904140000310	2445 30TH AVE N	093116484380090100	4711 22ND AVE N
363016607140070030	5529 16TH ST N	263116991440000020	1710 28TH ST S
013116370800020050	4736 HAINES RD N	363116662760000200	1528 24TH AVE S
113116178920090130	2400 38TH AVE N	143116603180000460	2327 13TH AVE N
113116178920090120	2410 38TH AVE N	143116018180000100	2525 13TH AVE N
253116296640040050	2110 16TH ST S	013116598500000260	4550 HAINES RD N
263116896940040010	3090 15TH AVE S	113116725580010090	2936 38TH AVE N
103116103320000010	3790 38TH AVE N	103116115740010070	4146 38TH AVE N
213116375660010070	5254 5TH AVE N	213116855180060090	5757 2ND AVE N
123116987480000230	1727 22ND AVE N	273116154080090150	3753 22ND AVE S
273116803850020080	4558 18TH AVE S	163116635220060130	5744 8TH AVE N
213116375660030030	5420 5TH AVE N	043116159120080190	5045 38TH AVE N
153116293220020040	4128 13TH AVE N	333116113940140100	2436 49TH ST S
203116676260040130	673 58TH ST S	273116784080000090	4105 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
273116784080000090	4105 18TH AVE S	013116736020000020	4610 DR ML K JR ST N
113116903960000020	2501 30TH AVE N	013116589140040250	5136 16TH ST N
343116154620000040	2301 37TH ST S	163116635220040090	5550 9TH AVE N
213116174240180080	5562 5TH AVE N	153116254880010040	4565 9TH AVE N
273116124740001120	4350 18TH AVE S	063117263160050130	4425 DR ML K JR ST N
133116541080000050	1766 13TH AVE N	113116178920090110	2416 38TH AVE N
163116854640010120	4960 13TH AVE N	273116154080090130	3737 22ND AVE S
123116691020050040	2126 30TH AVE N	363016607140070010	1556 56TH AVE N
363116504180000840	1016 22ND AVE S	113116725580030230	3600 28TH ST N
163116854640010130	4972 13TH AVE N	283116513000000180	4739 15TH AVE S
363016607140010040	5725 16TH ST N	273116336420000140	3515 15TH AVE S
273116754020000090	3521 18TH AVE S	273116803850050100	4565 22ND AVE S
353116524880000030	2201 26TH ST S	273116154080100040	3828 18TH AVE S
153116182880100140	3921 13TH AVE N	033116126540020170	4035 38TH AVE N
263116896760060040	1727 31ST ST S	253116296640080070	1627 22ND AVE S
093116484380100090	4819 22ND AVE N	143116779760000240	2445 13TH AVE N
133116541080000040	1758 13TH AVE N	153116293220020030	4120 13TH AVE N
123116691020110110	1605 27TH AVE N	163116593100060160	4837 13TH AVE N
013116370800030030	4820 HAINES RD N	093116484380090130	4735 22ND AVE N
023116533880030160	2485 38TH AVE N	153116861480040090	4347 9TH AVE N
263116378720000040	2701 18TH AVE S	273116095760050220	2135 42ND ST S
153116182880110160	3801 13TH AVE N	013116598500000100	4505 HAINES RD N
023116163440070080	2567 38TH AVE N	063117013680010010	894 50TH AVE N
113116904140000320	2437 30TH AVE N	163116593640250110	1711 49TH ST N
343116844200060060	4520 22ND AVE S	333116113940130120	2424 49TH ST S
273116871560020060	4030 18TH AVE S	013116370800020080	4756 HAINES RD N
263116991440000030	1720 28TH ST S	353116378180020150	2911 26TH AVE S
363016607140110120	1325 54TH AVE N	103116103320000050	3760 38TH AVE N
043116309780010120	5251 38TH AVE N	163116593100130050	1647 49TH ST N
163116189900100160	5418 9TH AVE N	273116154080070030	3720 18TH AVE S
013116338580040050	4901 16TH ST N	063117013860040020	5127 DR ML K JR ST N
153116293220080250	900 40TH ST N	063117013860030020	5227 DR ML K JR ST N
273116754020000930	1616 37TH ST S	273116197640010050	4327 15TH AVE S
213116004500020040	4931 1ST AVE N	353116689220020010	2670 22ND AVE S
203116676260040200	5800 FAIRFIELD AVE S	013116586800020070	4454 DR ML K JR ST N
123116987300000150	1651 22ND AVE N	123116416160030040	1730 38TH AVE N
363016606960110110	1021 54TH AVE N	143116392400000230	2235 13TH AVE N
213116174060170010	5600 5TH AVE N	353116689220010190	2312 28TH ST S
213116174060170080	5660 5TH AVE N	353116689220010010	2728 22ND AVE S
033116577080040150	3819 38TH AVE N	273116124740001370	4338 22ND AVE S
283116750060000440	4629 15TH AVE S	213116375660030020	5408 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
213116174060170060	5640 5TH AVE N	163116593460100100	1800 49TH ST N
113116178920030250	2755 35TH AVE N	063117013680010050	4915 DR ML K JR ST N
143116681840010010	1338 28TH ST N	163116593460110080	1724 49TH ST N
023116533880030180	2475 38TH AVE N	103116616860000830	3916 38TH AVE N
123116987300000160	1661 22ND AVE N	063117013680030030	4831 DR ML K JR ST N
113116684720010060	2948 30TH ST N	123116416160030020	1710 38TH AVE N
063117013860020010	5333 DR ML K JR ST N	063117013680050030	4727 DR ML K JR ST N
273116336420000060	3617 15TH AVE S	213116174060170030	5618 5TH AVE N
113116725580020090	2826 38TH AVE N	263116896940050010	1600 31ST ST S
253116569880000550	0 21ST AVE S	273116569700000080	4043 15TH AVE S
113116681660010080	2637 30TH AVE N	253116569880000200	2011 22ND ST S
253116296820120060	1717 22ND AVE S	273116754020001790	3606 15TH AVE S
273116659160000030	4545 18TH AVE S	023116163440080120	2635 38TH AVE N
113116684720010010	3046 30TH AVE N	013116370800020090	4762 HAINES RD N
263116327600100080	1401 31ST ST S	363116504180000850	1010 22ND AVE S
	3101 FREEMONT TER	213116855180070140	5417 1ST AVE N
233116765900180140	S	213116855180080130	5329 1ST AVE N
113116617040010010	2800 36TH AVE N	123116279720000070	1927 30TH AVE N
063117263160010120	4237 DR ML K JR ST N	213116635040040050	4920 5TH AVE N
283116223380010030	4618 18TH AVE S	143116779760000230	2459 13TH AVE N
013116736020000010	4600 DR ML K JR ST N	123116987480000301	2201 19TH ST N
283116223380010090	4662 18TH AVE S	163116626220040030	1015 49TH ST N
263116728460000030	1311 28TH ST S	043116159120080140	3810 50TH ST N
253116623880000030	1225 22ND AVE S	033116577080030160	3727 38TH AVE N
363016606960110100	1051 54TH AVE N	143116681840030020	1526 28TH ST N
263116897120070130	2121 31ST ST S	363016606960100090	1163 54TH AVE N
013116598500000290	4570 HAINES RD N	143116681840010100	2855 13TH AVE N
283116223380010060	4642 18TH AVE S	153116255060120180	4319 13TH AVE N
013116589140040160	5020 16TH ST N	033116577080030230	3783 38TH AVE N
353116480600010180	2227 22ND ST S	353116480600030030	2423 22ND ST S
113116617040030040	3420 28TH ST N	273116886500000050	0 18TH AVE S
013116598500000040	4551 HAINES RD N	273116695520000850	3818 15TH AVE S
103116115740020040	4068 38TH AVE N	143116018180000090	2531 13TH AVE N
263116327600100090	1411 31ST ST S	133116125280000170	1650 22ND AVE N
263116327600100110	1431 31ST ST S	153116182880210210	3925 9TH AVE N
123116987300000020	2328 16TH ST N	163116635220040130	5574 9TH AVE N
263116896400030240	1820 28TH ST S	163116593640150050	4726 22ND AVE N
163116593100030010	4654 13TH AVE N	213116144900180100	5035 1ST AVE N
123116987480000260	1751 22ND AVE N	063117263160040140	4323 DR ML K JR ST N
233116147780410040	544 31ST ST S	163116635220050020	5610 9TH AVE N
143116779760000190	2495 13TH AVE N	163116635220010170	5557 5TH AVE N
163116854640010010	1200 49TH ST N		

PARCEL	ADDRESS	PARCEL	ADDRESS
213116635040120080	5100 5TH AVE N	263116004320040180	3049 22ND AVE S
013116598500000230	4528 HAINES RD N	063117013680070010	4647 DR ML K JR ST N
153116182880100160	3901 13TH AVE N	033116126540020200	4059 38TH AVE N
033116577080030170	3733 38TH AVE N	333116488880030060	2408 49TH ST S
263116896400020030	2674 18TH AVE S	123116416160020040	1664 38TH AVE N
213116174240180050	5538 5TH AVE N	153116182880100120	3929 13TH AVE N
253116296640080090	1643 22ND AVE S	133116125640002130	2140 22ND AVE N
213116855180060080	245 58TH ST N	203116676260040150	657 58TH ST S
113116725580020020	2868 38TH AVE N	093116484380090160	2201 48TH ST N
013116338760000110	4800 16TH ST N	033116577080040140	3811 38TH AVE N
163116189900120150	5226 9TH AVE N	253116296640080010	2105 16TH ST S
273116154080090010	2131 37TH ST S	283116020880040110	4839 18TH AVE S
163116635220060140	0 7TH AVE N	103116115740020030	4076 38TH AVE N
363016607140100130	1239 54TH AVE N	143116681840010120	2865 13TH AVE N
043116309780010110	5261 38TH AVE N	273116784080000040	0 18TH AVE S
093116484380100160	4834 23RD AVE N	113116903960000040	2471 30TH AVE N
213116855180070100	5441 1ST AVE N	213116855180020140	5617 1ST AVE N
363016607140120140	1525 54TH AVE N	273116288900001000	4434 15TH AVE S
163116593640140020	4828 22ND AVE N	353116480600040110	2243 26TH AVE S
153116182880110140	3819 13TH AVE N	253116296640040040	2100 16TH ST S
123116989100010160	2141 22ND AVE N	063117013860050040	5001 DR ML K JR ST N
163116593100030020	4646 13TH AVE N	353116681300020280	2443 26TH AVE S
273116803850050170	4515 22ND AVE S	103116115740020080	4034 38TH AVE N
153116254880010010	4595 9TH AVE N	123116691020020090	1766 30TH AVE N
063117263160040120	4345 DR ML K JR ST N	113116381240020030	2820 28TH ST N
073117169290430010	3320 1ST ST N	163116593460100080	1900 49TH ST N
123116691020030090	1934 30TH AVE N	263116664560000040	2921 18TH AVE S
163116593640140030	4818 22ND AVE N	353116681300020300	2550 25TH ST S
113116381240010040	2844 30TH AVE N	013116370800020010	4700 HAINES RD N
113116725580020030	2862 38TH AVE N	023116163440050060	3901 28TH ST N
273116154080060140	3615 22ND AVE S	273116754020000050	3611 18TH AVE S
143116681840010070	2827 13TH AVE N	023116533880030260	2401 38TH AVE N
143116681840010030	1310 28TH ST N	363116637920050030	2040 22ND AVE S
353116480600040170	2519 22ND ST S	153116255060050070	4545 13TH AVE N
113116681660010050	2713 30TH AVE N	273116336420000100	3543 15TH AVE S
043116159120080160	5019 38TH AVE N	123116691020020030	1720 30TH AVE N
253116296640010070	1828 16TH ST S	353116480600040140	2219 26TH AVE S
153116861480040080	4401 9TH AVE N	063117013680050040	4719 DR ML K JR ST N
213116174060170020	5610 5TH AVE N	213116635040010080	244 49TH ST N
273116124740000010	1800 QUINCY ST S	163116189900010090	5271 5TH AVE N
163116593100060060	1347 49TH ST N	273116768060000010	1019 37TH ST S
103116616860000810	3789 40TH ST N		

PARCEL	ADDRESS	PARCEL	ADDRESS
253116193500020020	0 18TH AVE S	063217480960010020	3810 DR ML K JR ST S
273116784080000050	4053 18TH AVE S	143116018180000020	2585 13TH AVE N
253116193500020030	1020 18TH AVE S	363016607140060050	5601 16TH ST N
283116750060000460	4621 15TH AVE S	123116987480000290	1821 22ND AVE N
063117013680030010	4847 DR ML K JR ST N	163116593100020020	4752 13TH AVE N
153116254880040210	4558 13TH AVE N	163116635220050010	5600 9TH AVE N
153116293220070050	4133 9TH AVE N	163116635220040010	5500 9TH AVE N
163116593460020060	5018 22ND AVE N	273116124740002080	0 44TH ST S
033116577080030240	3791 38TH AVE N	363116637920040030	2022 22ND AVE S
263116896760050010	1617 31ST ST S	113116381240010060	2860 30TH AVE N
363116491760000890	1211 26TH AVE S	163116189900120130	5242 9TH AVE N
213116004500020050	4939 1ST AVE N	273116695520000070	3811 18TH AVE S
163116593100060010	1301 49TH ST N	213116855180020090	5655 1ST AVE N
273116418140000010	819 37TH ST S	163116635220010180	5551 5TH AVE N
213116635040040040	4928 5TH AVE N	153116254880010110	4503 9TH AVE N
163116593460110060	1740 49TH ST N	113116725580030200	3620 28TH ST N
163116635220010150	5569 5TH AVE N	123116691020030070	1860 30TH AVE N
253116193500020050	1034 18TH AVE S	013116159840010030	1769 38TH AVE N
113116903960000060	2451 30TH AVE N	103116115740010110	4112 38TH AVE N
153116254880040160	4520 13TH AVE N	273116336420000010	3663 15TH AVE S
153116293220080110	4057 9TH AVE N	123116279720000020	2027 30TH AVE N
163116189900010050	5235 5TH AVE N	353116689220050130	2659 26TH AVE S
133116125280000300	1810 22ND AVE N	033116577080040180	3843 38TH AVE N
163116189900020040	5327 5TH AVE N	213116004500020130	130 49TH ST N
153116182880110150	3811 13TH AVE N	163116189900030080	5461 5TH AVE N
093116484380080130	4643 22ND AVE N	123116691020040060	2044 30TH AVE N
153116861300000120	4139 9TH AVE N	023116903240030150	4918 HAINES RD N
013116370800030020	4810 HAINES RD N	023116163440050040	3919 28TH ST N
113116725580010110	2918 38TH AVE N	043116159120080150	5011 38TH AVE N
213116375660020060	5350 5TH AVE N	113116684720010030	3028 30TH AVE N
033116577080040230	3935 38TH AVE N	043116820980000070	5363 38TH AVE N
153116182880210110	3953 9TH AVE N	153116182880100110	3939 13TH AVE N
133116125280000290	1752 22ND AVE N	353116480600020020	2327 22ND ST S
113116178920090020	2490 38TH AVE N	283116513000000220	0 15TH AVE S
013116586800010010	900 44TH AVE N	283116513000000150	4811 15TH AVE S
253116193500010050	944 18TH AVE S	163116189900010070	5257 5TH AVE N
143116681840030050	1500 28TH ST N	063117013680050050	4701 DR ML K JR ST N
273116017460000100	3727 15TH AVE S	153116182880210170	3941 9TH AVE N
263116896400020010	2694 18TH AVE S	163116593460020080	5000 22ND AVE N
273116154080090110	3723 22ND AVE S	273116288900001010	4424 15TH AVE S
273116521640000020	3859 18TH AVE S	283116020520000070	4746 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
113116617040010020	3534 28TH ST N	123116691020010060	1644 30TH AVE N
113116617040030010	3446 28TH ST N	063117263160080150	4513 DR ML K JR ST N
263116327600100120	1439 31ST ST S	363016607140070060	1557 55TH AVE N
253116623880000010	1247 22ND AVE S	363016607140110140	1415 54TH AVE N
263116327600100130	3101 15TH AVE S	153116254880040250	1225 46TH ST N
143116018000000460	1401 28TH ST N	033116577080040200	3911 38TH AVE N
063117263160010140	4221 DR ML K JR ST N	273116695520000110	3843 18TH AVE S
263116004320020130	1940 31ST ST S	283116513000000170	4747 15TH AVE S
263116897120030130	1925 31ST ST S	033116577080030190	3751 38TH AVE N
113116617040030020	3434 28TH ST N	123116806040010020	2008 38TH AVE N
013116598500000190	4421 18TH ST N	153116254880040150	1232 45TH ST N
153116182880110100	3853 13TH AVE N	263116728460000060	1351 28TH ST S
093116484380080120	4635 22ND AVE N	253116296640080130	1675 22ND AVE S
283116223380010080	4656 18TH AVE S	063117013680070030	4633 DR ML K JR ST N
013116338580020040	4701 16TH ST N	263116004320040200	3035 22ND AVE S
013116589140040180	0 16TH ST N	273116288900001040	4400 15TH AVE S
023116533880030190	2467 38TH AVE N	273116288900000960	4520 15TH AVE S
103116115740020070	4042 38TH AVE N	163116189900030010	5401 5TH AVE N
123116989100010200	2179 22ND AVE N	163116593460100060	1918 49TH ST N
163116593460020010	5062 22ND AVE N	113116178920130070	2300 38TH AVE N
113116178920130040	2326 38TH AVE N	213116855180010080	5762 2ND AVE N
093116484380100080	4827 22ND AVE N	163116189900020060	5343 5TH AVE N
133116541080000080	1810 13TH AVE N	013116338760000140	4832 16TH ST N
113116681660010060	2701 30TH AVE N	253116296640030070	0 16TH ST S
103116616860000900	3800 38TH AVE N	273116197640010040	4343 15TH AVE S
103116616860000890	3812 38TH AVE N	013116338760000090	4726 16TH ST N
273116569700000020	4125 15TH AVE S	163116593460010030	5130 22ND AVE N
123116987300000010	2350 16TH ST N	163116593100060030	1331 49TH ST N
123116691020030030	1808 30TH AVE N	213116635040080010	5062 5TH AVE N
113116684720020020	2928 30TH AVE N	163116189900030060	5445 5TH AVE N
123116691020040070	2046 30TH AVE N	273116521640000010	3851 18TH AVE S
143116018180000110	2515 13TH AVE N	273116886500000040	1787 45TH ST S
113116178920010080	2700 38TH AVE N	163116593100050140	4749 13TH AVE N
273116288900001020	4418 15TH AVE S	363016606960110090	1063 54TH AVE N
213116855180030110	5541 1ST AVE N	153116293220010060	4044 13TH AVE N
063117263160050140	4421 DR ML K JR ST N	263116896760090010	3100 QUEENSBORO AVE
163116854640010100	4950 13TH AVE N	123116691020020100	1778 30TH AVE N
113116684720010040	3018 30TH AVE N	213116635040120020	5162 5TH AVE N
163116189900100150	5426 9TH AVE N	353116681300020220	2351 26TH AVE S
353116480600040180	2511 22ND ST S	123116987480000240	1743 22ND AVE N
273116886500000030	4445 18TH AVE S	113116820800000140	3012 YALE ST N

PARCEL	ADDRESS	PARCEL	ADDRESS
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253116296640060010	1600 19TH AVE S	263116768420000040	2901 22ND AVE S
133116125280000270	1734 22ND AVE N	273116695520000450	1665 37TH ST S
353116480600020010	2333 22ND ST S	163116189900120170	5200 9TH AVE N
163116593100130030	1625 49TH ST N	123116806040020020	1934 38TH AVE N
273116017460000140	1433 37TH ST S	123116806040020060	3744 19TH ST N
143116681840010130	2875 13TH AVE N	273116754020001800	3610 15TH AVE S
253116296640080080	1633 22ND AVE S	343116154620000050	2311 37TH ST S
213116174060100110	301 58TH ST N	263116896400020020	2686 18TH AVE S
213116855180100140	5221 1ST AVE N	013116598500000270	4560 HAINES RD N
263116680040010010	2800 15TH AVE S	213116635040080030	5044 5TH AVE N
143116681840010040	1308 28TH ST N	123116279720000040	2015 30TH AVE N
363016607140010060	5701 16TH ST N	213116635040080050	5030 5TH AVE N
163116988560020180	5106 13TH AVE N	213116855180030120	5529 1ST AVE N
163116593100020070	4710 13TH AVE N	143116681840030030	1518 28TH ST N
153116861300000090	901 42ND ST N	203116676260040110	5801 7TH AVE S
123116691020010100	1678 30TH AVE N	163116593100030030	4638 13TH AVE N
363116637920020131	1921 26TH AVE S	013116736020000050	4636 DR ML K JR ST N
023116163440080130	2627 38TH AVE N	123116691020040020	2010 30TH AVE N
153116255060120170	4311 13TH AVE N	123116691020010070	1650 30TH AVE N
273116197640030070	4519 15TH AVE S	273116095760020010	4216 18TH AVE S
363016607140120170	1501 54TH AVE N	273116197640020050	4435 15TH AVE S
163116593460020070	5010 22ND AVE N	273116569700000140	1443 40TH ST S
263116728460000100	1411 28TH ST S	103116115740010040	4220 38TH AVE N
363116637920040010	2000 22ND AVE S	163116635220010230	5521 5TH AVE N
363116637920040020	2010 22ND AVE S	233116241380030090	530 31ST ST S
163116626220030080	4601 9TH AVE N	133116125280000150	1636 22ND AVE N
133116541080000100	1830 13TH AVE N	273116803850020040	4534 18TH AVE S
263116896760020020	1525 31ST ST S	263116896760060050	1735 31ST ST S
013116159840010040	1751 38TH AVE N	123116416160020020	1644 38TH AVE N
123116987480000300	1829 22ND AVE N	273116695520000230	3701 QUEENSBORO AVE S
163116854640010050	1246 49TH ST N	023116163440070090	2559 38TH AVE N
063117263160080130	4529 DR ML K JR ST N	163116635220050040	5626 9TH AVE N
263116004320040160	3065 22ND AVE S	273116695520000341	1709 37TH ST S
113116178920050050	2566 38TH AVE N	043116309780100150	5431 38TH AVE N
163116626220040010	4855 10TH AVE N	013116338580040010	4969 16TH ST N
163116593100120040	1527 49TH ST N	213116855180030090	101 56TH ST N
273116886500000060	4519 18TH AVE S	363016606960110130	1029 54TH AVE N
163116988560020140	5136 13TH AVE N	253116296820120080	1739 22ND AVE S
063117263160050120	4433 DR ML K JR ST N	213116174060070100	5780 3RD AVE N
113116178920010250	3709 28TH ST N	273116017460000090	3735 15TH AVE S
113116178920090090	2436 38TH AVE N		

PARCEL	ADDRESS	PARCEL	ADDRESS
213116855180070120	5433 1ST AVE N	113116681660010070	2647 30TH AVE N
213116174060100100	375 58TH ST N	133116125280000250	1716 22ND AVE N
013116586800010040	4326 DR ML K JR ST N	113116381240010070	2868 30TH AVE N
273116334260010010	1326 37TH ST S	133116125280000330	1840 22ND AVE N
023116533880030200	2451 38TH AVE N	113116178920010060	2710 38TH AVE N
063117013860040010	5139 DR ML K JR ST N	273116154080060110	0 22ND AVE S
263116664560000020	0 18TH AVE S	263116327600100070	0 31ST ST S
263116991440000070	1752 28TH ST S	023116163440080150	3800 26TH ST N
253116296640040090	1521 22ND AVE S	273116154080060090	0 22ND AVE S
113116903960000010	0 30TH AVE N	253116623880000060	2115 12TH ST S
123116806040010040	2024 38TH AVE N	283116020520000060	4800 18TH AVE S
273116754020001390	3643 16TH AVE S	263116897120020270	1829 31ST ST S
063117013680030040	4821 DR ML K JR ST N	283116223380010130	1800 47TH ST S
273116154080090140	3745 22ND AVE S	113116178920040010	2750 35TH AVE N
013116735840000210	4920 DR ML K JR ST N	163116593460040080	2024 49TH ST N
273116871560020070	4018 18TH AVE S	153116293220010020	4012 13TH AVE N
253116569880000570	2201 21ST AVE S	153116861480040070	4413 9TH AVE N
213116635040040010	459 50TH ST N	153116293220080190	4021 9TH AVE N
033116577080040190	3901 38TH AVE N	113116820620000080	2525 30TH AVE N
273116695520000040	3727 18TH AVE S	273116569700000070	4053 15TH AVE S
163116626220030120	4639 9TH AVE N	213116375660030070	5454 5TH AVE N
273116695520000780	1521 37TH ST S	273116695520000050	3735 18TH AVE S
163116988560020220	5020 13TH AVE N	123116987480000270	1805 22ND AVE N
163116593100030040	4616 13TH AVE N	153116861300000060	4217 9TH AVE N
213116375660020050	5330 5TH AVE N	143116681840020010	1434 28TH ST N
273116843660000180	4201 15TH AVE S	143116779760000220	2467 13TH AVE N
363016607140100110	1219 54TH AVE N	163116189900020020	5311 5TH AVE N
133116125640002110	0 22ND AVE N	133116125640002150	2150 22ND AVE N
043116309780100160	5421 38TH AVE N	213116174060130110	401 58TH ST N
143116392400000240	2243 13TH AVE N	123116691020050050	2136 30TH AVE N
043116309780100170	5411 38TH AVE N	273116154080100030	3820 18TH AVE S
123116691020030050	1838 30TH AVE N	213116004500030140	220 49TH ST N
043116309780010130	5241 38TH AVE N	123116987300000040	2310 16TH ST N
273116095760010010	4300 18TH AVE S	013116736020000040	4628 DR ML K JR ST N
353116480600030050	2401 22ND ST S	133116125280000280	1742 22ND AVE N
143116681840010050	1300 28TH ST N	163116593640160010	2121 47TH ST N
063117013680010030	4931 DR ML K JR ST N	013116589140040140	1601 50TH AVE N
213116855180070090	5471 1ST AVE N	363016606960100150	1113 54TH AVE N
163116189900120110	5258 9TH AVE N	113116178920130080	2242 38TH AVE N
143116000001400300	2427 13TH AVE N	023116163440080140	2619 38TH AVE N
263116896760060020	1711 31ST ST S	153116861300000100	4153 9TH AVE N



PARCEL	ADDRESS	PARCEL	ADDRESS
253116296640060040	1929 16TH ST S	333116113940150140	2520 49TH ST S
063217480960010010	3800 DR ML K JR ST S	153116293220010050	4036 13TH AVE N
283116512820000250	4726 15TH AVE S	213116855180020150	5611 1ST AVE N
103116115740020020	4082 38TH AVE N	273116336420000020	3655 15TH AVE S
273116124740001130	4386 18TH AVE S	023116163440050050	3911 28TH ST N
273116784080000100	0 18TH AVE S	263116728460000050	1339 28TH ST S
153116255060120210	4347 13TH AVE N	163116593100020030	4742 13TH AVE N
023116163440050030	3927 28TH ST N	273116754020000070	0 18TH AVE S
013116450360000080	2015 38TH AVE N	153116861300000850	4136 13TH AVE N
013116589680000010	4418 HAINES RD N	273116803850050160	4525 22ND AVE S
263116004320040220	3021 22ND AVE S	273116871560020080	4010 18TH AVE S
013116598500000090	4513 HAINES RD N	263116728460000040	1331 28TH ST S
133116541080000110	1834 13TH AVE N	153116293220020010	4100 13TH AVE N
023116163440070110	2543 38TH AVE N	163116189900020090	5367 5TH AVE N
043116309780100120	5451 38TH AVE N	113116724860010140	2321 30TH AVE N
063117013860030040	5211 DR ML K JR ST N	123116691020040080	2058 30TH AVE N
153116861300000010	4263 9TH AVE N	163116189900100140	5434 9TH AVE N
273116569700000010	4133 15TH AVE S	153116861480040130	4313 9TH AVE N
213116174060070110	265 58TH ST N	043116309780100100	5471 38TH AVE N
163116593460030010	4954 22ND AVE N	123116987300000110	1621 22ND AVE N
013116735840000220	4926 DR ML K JR ST N	103116115740010120	3722 41ST ST N
163116593100050090	4701 13TH AVE N	253116193500020090	1060 18TH AVE S
163116626220020140	4745 9TH AVE N	133116125280000220	1688 22ND AVE N
263116004320040190	3045 22ND AVE S	363016607140010020	5737 16TH ST N
163116626220030100	4621 9TH AVE N	273116154080070081	0 18TH AVE S
153116182880100150	3911 13TH AVE N	013116589140040240	5128 16TH ST N
123116691020030040	1830 30TH AVE N	153116293220010010	1250 40TH ST N
253116296640070030	2021 16TH ST S	163116593460010050	5122 22ND AVE N
143116681840030010	1534 28TH ST N	273116336420000040	3635 15TH AVE S
093116484380090110	4719 22ND AVE N	273116080460000010	3940 18TH AVE S
033116577080030130	3701 38TH AVE N	273116336420000130	3517 15TH AVE S
163116635220050100	5718 9TH AVE N	253116296640030080	2038 16TH ST S
253116296640070040	2027 16TH ST S	093116484380100070	0 22ND AVE N
123116279720000080	0 30TH AVE N	163116854640010150	4994 13TH AVE N
163116593640190110	2001 49TH ST N	113116178920130030	2334 38TH AVE N
213116375660010060	5240 5TH AVE N	123116691020030020	1804 30TH AVE N
283116750240000120	4690 15TH AVE S	263116991440000080	1760 28TH ST S
273116896220010030	0 37TH ST S	013116598500000120	4461 HAINES RD N
353116689220010180	2318 28TH ST S	123116691020040100	2981 21ST ST N
163116593640150060	4716 22ND AVE N	283116512820000300	0 15TH AVE S
263116896760020010	3100 OAKLEY AVE S	273116695520000010	3701 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
363016606960110120	1037 54TH AVE N	163116635220040110	5562 9TH AVE N
353116524700000030	2567 26TH AVE S	163116593100010090	4820 13TH AVE N
163116854640010080	4930 13TH AVE N	273116871560020040	4042 18TH AVE S
163116593100010060	4840 13TH AVE N	253116489600000610	1001 22ND AVE S
153116861300000880	4168 13TH AVE N	013116370800030050	4834 HAINES RD N
023116533880030250	2411 38TH AVE N	133116125280000140	1626 22ND AVE N
143116681840010140	2883 13TH AVE N	043116309780010170	5211 38TH AVE N
213116004500020030	4921 1ST AVE N	123116806040020010	1946 38TH AVE N
253116193500020040	0 18TH AVE S	153116293220070090	4115 9TH AVE N
353116480600040130	2231 26TH AVE S	153116182880150040	3926 13TH AVE N
063117013860050010	5039 DR ML K JR ST N	123116806040010050	2036 38TH AVE N
063117013860050030	5019 DR ML K JR ST N	013116598500000210	4512 HAINES RD N
253116296640030050	2010 16TH ST S	143116018180000080	2537 13TH AVE N
273116754020000060	3601 18TH AVE S	273116695520000560	1601 37TH ST S
273116695520000670	1555 37TH ST S	253116296640020070	1926 16TH ST S
153116293220010030	4020 13TH AVE N	123116279720000100	1903 30TH AVE N
263116571860020080	1619 28TH ST S	033116126540020240	3801 41ST ST N
363016606960100160	1101 54TH AVE N	213116174060160110	463 58TH ST N
333116488880030040	2400 49TH ST S	263116728460000070	1355 28TH ST S
013116338760000160	4900 16TH ST N	253116296640020040	1900 16TH ST S
043116309780010150	5231 38TH AVE N	063117013680050010	4799 DR ML K JR ST N
213116855180100150	5201 1ST AVE N	113116381240020010	2800 29TH AVE N
213116174060130100	447 58TH ST N	363116491760000060	2201 12TH ST S
273116154100010030	2133 37TH ST S	123116691020040090	2066 30TH AVE N
013116735840000190	4902 DR ML K JR ST N	153116182880100090	3963 13TH AVE N
103116616860000860	3838 38TH AVE N	013116338580030010	4839 16TH ST N
143116018180000030	2577 13TH AVE N	163116593640150010	4762 22ND AVE N
153116293220080170	4035 9TH AVE N	043116159120080210	5121 38TH AVE N
113116178920130060	2310 38TH AVE N	093116484380080140	4651 22ND AVE N
213116144900180080	5051 1ST AVE N	113116381240010050	2852 30TH AVE N
363016607140100150	1249 54TH AVE N	143116681840040020	1626 28TH ST N
363016606960100130	1129 54TH AVE N	213116375660030060	5440 5TH AVE N
153116861300000030	4235 9TH AVE N	273116197640030060	4527 15TH AVE S
163116626220020150	4755 9TH AVE N	363016607140100120	1229 54TH AVE N
013116338580030050	4805 16TH ST N	113116903960000050	2461 30TH AVE N
273116754020001830	3632 15TH AVE S	143116018000000060	2701 13TH AVE N
143116018000000040	2713 13TH AVE N	023116533880030210	2443 38TH AVE N
143116603180000490	1300 24TH ST N	113116684720020040	2918 30TH AVE N
153116255060120230	4415 13TH AVE N	163116189900010040	5229 5TH AVE N
143116681840010150	2891 13TH AVE N	213116635040120060	5124 5TH AVE N
353116689220010220	2234 28TH ST S	143116681840010060	2821 13TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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123116915660000570	2115 30TH AVE N	103116103320000060	3752 38TH AVE N
333116113940140160	2460 49TH ST S	213116855180030100	5551 1ST AVE N
043116309780010100	3801 53RD ST N	253116296640060030	1919 16TH ST S
153116182880150080	1279 40TH ST N	213116855180100130	5229 1ST AVE N
273116154080070080	3762 18TH AVE S	263116728460000110	1421 28TH ST S
133116513900001000	1728 13TH AVE N	013116735840000070	4700 DR ML K JR ST N
113116725580010070	2940 38TH AVE N	143116681840010080	2835 13TH AVE N
353116378180020170	2931 26TH AVE S	343116154620000060	2317 37TH ST S
363116491760000920	1121 26TH AVE S	273116695520000840	3808 15TH AVE S
023116163440050010	3947 28TH ST N	123116691020040040	2026 30TH AVE N
273116784080000080	4075 18TH AVE S	363116637920050020	2032 22ND AVE S
143116681840040040	1610 28TH ST N	163116593100030070	4600 13TH AVE N
163116593100010050	1233 49TH ST N	103116115740010050	4214 38TH AVE N
273116154080060120	3529 22ND AVE S	113116178920050090	2532 38TH AVE N
153116254880010070	4545 9TH AVE N	343116844200060030	4510 22ND AVE S
013116589140040190	5054 16TH ST N	213116375660010050	5232 5TH AVE N
263116004320030120	0 20TH AVE S	093116484380090120	4727 22ND AVE N
273116017460000080	3743 15TH AVE S	353116480600020030	2315 22ND ST S
363016607140120120	1541 54TH AVE N	273116754020000460	1760 37TH ST S
113116381240020040	2801 28TH AVE N	273116154080050160	2026 37TH ST S
063117263160010110	4247 DR ML K JR ST N	013116370800030040	4826 HAINES RD N
283116020520000080	4734 18TH AVE S	123116691020050010	2100 30TH AVE N
263116896940030280	0 15TH AVE S	013116598500000240	4532 HAINES RD N
263116004320040120	2110 31ST ST S	273116843660000210	4225 15TH AVE S
283116223380010070	4650 18TH AVE S	013116338580040020	4931 16TH ST N
263116897120070110	3100 21ST AVE S	153116293220070070	4125 9TH AVE N
263116004320020120	1914 31ST ST S	023116163440080100	2701 38TH AVE N
113116617040010060	3500 28TH ST N	363016606960110160	5400 10TH ST N
283116223380010010	4600 18TH AVE S	013116338760000050	4650 16TH ST N
283116223380010120	4686 18TH AVE S	333116967140010150	4670 22ND AVE S
263116991440000060	1744 28TH ST S	273116803850020070	4548 18TH AVE S
033116577080030180	3743 38TH AVE N	283116513000000200	4719 15TH AVE S
113116725580010040	3026 38TH AVE N	123116987300000130	1635 22ND AVE N
283116750060000480	4601 15TH AVE S	013116586800010050	4316 DR ML K JR ST N
123116691020020010	1700 30TH AVE N	273116197640020070	4419 15TH AVE S
273116754020000470	0 QUEENSBORO AVE S	143116018000000020	2725 13TH AVE N
273116336420000080	3605 15TH AVE S	273116843660000240	4255 15TH AVE S
133116541080000020	1740 13TH AVE N	363016607140110100	1315 54TH AVE N
283116750240000110	4682 15TH AVE S	363016607140100090	1201 54TH AVE N
283116750060000470	4611 15TH AVE S	253116296640080030	2115 16TH ST S

PARCEL	ADDRESS	PARCEL	ADDRESS
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273116124740001350	2134 44TH ST S	023116163440070150	2509 38TH AVE N
263116378720000060	1768 28TH ST S	143116681840020030	1418 28TH ST N
143116681840030040	1510 28TH ST N	213116635040080040	5036 5TH AVE N
213116855180100100	5253 1ST AVE N	273116124740000880	2205 QUINCY ST S
113116725580010100	2934 38TH AVE N	143116681840040030	1618 28TH ST N
213116855180080090	5363 1ST AVE N	353116689220010040	2700 22ND AVE S
273116154080070021	1825 37TH ST S	253116296640040060	2120 16TH ST S
163116593640150030	4740 22ND AVE N	153116182880150060	3950 13TH AVE N
163116593640140010	4838 22ND AVE N	163116189900010010	5201 5TH AVE N
253116296640010080	1836 16TH ST S	263116896400020050	2660 18TH AVE S
213116174240180040	5530 5TH AVE N	273116659160000010	4525 18TH AVE S
133116541080000120	1854 13TH AVE N	253116262980000290	1335 22ND AVE S
233116147780410050	0 31ST ST S	263116896760060010	1701 31ST ST S
253116296640070010	2001 16TH ST S	273116843660000160	4157 15TH AVE S
163116593100010070	4832 13TH AVE N	113116725580020010	2874 38TH AVE N
333116113940150100	2500 49TH ST S	123116691020020050	1734 30TH AVE N
163116189900020010	5301 5TH AVE N	123116987300000170	1665 22ND AVE N
363016607140060010	5637 16TH ST N	253116193500020010	1002 18TH AVE S
163116593460040070	2034 49TH ST N	363016607140010010	5747 16TH ST N
113116178920130050	2318 38TH AVE N	233116147780910040	610 31ST ST S
033116126540020140	4011 38TH AVE N	013116598500000250	4540 HAINES RD N
113116725580020080	2832 38TH AVE N	163116593100020080	1230 47TH ST N
063117263160080140	4521 DR ML K JR ST N	033116577080030210	3767 38TH AVE N
113116178920040260	3401 28TH ST N	163116635220010260	5501 5TH AVE N
353116689220010150	2346 28TH ST S	123116691020040030	2020 30TH AVE N
153116293220010040	4028 13TH AVE N	033116577080030150	3719 38TH AVE N
213116375660020090	493 54TH ST N	363116491760000050	1212 22ND AVE S
273116803850020010	4500 18TH AVE S	273116124740000890	4347 22ND AVE S
273116754020000080	3527 18TH AVE S	273116754020001810	3618 15TH AVE S
153116255060120250	4431 13TH AVE N	273116336420000030	0 15TH AVE S
123116806040020050	1910 38TH AVE N	213116375660020010	5300 5TH AVE N
263116896400020060	2650 18TH AVE S	213116855180010120	5737 1ST AVE N
213116635040020100	302 49TH ST N	273116695520000080	3819 18TH AVE S
123116691020160010	2626 16TH ST N	273116197640020010	4463 15TH AVE S
103116103320000080	3734 38TH AVE N	143116018000000010	2731 13TH AVE N
163116593100050110	4721 13TH AVE N	273116095760050110	4233 22ND AVE S
013116735840000130	4800 DR ML K JR ST N	163116593460010010	5138 22ND AVE N
103116103320000120	3700 38TH AVE N	153116255060050010	4595 13TH AVE N
133116125280000320	1830 22ND AVE N	063117013860020050	5301 DR ML K JR ST N
013116736020000060	4646 DR ML K JR ST N	163116635220040050	5526 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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153116255060050110	1300 45TH ST N	113116178920050010	2596 38TH AVE N
273116746460000470	4216 15TH AVE S	013116598500000060	4539 HAINES RD N
113116684720020050	2900 30TH AVE N	153116254880040200	4550 13TH AVE N
213116375660010010	5200 5TH AVE N	123116989100010180	2159 22ND AVE N
253116296640030060	2022 16TH ST S	273116336420000070	3611 15TH AVE S
253116296640080020	2109 16TH ST S	153116861480040060	4423 9TH AVE N
043116159120080230	5131 38TH AVE N	153116293220010080	1235 41ST ST N
153116255060050090	4525 13TH AVE N	133116125640002120	0 22ND AVE N
273116569700000040	4109 15TH AVE S	113116725580010130	2900 38TH AVE N
363116491760000040	1220 22ND AVE S	013116598500000070	4527 HAINES RD N
013116731340000130	4639 16TH ST N	353116689220010170	2326 28TH ST S
353116480600010190	2219 22ND ST S	143116681840020020	1424 28TH ST N
123116987300000050	1605 23RD AVE N	163116626220020110	4727 9TH AVE N
213116855180100110	5245 1ST AVE N	143116018000000430	1321 28TH ST N
273116746460001200	1500 41ST ST S	113116381240010080	2876 30TH AVE N
363016607140070020	5537 16TH ST N	153116861300000080	4201 9TH AVE N
103116616860000820	3928 38TH AVE N	163116189900100170	5410 9TH AVE N
123116987300000180	1675 22ND AVE N	093116484380090090	4701 22ND AVE N
253116489600000580	1039 22ND AVE S	153116254880010100	4505 9TH AVE N
023116163440070120	2535 38TH AVE N	093116484380090150	4751 22ND AVE N
163116635220050080	5700 9TH AVE N	143116603180000500	2411 13TH AVE N
113116178920130010	2350 38TH AVE N	013116598500000110	4465 HAINES RD N
273116969660000120	1027 37TH ST S	023116903240030160	4900 HAINES RD N
063117263160050160	4401 DR ML K JR ST N	213116174240180030	5520 5TH AVE N
363016606960110150	1013 54TH AVE N	103116115740010090	4128 38TH AVE N
273116569700000050	4101 15TH AVE S	013116370800030010	4800 HAINES RD N
163116593460040060	2046 49TH ST N	113116178920090050	2470 38TH AVE N
153116255060050080	4535 13TH AVE N	163116189900030070	5453 5TH AVE N
153116861300000020	4255 9TH AVE N	043116309780100130	5441 38TH AVE N
063117263160080120	4537 DR ML K JR ST N	353116378540010010	2946 22ND AVE S
213116635040010060	262 49TH ST N	143116603180000440	2311 13TH AVE N
363116491760000900	2531 12TH ST S	113116178920050110	2526 38TH AVE N
133116125280000210	1680 22ND AVE N	363116489420000010	1900 22ND AVE S
363116491760000870	1217 26TH AVE S	113116178920020010	2750 37TH AVE N
343116844200060080	4532 22ND AVE S	113116724860010130	2327 30TH AVE N
273116154080070090	1859 37TH ST S	313117328320001460	3720 DR ML K JR ST S
013116159840010010	1787 38TH AVE N	163116635220040060	5532 9TH AVE N
043116820980000090	0 38TH AVE N	273116871560020050	4034 18TH AVE S
123116987300000140	1643 22ND AVE N	363116491760000030	1230 22ND AVE S
103116115740010010	4246 38TH AVE N	113116725580020100	2820 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
163116635220010250	5511 5TH AVE N	123116691020020060	1744 30TH AVE N
013116735840000140	4814 DR ML K JR ST N	163116593460030040	4924 22ND AVE N
273116154080070040	3726 18TH AVE S	273116498780070010	1419 37TH ST S
273116197640030050	4535 15TH AVE S	263116896760060030	1719 31ST ST S
133116125640002160	2160 22ND AVE N	163116593640150020	4748 22ND AVE N
153116861300000070	4211 9TH AVE N	253116296640080120	1669 22ND AVE S
123116416160040040	1764 38TH AVE N	013116586800020040	4430 DR ML K JR ST N
313117328320001030	3724 DR ML K JR ST S	253116296820120070	1729 22ND AVE S
163116593460040110	2000 49TH ST N	253116296640040100	1511 22ND AVE S
363116253080000010	2430 16TH ST S	213116855180020160	100 56TH ST N
363116504180000930	1015 26TH AVE S	273116569700000060	4061 15TH AVE S
013116597420000150	4428 HAINES RD N	163116189900030030	5415 5TH AVE N
063117263160010150	4213 DR ML K JR ST N	023116163440070070	2579 38TH AVE N
283116223380010110	4678 18TH AVE S	043116159120080260	3805 52ND ST N
063117263160010130	4229 DR ML K JR ST N	163116854640010070	4920 13TH AVE N
363016607140120130	1533 54TH AVE N	013116338580030030	4825 16TH ST N
113116617040010050	3510 28TH ST N	063117013680030020	4839 DR ML K JR ST N
283116020520000120	4700 18TH AVE S	023116163440050020	3935 28TH ST N
273116803850020030	4518 18TH AVE S	343116844200060110	4544 22ND AVE S
253116623880000050	1211 22ND AVE S	233116147780910050	618 31ST ST S
283116223380010100	4670 18TH AVE S	213116174060170050	5634 5TH AVE N
233116765900180010	3112 6TH AVE S	353116378180020140	2901 26TH AVE S
263116004320030130	3089 21ST AVE S	273116843660000150	4155 15TH AVE S
163116593100120030	1521 49TH ST N	353116378180020160	2921 26TH AVE S
263116004320010130	3095 19TH AVE S	113116178920130120	0 38TH AVE N
113116617040030030	3426 28TH ST N	273116695520000830	1501 38TH ST S
013116597420000160	4430 HAINES RD N	123116987480000280	1811 22ND AVE N
013116589140040210	5100 16TH ST N	363116504180000010	1100 22ND AVE S
063117263160080110	4547 DR ML K JR ST N	113116904140000340	3001 XENIA ST N
263116896400030030	2710 18TH AVE S	273116754020001750	3510 15TH AVE S
263116897120030140	1939 31ST ST S	273116336420000120	3521 15TH AVE S
163116626220020160	4757 9TH AVE N	013116338580020010	4739 16TH ST N
063117013680070040	4621 DR ML K JR ST N	253116193500010070	950 18TH AVE S
063117263160040130	4329 DR ML K JR ST N	113116681660010030	2725 30TH AVE N
103116103320000030	3770 38TH AVE N	133116125280000230	1700 22ND AVE N
273116754020001760	3518 15TH AVE S	143116000001400200	2435 13TH AVE N
253116489600000590	1025 22ND AVE S	103116115740020111	4000 38TH AVE N
353116524700000010	2551 26TH AVE S	103116115740020060	4052 38TH AVE N
153116182880210150	3949 9TH AVE N	273116768060000120	823 37TH ST S
063117013680030060	4801 DR ML K JR ST N	273116288900000980	4502 15TH AVE S
123116806040020040	1918 38TH AVE N	013116338760000180	4926 16TH ST N

PARCEL	ADDRESS	PARCEL	ADDRESS
013116735840000180	4846 DR ML K JR ST N	263116896760020040	1545 31ST ST S
163116635220040070	5538 9TH AVE N	143116392400000220	2227 13TH AVE N
273116746460001210	1501 NEWARK ST S	113116724860010160	2301 30TH AVE N
213116144900180110	5027 1ST AVE N	113116381240020020	2832 28TH ST N
063117263160050110	4441 DR ML K JR ST N	143116779760000210	2475 13TH AVE N
353116480600040100	2251 26TH AVE S	333116113940130100	2416 49TH ST S
163116189900100110	5450 9TH AVE N	333116967140010120	4660 22ND AVE S
213116144900180120	5019 1ST AVE N	253116296820120090	1743 22ND AVE S
273116754020001380	3646 16TH AVE S	163116189900120100	5266 9TH AVE N
253116296640080110	0 22ND AVE S	213116635040040020	4944 5TH AVE N
113116178920130100	2226 38TH AVE N	163116988560020150	5128 13TH AVE N
213116855180070110	5437 1ST AVE N	163116635220010160	5563 5TH AVE N
163116593100030060	4612 13TH AVE N	333116488880020100	2330 49TH ST S
253116296640030040	2000 16TH ST S	273116569700000100	4027 15TH AVE S
113116725580010060	3010 38TH AVE N	163116635220040100	5556 9TH AVE N
013116731340000120	4627 16TH ST N	273116792000000010	1450 37TH ST S
123116691020030080	1918 30TH AVE N	113116724860010150	2309 30TH AVE N
113116904140000330	3010 XENIA ST N	113116724860010120	3005 24TH ST N
163116189900020070	5355 5TH AVE N	133116541080000010	1230 QUEEN ST N
263116896760020050	1551 31ST ST S	113116178920050060	2558 38TH AVE N
113116178920020260	2751 36TH AVE N	273116210240000010	4010 15TH AVE S
143116018000000030	2719 13TH AVE N	213116375660030040	5430 5TH AVE N
273116871560020090	1801 40TH ST S	113116178920090060	2462 38TH AVE N
353116681300020290	2449 26TH AVE S	153116182880150030	3918 13TH AVE N
113116381240010020	2836 30TH AVE N	013116338760000200	4938 16TH ST N
203116676260040170	641 58TH ST S	273116695520000800	0 15TH AVE S
203116676260040180	633 58TH ST S	153116255060120010	4465 13TH AVE N
113116178920090010	2496 38TH AVE N	043116159120080250	5143 38TH AVE N
163116626220020090	4701 9TH AVE N	163116626220040040	1029 49TH ST N
253116296640040110	1501 22ND AVE S	063117013860030050	5201 DR ML K JR ST N
143116392400000210	2221 13TH AVE N	163116593100060150	4825 13TH AVE N
153116182880110130	3827 13TH AVE N	153116861480040040	4495 9TH AVE N
103116616860000870	3828 38TH AVE N	133116125460001050	1900 22ND AVE N
163116626220030110	4629 9TH AVE N	013116735840000240	900 50TH AVE N
273116154080070060	3763 18TH AVE S	163116189900100180	5400 9TH AVE N
213116635040020060	340 49TH ST N	273116843660000230	4247 15TH AVE S
133116125640002170	2170 22ND AVE N	123116691020160110	1601 26TH AVE N
273116017460000070	3801 15TH AVE S	013116598500000180	4458 HAINES RD N
013116338760000080	4718 16TH ST N	013116513180000020	2037 38TH AVE N
013116159840010020	1775 38TH AVE N	103116115740010030	4226 38TH AVE N
143116681840010020	1326 28TH ST N	143116018000000110	2609 13TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
113116684720020010	2946 30TH AVE N	043116309780100110	5461 38TH AVE N
273116754020001840	1514 37TH ST S	353116689220010030	2710 22ND AVE S
263116896940040240	1590 31ST ST S	273116803850050140	4533 22ND AVE S
163116593100120060	1545 49TH ST N	123116416160050010	1800 38TH AVE N
333116113940140140	2450 49TH ST S	143116603180000510	2419 13TH AVE N
123116416160040020	1742 38TH AVE N	113116904140000360	2401 30TH AVE N
023116163440070130	2527 38TH AVE N	263116768420000030	2925 22ND AVE S
163116635220010140	5575 5TH AVE N	163116593460020040	5036 22ND AVE N
123116416160040010	1734 38TH AVE N	273116695520000090	3827 18TH AVE S
363016607140070050	5513 16TH ST N	133116125280000190	1670 22ND AVE N
033116577080040130	3801 38TH AVE N	163116626220030140	4655 9TH AVE N
143116681840040010	1634 28TH ST N	103116115740020010	4094 38TH AVE N
163116593460010040	5128 22ND AVE N	013116586800020010	4400 DR ML K JR ST N
163116593100010010	4849 12TH AVE N	263116991440000050	1736 28TH ST S
353116681300020200	2345 26TH AVE S	333116113940150160	2530 49TH ST S
273116197640020040	4445 15TH AVE S	133116541080000060	1780 13TH AVE N
253116296640020080	1938 16TH ST S	133116125280000240	1712 22ND AVE N
283116750240000070	4652 15TH AVE S	363116489420000230	1901 26TH AVE S
283116750060000390	4665 15TH AVE S	123116691020030060	1900 30TH AVE N
163116635220010190	5545 5TH AVE N	013116598500000130	4453 HAINES RD N
363016606960100100	1153 54TH AVE N	273116124740000240	4331 22ND AVE S
023116533880030140	2499 38TH AVE N	033116577080030200	3759 38TH AVE N
353116689220050140	2667 26TH AVE S	013116586800020020	4410 DR ML K JR ST N
143116681840010090	2843 13TH AVE N	143116018180000040	2575 13TH AVE N
153116182880210250	3901 9TH AVE N	273116784080000060	4059 18TH AVE S
113116178920050020	2590 38TH AVE N	213116635040080020	5052 5TH AVE N
063117013860040040	5101 DR ML K JR ST N	273116154080070050	0 18TH AVE S
113116178920050030	2580 38TH AVE N	273116124740002320	0 44TH ST S
333116967140010100	4650 22ND AVE S	263116004320040230	3001 22ND AVE S
273116288900000990	4444 15TH AVE S	123116915660000540	2117 30TH AVE N
273116695520000020	3705 18TH AVE S	033116577080040160	3827 38TH AVE N
263116664560000050	2901 18TH AVE S	163116593100060140	4817 13TH AVE N
273116559620000010	1221 37TH ST S	263116664560000010	2945 18TH AVE S
213116004500030010	210 49TH ST N	123116416160040030	1750 38TH AVE N
253116296640070050	2035 16TH ST S	213116174240180010	5500 5TH AVE N
063117013860020040	5313 DR ML K JR ST N	273116648180000110	4419 18TH AVE S
273116886500000020	4435 18TH AVE S	153116182880110120	3835 13TH AVE N
253116262980000310	1325 22ND AVE S	213116855180070150	5401 1ST AVE N
363116491760000850	1313 26TH AVE S	113116178920030010	2740 36TH AVE N
063117013680070020	4639 DR ML K JR ST N	013116736020000030	4620 DR ML K JR ST N
163116593100020050	4728 13TH AVE N	113116178920090040	2474 38TH AVE N



PARCEL	ADDRESS	PARCEL	ADDRESS
093116484380090140	4743 22ND AVE N		
263116897120030110	0 31ST ST S		
263116897120060110	3100 20TH AVE S		
263116896400030040	2700 18TH AVE S		
283116020520000110	4710 18TH AVE S		
013116598500000050	4541 HAINES RD N		
063117263160010160	4201 DR ML KING JR ST N		
263116897120030120	1911 31ST ST S		
113116617040030050	3400 28TH ST N		
013116338580020030	0 16TH ST N		
233116765900130180	3101 6TH AVE S		
163116189900100100	5466 9TH AVE N		

**PARCELS FROM NT-2**

PARCEL	ADDRESS	PARCEL	ADDRESS
213116352440310010	0 1ST AVE S	213116352440270070	4552 1ST AVE S
183117468360030011	808 9TH AVE N	213116352440220040	4424 1ST AVE S
123116950220020030	1520 30TH AVE N	133116100620001660	1510 9TH AVE N
213116352440070040	4130 1ST AVE S	223116961740150070	3662 5TH AVE S
183117187920010090	2121 5TH ST N	243116118080110080	2000 3RD AVE N
123116417960040230	1121 30TH AVE N	223116961740210080	3654 6TH AVE S
133116078300000190	1100 22ND AVE N	213116145620060070	4645 1ST AVE N
183117366980004040	700 BEACH DR NE	153116458280080080	4544 9TH AVE N
073117308880000080	474 30TH AVE N	073117848880002060	846 22ND AVE N
013116771660020090	4104 HAINES RD N	143116463500190030	620 31ST ST N
013116771660020110	4116 HAINES RD N	073117005220030030	3647 DR ML K JR ST N
133116100620001640	1500 9TH AVE N	183117253060000210	525 9TH AVE N
223116144180050140	3821 1ST AVE N	213116352440020070	4062 1ST AVE S
213116630900040030	325 49TH ST N	223116144180010151	214 37TH ST N
213116145620060090	4627 1ST AVE N	183117778140030011	520 9TH AVE N
073117189360010050	2201 7TH ST N	123116718020000290	1073 22ND AVE N
223116727560150080	225 37TH ST N	233116174420110090	2663 5TH AVE S
213116352440340120	4635 5TH AVE S	233116174420040080	212 28TH ST S
123116511020000030	1416 30TH AVE N	213116352440220080	4460 1ST AVE S
073117005220060100	700 38TH AVE N	183117778140040010	838 6TH ST N
213116352440220020	4410 1ST AVE S	203116146700030230	6281 1ST AVE N
213116352440120020	4210 1ST AVE S	213116630900130100	4600 5TH AVE N
153116456480010090	3526 9TH AVE N	183117386700020160	833 HIGHLAND ST N
223116431080250070	4511 1ST AVE N	223116431080300160	4598 5TH AVE N
133116078300000130	1060 22ND AVE N	223116961740110160	3501 5TH AVE S
203116146700030170	6241 1ST AVE N	203116482220360100	6133 1ST AVE N
213116352440250090	4457 5TH AVE S	223116144180040150	3911 1ST AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
153116458280040040	4332 9TH AVE N	223116727560150091	215 37TH ST N
073117005220070060	3501 HAINES RD N	303117312840030240	788 18TH AVE S
143116662570000090	2417 9TH AVE N	183117386700020040	719 HIGHLAND ST N
223116431080050010	4163 1ST AVE N	153116456480010120	3500 9TH AVE N
183117386700020190	845 HIGHLAND ST N	153116458280080120	4570 9TH AVE N
143116572400000480	1121 28TH ST N	143116572580010050	900 YALE ST N
143116124920000050	2258 9TH AVE N	063117548460010230	525 38TH AVE N
213116352440050120	4035 5TH AVE S	233116174420100080	2758 4TH AVE S
143116124920000120	830 22ND ST N	223116961740090090	330 37TH ST S
183117142020000040	431 9TH AVE N	213116940320020020	4706 5TH AVE S
123116695700030132	2951 11TH ST N	213116352440340100	4651 5TH AVE S
153116456480010080	3536 9TH AVE N	073117283320000230	766 30TH AVE N
223116727560040080	3662 DARTMOUTH AVE N	073117005220070040	3479 HAINES RD N
073117308880000100	2931 5TH ST N	133116262260030210	1416 22ND AVE N
133116100620001670	1512 9TH AVE N	143116572580010020	2585 9TH AVE N
233116658620070090	2957 5TH AVE S	213116352440300090	4565 5TH AVE S
233116350820090171	2763 3RD AVE N	303117313200000050	870 18TH AVE S
073117848880001980	772 22ND AVE N	153116456480010050	3610 9TH AVE N
183117386700020130	819 HIGHLAND ST N	123116950220020010	1500 30TH AVE N
123116742860000170	2924 13TH ST N	153116456480010110	3508 9TH AVE N
133116078300000210	1118 22ND AVE N	213116145620040140	4825 1ST AVE N
213116145620060080	4637 1ST AVE N	223116431080160160	465 44TH ST N
223116990900020010	4400 5TH AVE S	143116124920000080	2232 9TH AVE N
153116458280040010	4300 9TH AVE N	013116771660020040	4030 HAINES RD N
213116352440420140	4819 5TH AVE S	063117005400110010	4001 DR ML K JR ST N
123116718020000390	1119 22ND AVE N	143116572400000320	2610 13TH AVE N
153116458280080050	4530 9TH AVE N	223116144180060110	3745 1ST AVE N
073117005220070030	3443 HAINES RD N	233116658620070110	2945 5TH AVE S
133116078300000120	1050 22ND AVE N	213116352440100110	4141 5TH AVE S
153116458280080110	4560 9TH AVE N	223116431080110010	4357 1ST AVE N
123116718020000270	1065 22ND AVE N	153116585180020050	4136 9TH AVE N
123116695700030120	1020 30TH AVE N	143116662570000070	2433 9TH AVE N
073117157140000030	620 30TH AVE N	063117005400120040	4131 DR ML K JR ST N
073117157140000010	604 30TH AVE N	063117005400120010	895 41ST AVE N
213116145620040130	4827 1ST AVE N	223116961740110140	3519 5TH AVE S
213116940320010050	4838 5TH AVE S	073117027360020180	601 30TH AVE N
013116771660010130	3944 HAINES RD N	063117005400090010	885 39TH AVE N
213116352440020060	4040 1ST AVE S	073117788760000260	819 30TH AVE N
233116350820150171	2761 2ND AVE N	153116456480040240	3645 7TH AVE N
233116351180130151	2800 BURLINGTON AVE N	123116695700030100	1000 30TH AVE N
143116463320030050	3036 9TH AVE N	073117113760080020	508 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
133116401940000040	1071 9TH AVE N	143116572400000540	1011 28TH ST N
153116456480010040	3620 9TH AVE N	183117905040000011	609 9TH AVE N
063117201600020100	445 38TH AVE N	173117048420060020	740 BEACH DR NE
193116677340030060	6900 5TH AVE N	213116630900010050	271 49TH ST N
153116458280080030	4514 9TH AVE N	143116124920000010	2330 9TH AVE N
143116790020020230	711 28TH ST N	143116572580020020	2537 9TH AVE N
213116940320020060	4742 5TH AVE S	153116456480020060	3452 9TH AVE N
073117113760080100	630 38TH AVE N	213116352440200120	4339 5TH AVE S
133116078300000110	1044 22ND AVE N	223116431080050020	4149 1ST AVE N
143116463320020070	2954 9TH AVE N	153116456480010070	3546 9TH AVE N
213116352440200110	4347 5TH AVE S	073117027360020150	675 30TH AVE N
233116174420120120	2535 5TH AVE S	143116124920000090	2226 9TH AVE N
233116350820040181	2760 DARTMOUTH AVE N	223116431080050030	4141 1ST AVE N
133116028980020070	1011 9TH AVE N	143116572400000060	2635 9TH AVE N
073117848880002050	834 22ND AVE N	143116572580020010	2547 9TH AVE N
223116990900010060	4540 5TH AVE S	223116775800030060	4244 5TH AVE N
233116351180060150	2800 DARTMOUTH AVE N	143116572400000310	1280 26TH ST N
063117548460010240	523 38TH AVE N	163116826920000060	4841 5TH AVE N
143116463320030070	3054 9TH AVE N	143116395460000010	2410 9TH AVE N
153116456480020040	3468 9TH AVE N	073117848880001940	742 22ND AVE N
203116146700030160	6231 1ST AVE N	123116695700030110	1010 30TH AVE N
063117201600020140	475 38TH AVE N	063117005400120020	4111 DR ML K JR ST N
123116415980020030	1416 38TH AVE N	153116456480010010	3646 9TH AVE N
163116826920000120	4765 5TH AVE N	143116463320090080	3055 6TH AVE N
143116463320070030	620 28TH ST N	143116463500130100	3160 9TH AVE N
143116463500180040	710 31ST ST N	133116262260030260	1512 22ND AVE N
223116144180050110	3845 1ST AVE N	213116940320030020	4614 5TH AVE S
063117548460010170	625 38TH AVE N	153116585000010010	4268 9TH AVE N
213116145620030090	4853 2ND AVE N	143116124920000020	2322 9TH AVE N
183117778140040090	608 9TH AVE N	223116990900010050	4530 5TH AVE S
213116352440100150	4111 5TH AVE S	303117770220000091	720 S DR ML K JR ST
153116458280010190	4401 5TH AVE N	213116145620050160	4701 1ST AVE N
233116174420120110	2545 5TH AVE S	143116572400000070	2625 9TH AVE N
073117005220030020	3637 DR ML K JR ST N	223116431080250020	4555 1ST AVE N
203116669780030120	6401 2ND AVE S	123116415980020020	1428 38TH AVE N
183117778140020010	486 9TH AVE N	123116718020000410	1127 22ND AVE N
143116463320070040	608 28TH ST N	153116458280050170	4557 5TH AVE N
213116352440050090	4063 5TH AVE S	143116463500140050	3234 9TH AVE N
253116870840000180	0 18TH AVE S	223116144180060160	3701 1ST AVE N
223116961740110090	3559 5TH AVE S	213116352260350030	4720 1ST AVE S
203116482220360090	6121 1ST AVE N	073117005220070400	3410 DR ML K JR ST N

PARCEL	ADDRESS	PARCEL	ADDRESS
163116635400020110	4641 5TH AVE N	143116463320060040	2801 7TH AVE N
223116431080080050	4233 1ST AVE N	073117113760080120	646 38TH AVE N
223116431080180010	4457 1ST AVE N	223116431080020080	4001 1ST AVE N
073117113760080070	600 38TH AVE N	233116658620080110	2845 5TH AVE S
223116961740110100	3549 5TH AVE S	163116945540000040	4666 9TH AVE N
233116174420120140	2511 5TH AVE S	133116100620000460	1314 9TH AVE N
223116727560100070	255 37TH ST N	143116856080000010	738 28TH ST N
223116144180050100	3855 1ST AVE N	203116146700030130	6201 1ST AVE N
183117142020000060	451 9TH AVE N	143116572400000460	1137 28TH ST N
123116695700070100	0 30TH AVE N	073117283320000170	818 30TH AVE N
013116771660030030	1323 38TH AVE N	073117027360010180	455 30TH AVE N
133116078300000030	902 22ND AVE N	073117848880001890	2130 CRESCENT LAKE DR N
153116458280040080	4400 9TH AVE N	153116585180010040	4030 9TH AVE N
133116100620001120	513 15TH ST N	153116458280080130	825 46TH ST N
133116100620000900	1410 9TH AVE N	143116124920000030	2310 9TH AVE N
163116635400040060	4733 5TH AVE N	183117386700020100	807 HIGHLAND ST N
063117548460010210	541 38TH AVE N	123116415980020040	1410 38TH AVE N
013116771660020060	4044 HAINES RD N	073117005220070010	3433 HAINES RD N
203116146700030200	6259 1ST AVE N	073117005220070090	3529 HAINES RD N
143116662570000050	2449 9TH AVE N	213116352440270050	4540 1ST AVE S
213116352440200130	4325 5TH AVE S	143116463500140010	830 32ND ST N
123116417960040020	1111 30TH AVE N	013116771660010080	3900 HAINES RD N
143116395460000030	2430 9TH AVE N	143116463500130080	3136 9TH AVE N
213116352440250130	4427 5TH AVE S	223116431080180030	4447 1ST AVE N
133116078300000040	910 22ND AVE N	303117313200000070	850 18TH AVE S
153116585180100120	4235 5TH AVE N	153116585180010010	4000 9TH AVE N
213116352440170080	4358 1ST AVE S	213116940320010010	4800 5TH AVE S
143116790020020020	721 28TH ST N	233116174420030090	116 28TH ST S
123116718020000150	1021 22ND AVE N	153116458280040020	4310 9TH AVE N
233116658620070100	2953 5TH AVE S	223116961740090070	310 37TH ST S
073117283320000260	746 30TH AVE N	063117548460010190	609 38TH AVE N
223116961740140080	3556 5TH AVE S	143116463320010060	2820 9TH AVE N
073117788760000480	801 30TH AVE N	123116695700020130	924 30TH AVE N
073117368640000040	727 30TH AVE N	073117283320000300	714 30TH AVE N
073117027360020170	611 30TH AVE N	223116961740150060	3640 5TH AVE S
223116144180040160	3901 1ST AVE N	203116146700030240	6289 1ST AVE N
223116727560100090	3663 BURLINGTON AVE N	143116463320020040	2930 9TH AVE N
223116431080050070	4111 1ST AVE N	223116961740100130	3627 5TH AVE S
063117005400110040	888 41ST AVE N	133116078300000060	2120 10TH ST N
013116771660010070	3880 HAINES RD N	223116990900010030	4520 5TH AVE S
143116463320060030	720 28TH ST N	133116252540000240	1215 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
223116144180040100	3951 1ST AVE N	223116691740120010	250 37TH ST N
183117778140020101	494 9TH AVE N	153116585180010030	4016 9TH AVE N
223116727560090080	3660 4TH AVE N	223116990900020020	4408 5TH AVE S
153116456480020070	3444 9TH AVE N	123116415980020050	1400 38TH AVE N
233116174420110140	2601 5TH AVE S	223116691740010160	432 37TH ST N
233116351180070152	330 28TH ST N	173117048420070170	600 BEACH DR NE
133116100620000910	1418 9TH AVE N	193116677340030020	6946 5TH AVE N
073117005220070150	3615 HAINES RD N	063117005400120030	4119 DR ML K JR ST N
183117386700020110	811 HIGHLAND ST N	133116252540000250	1225 9TH AVE N
203116482220360080	110 61ST ST N	143116463500140060	3244 9TH AVE N
123116511020000250	1332 30TH AVE N	223116962280020010	3500 1ST AVE S
123116415980020010	1438 38TH AVE N	223116962280020020	3510 1ST AVE S
013116771660010060	3850 HAINES RD N	213116352440170050	4334 1ST AVE S
153116585180020030	4124 9TH AVE N	013116771660030040	1315 38TH AVE N
153116585180030020	4210 9TH AVE N	143116790020010090	2626 9TH AVE N
123116417960030230	1055 30TH AVE N	213116630900010040	261 49TH ST N
153116585180010020	4010 9TH AVE N	233116658620050011	305 28TH ST S
073117283320000240	760 30TH AVE N	213116352440270010	101 45TH ST S
223116431080020050	4025 1ST AVE N	143116572400000380	0 13TH AVE N
183117018720000010	605 9TH AVE N	233116320400000030	0 28TH ST S
213116352440220010	0 1ST AVE S	223116961740100110	3645 5TH AVE S
243116118080080080	2000 4TH AVE N	213116145620060120	4601 1ST AVE N
073117283320000130	850 30TH AVE N	013116771660010020	0 HAINES RD N
233116174420040090	216 28TH ST S	223116961740110150	0 5TH AVE S
193116677340050030	6830 5TH AVE N	203116669780110130	375 64TH ST S
143116463500130060	3124 9TH AVE N	223116144180060100	3751 1ST AVE N
223116431080300110	4520 5TH AVE N	163116945540000060	4650 9TH AVE N
223116431080020070	4009 1ST AVE N	223116431080110040	4331 1ST AVE N
153116585180020070	4152 9TH AVE N	183117468360010010	838 7TH ST N
143116206820000140	2342 9TH AVE N	143116662570000080	2425 9TH AVE N
073117308880000040	442 30TH AVE N	223116431080020030	4045 1ST AVE N
233116351180010140	2817 DARTMOUTH AVE N	073117848880002020	810 22ND AVE N
013116771660020010	4000 HAINES RD N	063117201600020080	427 38TH AVE N
223116691740070160	3701 3RD AVE N	233116174420120130	2529 5TH AVE S
143116572580010030	2577 9TH AVE N	213116630900130080	4616 5TH AVE N
013116771660010010	0 HAINES RD N	073117005220030040	860 37TH AVE N
133116078300000090	1024 22ND AVE N	153116585180100100	4251 5TH AVE N
223116990900030010	505 43RD ST S	183117386700020170	837 HIGHLAND ST N
203116482220360140	6183 1ST AVE N	013116771660020080	4102 HAINES RD N
203116146700030190	6251 1ST AVE N	213116352440170040	4330 1ST AVE S
143116790020010080	2636 9TH AVE N	163116826920000080	4865 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
063117005400090040	3925 DR ML KING JR ST N	153116585000010030	4244 9TH AVE N
193116677340030010	6948 5TH AVE N	133116100620001650	1504 9TH AVE N
183117386700020120	815 HIGHLAND ST N	143116790020010060	2708 9TH AVE N
073117848880001970	768 22ND AVE N	143116463500140070	3250 9TH AVE N
183117142020000050	435 9TH AVE N	013116771660030050	1305 38TH AVE N
183117187920010070	442 22ND AVE N	213116352440020010	105 40TH ST S
143116572400000520	1029 28TH ST N	223116727560030090	3663 DARTMOUTH AVE N
073117788760000500	783 30TH AVE N	213116352440100120	4135 5TH AVE S
073117189360010080	605 22ND AVE N	223116961740150010	3600 5TH AVE S
213116145620050090	4769 1ST AVE N	223116144180050090	3861 1ST AVE N
213116352440070030	4126 1ST AVE S	213116940320020010	4700 5TH AVE S
223116962280030040	3626 1ST AVE S	073117368640000030	719 30TH AVE N
193116677340050050	6820 5TH AVE N	223116431080160130	4334 5TH AVE N
223116961740140050	0 5TH AVE S	143116572580020060	2501 9TH AVE N
223116990900010010	501 45TH ST S	073117848880002080	860 22ND AVE N
223116431080250080	4501 1ST AVE N	223116144180060120	3737 1ST AVE N
223116144180040090	3963 1ST AVE N	123116950220010060	2975 15TH ST N
133116078300000220	1126 22ND AVE N	123116950220010030	1440 30TH AVE N
073117579780010040	540 30TH AVE N	133116100620001140	1409 5TH AVE N
213116352440270030	4520 1ST AVE S	313117844560001100	2608 4TH ST S
143116790020010100	2620 9TH AVE N	073117027360020240	515 30TH AVE N
213116145620050110	4761 1ST AVE N	153116585180020010	4100 9TH AVE N
213116352440300140	4519 5TH AVE S	213116630900010020	245 49TH ST N
133116078300000230	1136 22ND AVE N	013116771660010090	3910 HAINES RD N
123116742860000160	1312 30TH AVE N	143116572400000360	2700 13TH AVE N
133116252540000850	1315 9TH AVE N	213116352440150140	4221 5TH AVE S
063117005400080160	701 38TH AVE N	133116100620000500	1302 9TH AVE N
063117548460010260	501 38TH AVE N	153116456480010100	3520 9TH AVE N
223116144180050130	3829 1ST AVE N	153116585180010080	4062 9TH AVE N
213116352440380160	451 47TH ST S	143116463500130010	3110 9TH AVE N
233116658620040160	2805 3RD AVE S	143116463320030080	3049 8TH AVE N
073117113760080110	638 38TH AVE N	223116990900030040	4328 5TH AVE S
223116431080020010	4063 1ST AVE N	223116691740060010	3700 DARTMOUTH AVE N
013116771660020100	4108 HAINES RD N	213116352440220030	0 1ST AVE S
073117848880001750	803 22ND AVE N	143116572400000600	921 28TH ST N
143116463320070050	600 28TH ST N	133116262080010270	1320 22ND AVE N
233116350820100181	2754 3RD AVE N	153116458280040090	4410 9TH AVE N
213116352440070050	4134 1ST AVE S	243116118080110090	2003 BURLINGTON AVE N
213116352440340090	450 47TH ST S	223116727560040090	3663 4TH AVE N
233116658620040010	2800 2ND AVE S	143116463320010070	2826 9TH AVE N
073117005220070200	1020 38TH AVE N	223116990900020040	4424 5TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
233116350820090181	2754 4TH AVE N	213116352440380110	4735 5TH AVE S
073117005220060090	716 38TH AVE N	143116572580010010	2595 9TH AVE N
213116352440420150	4811 5TH AVE S	173117048420100020	532 BEACH DR NE
143116463320040080	3049 7TH AVE N	223116961740150090	3655 EMERSON AVE S
073117848880002000	2125 8TH ST N	073117848880001720	841 22ND AVE N
123116415980010020	1512 38TH AVE N	013116771660030060	1241 38TH AVE N
123116718020000070	927 22ND AVE N	073117848880001710	843 22ND AVE N
213116940320010030	4820 5TH AVE S	153116458280010250	4311 5TH AVE N
223116431080020060	4017 1ST AVE N	073117005220070370	3528 FOSTER HILL DR N
073117368460000040	777 30TH AVE N	183117142020000080	471 9TH AVE N
213116352440420120	4831 5TH AVE S	143116790020010070	2700 9TH AVE N
143116463500180030	720 31ST ST N	213116630900130060	4636 5TH AVE N
143116662570000030	2465 9TH AVE N	143116572400000340	2630 13TH AVE N
213116352260350050	4740 1ST AVE S	223116431080300090	4500 5TH AVE N
153116585000010040	4232 9TH AVE N	143116572400000440	1201 28TH ST N
133116078300000100	1032 22ND AVE N	073117027360010130	495 30TH AVE N
243116118080020090	2001 DARTMOUTH AVE N	123116718020000090	935 22ND AVE N
143116572580010040	2565 9TH AVE N	063117005400070030	3831 DR ML K JR ST N
153116456480080010	3646 6TH AVE N	223116962280020060	0 1ST AVE S
073117283320000140	842 30TH AVE N	063117005400090030	3919 DR ML K JR ST N
173117048420070021	640 BEACH DR NE	223116431080050040	4131 1ST AVE N
153116458280010240	4321 5TH AVE N	153116458280010200	4351 5TH AVE N
063117201600020150	483 38TH AVE N	073117848880001820	755 22ND AVE N
153116458280040050	4340 9TH AVE N	213116352260350080	4760 1ST AVE S
143116206820000130	2336 9TH AVE N	213116352440250150	4411 5TH AVE S
133116100620000920	1424 9TH AVE N	233116350820150181	2762 BURLINGTON AVE N
223116990900030030	4320 5TH AVE S	223116431080050080	4103 1ST AVE N
123116417960010230	917 30TH AVE N	073117788760000230	841 30TH AVE N
183117386700020060	727 HIGHLAND ST N	223116962280030050	3634 1ST AVE S
143116124920000100	2220 9TH AVE N	203116669780100240	374 64TH ST S
223116691740120160	3701 BURLINGTON AVE N	063117201600020110	449 38TH AVE N
133116078300000080	1016 22ND AVE N	013116771660010140	3950 HAINES RD N
213116352440200150	4315 5TH AVE S	073117848880001910	718 22ND AVE N
013116771660030020	1327 38TH AVE N	183117142020000030	427 9TH AVE N
073117005220070100	3537 HAINES RD N	073117027360020190	545 30TH AVE N
073117579780010010	524 30TH AVE N	143116463500180010	736 31ST ST N
153116458280080010	4500 9TH AVE N	153116456480010020	3636 9TH AVE N
123116718020000450	1147 22ND AVE N	123116718020000370	1113 22ND AVE N
233116351180060140	2811 4TH AVE N	073117005220070170	3627 HAINES RD N
073117848880002010	2110 8TH ST N	153116458280010230	4329 5TH AVE N
133116262260030270	1520 22ND AVE N	163116635400040070	4727 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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123116718020000350	1101 22ND AVE N	213116352440170070	4350 1ST AVE S
213116352440120030	4216 1ST AVE S	213116352440300110	4545 5TH AVE S
073117848880001790	767 22ND AVE N	223116775800030040	4226 5TH AVE N
243116118080050080	430 20TH ST N	233116658620080100	2851 5TH AVE S
153116585000010050	4220 9TH AVE N	153116585180100140	4219 5TH AVE N
153116585180100110	4245 5TH AVE N	223116962280020050	3540 1ST AVE S
223116431080020020	4055 1ST AVE N	143116662570000020	2473 9TH AVE N
213116352440100130	4127 5TH AVE S	123116417960020010	1001 30TH AVE N
153116456480010240	3647 8TH AVE N	233116658620050150	321 28TH ST S
013116771660010030	3828 HAINES RD N	073117005220030010	861 JENNINGS AVE N
143116572400000450	1141 28TH ST N	073117005220070070	3513 HAINES RD N
213116352440220060	4442 1ST AVE S	223116431080250010	4563 1ST AVE N
223116775800030080	4258 5TH AVE N	213116352440100160	431 41ST ST S
143116206820000160	2400 9TH AVE N	233116174420110120	2633 5TH AVE S
073117189360010100	535 22ND AVE N	133116128340000030	1127 9TH AVE N
303117851190020020	767 18TH AVE S	223116431080300130	4536 5TH AVE N
133116262260030240	1500 22ND AVE N	213116145620050100	4767 1ST AVE N
303117312840020180	834 18TH AVE S	153116458280040100	4420 9TH AVE N
143116463320010030	820 28TH ST N	013116771660030070	1233 38TH AVE N
013116771660010100	3920 HAINES RD N	153116538200030010	3701 6TH AVE N
073117189360010140	507 22ND AVE N	213116630900010010	237 49TH ST N
133116262080010190	1200 22ND AVE N	153116458280040130	4446 9TH AVE N
213116940320010020	4810 5TH AVE S	213116352440200160	4301 5TH AVE S
143116572400000040	2715 9TH AVE N	063117005400110030	4017 DR ML K JR ST N
223116727560160080	3660 2ND AVE N	073117005220070080	3517 HAINES RD N
213116352440170030	4318 1ST AVE S	223116962280020080	3560 1ST AVE S
223116431080250030	4545 1ST AVE N	223116727560090090	3663 3RD AVE N
213116145620050140	4721 1ST AVE N	153116456480050010	3646 7TH AVE N
143116463320010100	2850 9TH AVE N	153116456480040010	3646 8TH AVE N
133116078300000140	1066 22ND AVE N	073117283320000290	718 30TH AVE N
233116658620070130	2929 5TH AVE S	213116352440340160	4601 5TH AVE S
133116401940000030	1061 9TH AVE N	143116463320030010	3000 9TH AVE N
223116961740160080	3652 EMERSON AVE S	233116350820100171	2761 BURLINGTON AVE N
153116585000010020	4256 9TH AVE N	143116463320020010	2900 9TH AVE N
143116206820000150	2348 9TH AVE N	183117468360020200	790 9TH AVE N
203116669780070240	290 64TH ST S	073117848880001800	763 22ND AVE N
143116463500130090	3140 9TH AVE N	123116718020000210	1045 22ND AVE N
253116870840000170	0 18TH AVE S	133116262080010230	1234 22ND AVE N
213116352440200100	4355 5TH AVE S	133116100620000480	1312 9TH AVE N
153116456480020020	3484 9TH AVE N	213116352440150100	4251 5TH AVE S



PARCEL	ADDRESS	PARCEL	ADDRESS
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123116950220020020	1510 30TH AVE N	143116572400000330	2620 13TH AVE N
073117113760080090	620 38TH AVE N	183117187920010080	454 22ND AVE N
223116962280020040	3526 1ST AVE S	303117313200000080	840 18TH AVE S
213116352440020030	4020 1ST AVE S	193116677340030040	6930 5TH AVE N
133116262080010240	1240 22ND AVE N	143116395460000040	2434 9TH AVE N
193116677340030050	6920 5TH AVE N	143116463320020060	2944 9TH AVE N
223116775800030020	4210 5TH AVE N	213116145620050150	4711 1ST AVE N
163116826920000090	4815 5TH AVE N	223116431080160150	4348 5TH AVE N
153116585180100090	4263 5TH AVE N	233116351180130141	2801 2ND AVE N
223116431080300140	4546 5TH AVE N	073117848880001770	781 22ND AVE N
073117848880001760	801 22ND AVE N	223116961740100150	3611 5TH AVE S
163116945540000090	4630 9TH AVE N	143116395460000020	2420 9TH AVE N
063117005400070170	851 38TH AVE N	223116962280030080	3662 1ST AVE S
013116771660010040	3838 HAINES RD N	153116456480020010	3494 9TH AVE N
223116961740100080	400 37TH ST S	233116351180120142	2801 BURLINGTON AVE N
163116945540000110	4600 9TH AVE N	073117113760080010	500 38TH AVE N
223116431080050060	4119 1ST AVE N	243116118080050090	400 20TH ST N
143116463320120010	538 28TH ST N	133116078300000160	1080 22ND AVE N
183117386700020150	829 HIGHLAND ST N	143116124920000060	2250 9TH AVE N
153116458280040030	4320 9TH AVE N	213116940320030070	4650 5TH AVE S
213116630900130070	4628 5TH AVE N	143116463500140040	3226 9TH AVE N
233116351180120152	2800 3RD AVE N	233116174420110130	2627 5TH AVE S
233116174420120090	0 26TH ST S	073117283320000150	836 30TH AVE N
223116144180060130	3725 1ST AVE N	143116572400000370	2710 13TH AVE N
013116771660020020	4010 HAINES RD N	223116431080110070	4311 1ST AVE N
153116458280050180	4545 5TH AVE N	133116078300000070	1008 22ND AVE N
183117386700020070	731 HIGHLAND ST N	303117312840020150	810 18TH AVE S
223116961740210090	616 37TH ST S	073117005220070110	3545 HAINES RD N
213116352440310020	4640 1ST AVE S	203116146700030220	6275 1ST AVE N
073117848880001780	777 22ND AVE N	213116630900120070	4726 5TH AVE N
143116463500130030	820 31ST ST N	163116635400020130	4627 5TH AVE N
213116352440020020	4010 1ST AVE S	223116144180050160	3801 1ST AVE N
203116146700030140	6211 1ST AVE N	213116940320030010	4600 5TH AVE S
133116252540000230	1207 9TH AVE N	233116658620080130	2825 5TH AVE S
073117113760080050	530 38TH AVE N	213116352440050150	4001 5TH AVE S
213116352440220050	4434 1ST AVE S	223116431080080060	4221 1ST AVE N
133116262080010280	1330 22ND AVE N	073117027360010150	479 30TH AVE N
213116145620040160	110 48TH ST N	223116431080110060	4321 1ST AVE N
183117386700010030	839 7TH AVE N	133116262080010260	1312 22ND AVE N
233116351180180161	2800 2ND AVE N	133116262260030230	1436 22ND AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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073117848880001810	761 22ND AVE N	303117312840020140	800 18TH AVE S
123116950220010020	1436 30TH AVE N	153116585180020060	4144 9TH AVE N
223116144180050150	3815 1ST AVE N	223116990900020050	4436 5TH AVE S
163116826920000140	4747 5TH AVE N	213116352440070080	4162 1ST AVE S
213116352440120060	4250 1ST AVE S	223116962280040090	230 37TH ST S
223116431080110080	4301 1ST AVE N	223116431080020040	4035 1ST AVE N
143116662570000010	2481 9TH AVE N	203116482220360120	6157 1ST AVE N
213116145620050120	4735 1ST AVE N	223116431080160100	4316 5TH AVE N
253116870840000070	0 18TH AVE S	183117142020000070	467 9TH AVE N
143116395460000050	2454 9TH AVE N	143116124920000040	2300 9TH AVE N
153116458280080090	4550 9TH AVE N	213116630900120090	4714 5TH AVE N
213116352440120010	4200 1ST AVE S	143116463320030020	3020 9TH AVE N
223116990900030070	4350 5TH AVE S	073117283320000310	700 30TH AVE N
153116458280050250	4505 5TH AVE N	213116634860000050	4646 5TH AVE N
143116463320010090	2840 9TH AVE N	153116458280050220	4525 5TH AVE N
223116961740100120	3635 5TH AVE S	223116144180040120	3939 1ST AVE N
143116572400000500	1101 28TH ST N	143116790020010040	2724 9TH AVE N
153116458280050140	4577 5TH AVE N	163116635400020090	4657 5TH AVE N
153116458280080040	4520 9TH AVE N	213116352440250160	4401 5TH AVE S
073117189360050030	475 22ND AVE N	143116463320070010	2800 7TH AVE N
213116630900040050	4860 4TH AVE N	123116950220070050	1532 27TH AVE N
223116962280020030	3516 1ST AVE S	223116431080080030	4245 1ST AVE N
213116352260350010	4700 1ST AVE S	203116669780020220	130 64TH ST S
213116352440250100	4453 5TH AVE S	193116677340050010	6850 5TH AVE N
223116990900010070	4560 5TH AVE S	183117018720000260	555 9TH AVE N
143116572400000560	955 28TH ST N	073117848880001840	731 22ND AVE N
223116431080160140	4342 5TH AVE N	073117848880001960	760 22ND AVE N
233116174420110100	2651 5TH AVE S	143116572400000530	1021 28TH ST N
073117283320000110	0 30TH AVE N	303117312840020170	830 18TH AVE S
183117778140030092	532 9TH AVE N	143116662570000040	2457 9TH AVE N
203116146700030180	6245 1ST AVE N	143116572400000470	1125 28TH ST N
143116572580020030	2529 9TH AVE N	123116695700060090	1100 30TH AVE N
213116352440300130	4525 5TH AVE S	223116962280040080	200 37TH ST S
203116482220360110	6145 1ST AVE N	223116431080110030	4341 1ST AVE N
073117308880000090	480 30TH AVE N	013116771660030010	1337 38TH AVE N
223116990900020060	4444 5TH AVE S	123116950220010050	1466 30TH AVE N
213116352440050130	4031 5TH AVE S	143116463320010080	2836 9TH AVE N
213116352440070070	4150 1ST AVE S	073117005220070380	3520 DR ML K JR ST N
223116144180040110	3945 1ST AVE N	073117005220070120	3553 HAINES RD N
213116940320020040	4728 5TH AVE S	163116945540000030	4676 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
223116431080180050	4431 1ST AVE N	153116458280080070	4538 9TH AVE N
183117386700020010	707 HIGHLAND ST N	203116146700030150	6221 1ST AVE N
143116662570000100	2411 9TH AVE N	213116352440380130	4719 5TH AVE S
073117283320000280	726 30TH AVE N	223116962280030020	3614 1ST AVE S
153116585180100160	4201 5TH AVE N	203116146700030210	6267 1ST AVE N
183117386700020090	803 HIGHLAND ST N	213116352440220070	4450 1ST AVE S
223116144180050120	3835 1ST AVE N	213116352440420160	4801 5TH AVE S
123116718020000250	1057 22ND AVE N	133116262080010250	1302 22ND AVE N
133116128340000020	1135 9TH AVE N	213116352440300150	4501 5TH AVE S
183117386700020180	841 HIGHLAND ST N	143116572400000590	925 28TH ST N
073117308880000070	466 30TH AVE N	213116352440070010	4100 1ST AVE S
123116718020000230	1055 22ND AVE N	143116572580020040	2521 9TH AVE N
073117848880001700	857 22ND AVE N	063117548460010180	617 38TH AVE N
133116078300000170	2137 11TH ST N	223116431080250060	4525 1ST AVE N
213116940320020070	4752 5TH AVE S	243116118080070160	1961 3RD AVE N
223116691740060160	400 37TH ST N	143116856080000020	730 28TH ST N
063117548460010200	601 38TH AVE N	073117848880002030	820 22ND AVE N
073117005220070220	3742 FOSTER HILL DR N	233116658620080120	2837 5TH AVE S
233116174420110110	2643 5TH AVE S	063117005400070010	3801 DR ML K JR ST N
073117189360010120	525 22ND AVE N	143116572400000570	945 28TH ST N
143116572400000400	2738 13TH AVE N	123116950220010040	1452 30TH AVE N
073117005220070020	3435 HAINES RD N	183117313380000080	624 HIGHLAND ST N
073117005220070390	3510 DR ML K JR ST N	223116144180060150	3709 1ST AVE N
063117201600020090	435 38TH AVE N	073117027380000010	529 30TH AVE N
213116940320020050	4736 5TH AVE S	073117027360010170	461 30TH AVE N
153116458280010260	4301 5TH AVE N	173117169200000010	800 BEACH DR NE
213116352440170020	4310 1ST AVE S	233116350820040171	2755 4TH AVE N
183117386700020080	735 HIGHLAND ST N	203116669780150010	6394 4TH AVE S
133116401940000010	1045 9TH AVE N	133116078300000200	1112 22ND AVE N
213116352440250110	4443 5TH AVE S	233116658620070120	2935 5TH AVE S
143116463320010050	800 28TH ST N	223116144180040130	3929 1ST AVE N
153116456480010030	3626 9TH AVE N	133116262080010010	1340 22ND AVE N
143116790020010050	2720 9TH AVE N	073117848880001950	750 22ND AVE N
223116990900020030	4420 5TH AVE S	123116950220010010	1430 30TH AVE N
213116145620050130	4725 1ST AVE N	143116463500180020	730 31ST ST N
153116538200040010	550 37TH ST N	223116961740110120	3539 5TH AVE S
183117386700020050	723 HIGHLAND ST N	073117848880002070	850 22ND AVE N
073117308880000060	460 30TH AVE N	223116431080080070	4215 1ST AVE N
153116456480020030	3476 9TH AVE N	153116458280040110	4430 9TH AVE N
203116669780110110	6400 3RD AVE S	223116961740140070	3548 5TH AVE S
143116662570000060	2441 9TH AVE N	063117548460010220	533 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
163116945540000070	4640 9TH AVE N	143116572580020050	2509 9TH AVE N
073117848880001870	2200 7TH ST N	223116431080300150	4554 5TH AVE N
143116662570000110	2401 9TH AVE N	173117048420070160	624 BEACH DR NE
223116144180010010	3700 BURLINGTON AVE N	073117157140000020	610 30TH AVE N
233116658620070140	2901 5TH AVE S	183117386700020140	825 HIGHLAND ST N
243116118080070010	1960 4TH AVE N	143116572400000410	1225 28TH ST N
013116771660010110	3928 HAINES RD N	143116790020010230	811 28TH ST N
143116463320010040	810 28TH ST N	183117386700020030	715 HIGHLAND ST N
133116262080010210	1220 22ND AVE N	123116742860000150	1320 30TH AVE N
073117283320000120	858 30TH AVE N	153116458280050200	4539 5TH AVE N
223116144180040140	3919 1ST AVE N	213116352440150130	4227 5TH AVE S
213116145620040120	4835 1ST AVE N	073117027360010210	425 30TH AVE N
143116572400000580	935 28TH ST N	123116718020000110	1001 22ND AVE N
193116677340050070	6800 5TH AVE N	213116352440050100	4051 5TH AVE S
213116145620030080	4862 BURLINGTON AVE N	223116990900030080	500 44TH ST S
133116252540000831	0 9TH AVE N	213116352440150150	4211 5TH AVE S
213116352440170010	4300 1ST AVE S	123116718020000330	1095 22ND AVE N
163116826920000110	4801 5TH AVE N	123116718020000190	1035 22ND AVE N
123116695700060100	1108 30TH AVE N	123116718020000430	1135 22ND AVE N
123116415980010030	1518 38TH AVE N	073117113760080060	532 38TH AVE N
223116144180060090	3763 1ST AVE N	223116961740150050	3630 5TH AVE S
223116961740100090	430 37TH ST S	213116352260350040	4728 1ST AVE S
123116415980010010	1500 38TH AVE N	123116417960020230	1021 30TH AVE N
063117548460010160	633 38TH AVE N	073117027360010190	441 30TH AVE N
073117848880002090	866 22ND AVE N	223116691740070010	3700 4TH AVE N
223116962280030090	150 37TH ST S	233116658620010160	2801 2ND AVE S
013116771660010050	3844 HAINES RD N	213116352440340150	4611 5TH AVE S
143116572400000350	2638 13TH AVE N	073117368460000020	741 30TH AVE N
073117189360010060	621 22ND AVE N	163116945540000050	4660 9TH AVE N
213116352440340140	4619 5TH AVE S	123116718020000170	1027 22ND AVE N
143116124920000070	2242 9TH AVE N	223116775800030070	4250 5TH AVE N
153116585180030010	880 42ND ST N	143116572400000090	2611 9TH AVE N
133116128340000060	1101 9TH AVE N	153116585180010060	4040 9TH AVE N
183117468360020010	832 GROVE ST N	073117848880001850	727 22ND AVE N
143116572400000390	2720 13TH AVE N	143116463500190010	630 31ST ST N
213116352440100090	4159 5TH AVE S	203116669780070010	6394 2ND AVE S
073117848880001740	821 22ND AVE N	163116635400040080	4705 5TH AVE N
143116463500240010	532 31ST ST N	223116775800030010	4200 5TH AVE N
073117113760080030	520 38TH AVE N	213116352260350070	4750 1ST AVE S
213116940320030080	4660 5TH AVE S	213116352440050110	4043 5TH AVE S
213116352440200140	4321 5TH AVE S	213116352440150120	4235 5TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
123116695700060110	1116 30TH AVE N	133116262080010220	1228 22ND AVE N
223116144180060010	3700 2ND AVE N	073117848880001920	726 22ND AVE N
143116463500140030	3220 9TH AVE N	073117283320000200	794 30TH AVE N
223116990900020070	4452 5TH AVE S	223116961740150020	3614 5TH AVE S
213116940320010040	4828 5TH AVE S	153116585180020080	4158 9TH AVE N
133116262260030190	1400 22ND AVE N	073117848880002040	828 22ND AVE N
063117548460010250	509 38TH AVE N	213116352440170060	4344 1ST AVE S
223116990900020080	500 45TH ST S	073117005220070180	3635 HAINES RD N
163116945540000010	4686 9TH AVE N	213116352440120080	4260 1ST AVE S
303117312840020160	820 18TH AVE S	143116463320100070	0 6TH AVE N
073117189360010070	615 22ND AVE N	073117113760080130	3731 7TH ST N
143116572400000100	2601 9TH AVE N	063117201600020130	469 38TH AVE N
153116456480050240	601 37TH ST N	153116458280010210	4339 5TH AVE N
143116572400000080	2621 9TH AVE N	073117283320000220	772 30TH AVE N
143116572400000420	1219 28TH ST N	223116962280030070	3648 1ST AVE S
143116463320040070	3054 8TH AVE N	223116961740100160	3601 5TH AVE S
213116352440100100	4151 5TH AVE S	063117201600020120	463 38TH AVE N
213116352440120040	4230 1ST AVE S	203116669780060120	201 64TH ST S
073117027360010140	487 30TH AVE N	013116771660030080	1225 38TH AVE N
153116458280010140	4445 5TH AVE N	233116658620080090	416 29TH ST S
073117368460000010	735 30TH AVE N	223116431080180080	100 44TH ST N
133116078300000150	1074 22ND AVE N	073117005220070140	3601 HAINES RD N
223116961740150030	3622 5TH AVE S	303117313200000060	860 18TH AVE S
213116940320030060	4642 5TH AVE S	143116463500190050	600 31ST ST N
223116431080080010	4255 1ST AVE N	013116771660020070	4100 HAINES RD N
073117027360010200	433 30TH AVE N	063117201600020160	495 38TH AVE N
073117157140000040	628 30TH AVE N	183117386700020020	711 HIGHLAND ST N
203116482220360130	6169 1ST AVE N	243116304200000040	2011 2ND AVE N
063117005400110020	4011 DR ML K JR ST N	213116145620040150	4809 1ST AVE N
073117848880001930	732 22ND AVE N	143116463320030040	3028 9TH AVE N
153116585180010070	4062 9TH AVE N	213116352440150110	4245 5TH AVE S
123116718020000130	1013 22ND AVE N	213116352440200090	4363 5TH AVE S
223116431080160120	4320 5TH AVE N	213116352440250120	4437 5TH AVE S
063117548460010140	3815 7TH ST N	223116431080160090	4300 5TH AVE N
153116458280010170	4419 5TH AVE N	203116669780100010	310 64TH ST S
133116078300000240	1140 22ND AVE N	223116431080080080	4205 1ST AVE N
213116352440150090	4263 5TH AVE S	123116417960030020	1045 30TH AVE N
223116962280020070	3550 1ST AVE S	073117189360010090	545 22ND AVE N
213116352440270020	4510 1ST AVE S	073117283320000270	736 30TH AVE N
143116463320090060	3052 7TH AVE N	143116463320030060	3044 9TH AVE N
153116458280050210	4535 5TH AVE N	143116124920000110	2210 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
213116352440310170	4660 1ST AVE S	153116458280040070	4348 9TH AVE N
213116352440250140	4421 5TH AVE S	013116771660010120	3936 HAINES RD N
073117579780010030	534 30TH AVE N	073117283320000160	824 30TH AVE N
223116961740160090	3653 6TH AVE S	063117005400080170	721 38TH AVE N
223116962280030010	3600 1ST AVE S	073117027360020130	685 30TH AVE N
153116585180100130	4227 5TH AVE N	213116145620060110	4611 1ST AVE N
143116463320020050	2936 9TH AVE N	213116352440270080	100 46TH ST S
223116990900030050	4340 5TH AVE S	213116145620040070	125 49TH ST N
143116463500180050	700 31ST ST N	213116352440070060	4142 1ST AVE S
153116458280040120	4434 9TH AVE N	213116352440100140	4119 5TH AVE S
143116790020010110	2600 9TH AVE N	153116458280010180	4415 5TH AVE N
123116742860000200	1226 30TH AVE N	223116961740100140	3621 5TH AVE S
073117005220070190	3651 HAINES RD N	133116252540000820	0 9TH AVE N
213116352440150160	4201 5TH AVE S	223116431080180060	4411 1ST AVE N
213116940320030040	4626 5TH AVE S	213116352440050140	4019 5TH AVE S
133116100620000490	1310 9TH AVE N	153116458280010150	4435 5TH AVE N
173117048420010020	840 BEACH DR NE	013116771660020050	4034 HAINES RD N
243116118080080090	312 20TH ST N	013116021420020150	4035 HAINES RD N
013116000004400100	0 HAINES RD N	013116021600000040	3960 12TH ST N
153116585180100150	4211 5TH AVE N	013116021600000030	3871 HAINES RD N
163116945540000100	4620 9TH AVE N	013116021600000020	3901 HAINES RD N
143116572400000510	1035 28TH ST N	013116021600000010	3911 HAINES RD N
143116572400000550	1001 28TH ST N	013116021420030100	3931 HAINES RD N
233116351180070142	2801 3RD AVE N	013116021420030070	3953 HAINES RD N
073117848880001990	784 22ND AVE N	013116021420030090	3933 HAINES RD N
073117283320000180	800 30TH AVE N	013116021420030080	3943 HAINES RD N
153116585180010050	4034 9TH AVE N	013116021420030110	3923 HAINES RD N
203116669780060130	6401 3RD AVE S	013116021420020180	4009 HAINES RD N
133116128340000050	1113 9TH AVE N	013116021420020190	0 HAINES RD N
223116144180060140	3717 1ST AVE N	013116021420020170	4023 HAINES RD N
213116352440120050	4234 1ST AVE S	013116021420020140	4043 HAINES RD N
183117778140010092	432 9TH AVE N	013116021420020130	4051 HAINES RD N
223116775800030050	4234 5TH AVE N	013116021420020110	4111 HAINES RD N
073117848880001730	835 22ND AVE N	123116695700060120	1126 30TH AVE N
123116718020000050	921 22ND AVE N		
183117778140020100	875 5TH ST N		
013116771660020030	4020 HAINES RD N		
213116352440340110	4643 5TH AVE S		
123116718020000310	1085 22ND AVE N		
143116572400000490	1117 28TH ST N		
223116431080250040	4535 1ST AVE N		

**PARCELS WITH LESS THAN 75% WITHIN THE CHHA**

<b>PARCEL</b>	<b>ADDRESS</b>	<b>PARCEL</b>	<b>ADDRESS</b>
363116653760000050	2435 DR ML K JR ST S	343116261540020040	3756 22ND AVE S
343116154620000010	3700 22ND AVE S	303117851190020030	757 18TH AVE S
073117169290300120	3400 1ST ST N	343116261540020010	2201 KINGSTON ST S
073117444420300090	3430 1ST ST N	303117312840030230	784 18TH AVE S
313117724680000000	3600 DR ML K JR ST S	073117170640430070	3310 1ST ST N
073117171180630130	155 30TH AVE N	063217480960010030	3818 DR ML K JR ST S
363116653760000040	2425 DR ML K JR ST S	363116653760000010	2401 DR ML K JR ST S
343116261540020030	3748 22ND AVE S	363116653760000030	2417 DR ML K JR ST S
363116504180000960	981 26TH AVE S	343116261540020050	3762 22ND AVE S
073117171180630150	135 30TH AVE N	073117169330480010	3220 1ST ST N
073117169330480111	3210 1ST ST N	063217480960010040	3826 DR ML K JR ST S
273116154080060150	3631 22ND AVE S	343116261540020020	3740 22ND AVE S
343116261540020060	2200 38TH ST S		
303117312840030220	776 18TH AVE S		
303117851190030020	737 18TH AVE S		

**PARCELS WITH MULTIPLE ZONING DISTRICTS  
OR FOR WHICH ONLY PART OF THE PARCEL QUALIFIES FOR REZONING  
(LEGAL DESCRIPTION REPRESENTS THAT PORTION OF THE PARCEL TO BE REZONED)**

<b>PARCEL</b>	<b>ADDRESS</b>	<b>LEGAL DESCRIPTION TO BE REZONED</b>
023116163440080070	2727 38TH AVE N	CLEAR VISTA BLK 8, LOT 7 LESS S 7 1/2FT FOR RD R/W
063117201600020030	3800 4TH ST N	CURN'S, W. J. SUB BLK 2, LOT 7
073117292690010010	2290 4TH ST N	FOURTH STREET CENTER BLK 1, Western 154.58 -feet of LOT 1
113116178920010010	2750 38TH AVE N	COOLIDGE PARK BLK 1, LOTS 5 & W 9FT OF LOT 6 LESS RD R/W ON N
133116125280000010	2140 16TH ST N	BRUNSON'S NO. 4 LOT 13 LESS N 3 FT
143116463500240030	0 31ST ST N	KENWOOD SUB ADD BLK 24, LOT 2 LESS N 1/2
233116350820030010	2750 5TH AVE N	HALL'S CENTRAL AVE NO. 1 BLK 3 W 50.95FT OF VILLA SITE X LESS THAT PART FOR R/W DESC BEG SW COR OF SD SITE X TH N'LY 127FT TH E'LY 3FT ALG N BNDRY OF SITE X TH S'LY 120FT TH S29D45'E 8.06FT TH W'LY 7FT TO POB
153116182880120090	3719 13TH AVE N	CORSON'S SUB BLK 12, LOTS 13, 14 & W 25FT OF LOT 15
273116154080060060	2110 37TH ST S	CHILDS PARK BLK 6, LOTS 7 AND 8
273116754020000010	3647 18TH AVE S	RIDGEWOOD TERRACE LOTS 1 THRU 4 AND 20FT VAC ST ON S
223116431080230010	4444 5TH AVE N	INTER BAY BLK 23, LOTS 9 THRU 16 LESS ST
133116100620000680	1401 5TH AVE N	BON AIR LOTS 68 THRU 70



**Staff Report to the St. Petersburg Community Planning & Preservation Commission (CPPC)**

Prepared by the Planning & Development Services Department  
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday, February 14, 2023  
at 2:00 p.m. in the City Council Chambers, City Hall  
175 Fifth Street North, St. Petersburg, Florida.

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**City File: ZM-15**  
**NTM-1 Zoning Map Amendment**

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This is a city-initiated application requesting that the Community Planning & Preservation Commission (“CPPC”), in its capacity as the Land Development Regulation Commission (“LDRC”), make a finding of consistency with the City of St. Petersburg’s Comprehensive Plan and recommend to City Council APPROVAL the following proposed map amendments to the *Official Zoning Map* from NT-1 and NT-2 (Neighborhood Traditional) to NTM-1 (Neighborhood Traditional Mixed Residential) for approximately 2,897 properties.

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**APPLICANT INFORMATION**

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**APPLICANT:** City of St. Petersburg  
175 5<sup>th</sup> Street North  
St. Petersburg, Florida 33712

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Planning and Development Services Department  
Derek.Kilborn@stpete.org  
(727) 893-7872

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**INTRODUCTION: HOUSING DEVELOPMENT**

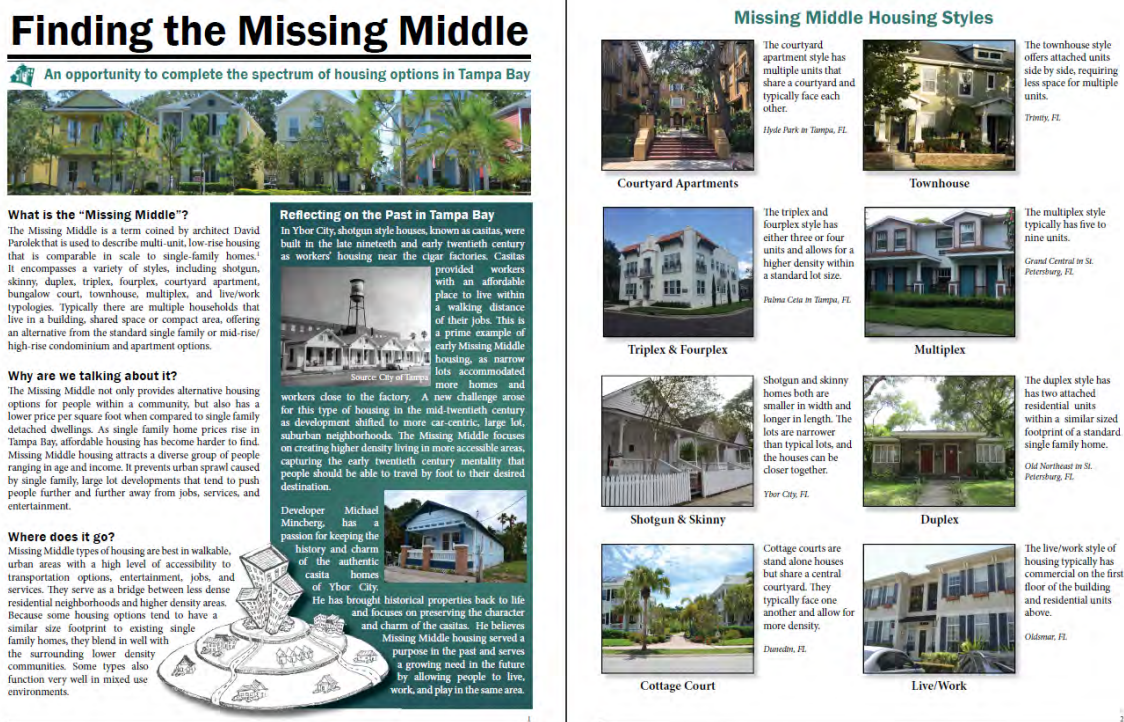
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This city-initiated application is a proposed amendment to the City of St. Petersburg’s *Official Zoning Map* and represents the convergence of several different housing initiatives.



In 2017, the City’s Planning and Development Services Department began investigating the potential for accessory dwelling units and small-scale, multi-family developments to increase housing diversity and housing supply while mitigating for an increase in population, housing demand, and price inflation. This research helped inform a publication in October 2017 by Forward Pinellas, a countywide planning agency, titled “Knowledge Exchange Series: Finding the Missing Middle.” The term Missing Middle housing generally refers to multi-unit or clustered housing that is compatible in scale and design with single-family houses, and is designed to encourage walking, biking, and transit use.

Figure 1. Knowledge Exchange Series: Finding the Missing Middle, published by Forward Pinellas, October 2017



Following publication, Staff delivered a two-part presentation on housing development and affordability to the City Council’s Committee of the Whole (“COW”) on March 22, 2018, and April 19, 2018. The earliest concepts of the NTM-1 zoning category were introduced during the April 19<sup>th</sup> presentation.

Shortly afterwards, Staff began a six-part information series. The information series was hosted for the public at the then-named St. Petersburg’s Main Library and extended from June 26, 2018, to September 25, 2018. Discussion topics included:

- Density, building typologies, and the creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small multiplexes, bungalow courts (“tiny” houses), courtyard buildings, detached row houses (“skinny”), townhouses, and large multiplexes.
- Transportation initiatives and parking regulations, proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas.

- Affordability initiatives, funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding.
- Affordable and workforce housing density bonuses, development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City.

Public feedback during this information series had an influential impact on development of the NTM-1 zoning category and inspired other text amendments to the City Code regulating workforce housing and housing development bonuses. On December 12, 2019, City Council adopted Ordinance 405-H establishing the NTM-1 zoning category and codifying the applicability criteria used to identify the parcels included with this proposed map amendment. Originally scheduled for the Spring 2020, this proposed map amendment was eventually delayed due to the COVID-19 pandemic.

Concurrent with efforts to establish the NTM-1 zoning category, then-Mayor Rick Kriseman also announced plans to develop “StPete2050: A Vision Plan for St. Petersburg.” The purpose of the StPete2050 Plan was to perform a progress and opportunities inspection of the “Vision 2020 Plan,” adopted in 2001 and effectuated through city-wide zoning and comprehensive plan amendments in 2007. The StPete2050 Plan also included new feedback from a changing community about our citizen’s priorities and aspirations for St. Petersburg’s future. The StPete2050 Plan is organized around ten (10) community themes, including *Housing*. This theme addressed several needs, including the identification of Missing Middle housing as an emerging opportunity.

Also concurrent with these efforts with NTM-1 and the StPete2050 Plan, then-Mayor Rick Kriseman announced “St. Petersburg’s Housing Plan: For All, From All” in 2020, which similarly proposed development of accessory dwelling and other housing units within a traditional neighborhood context. This policy further reinforced the City’s commitment to improve housing diversity and supply, including use of the NTM-1 zoning category.

Following completion of the StPete2050 Plan in May 2021, Staff met with City Council on at least five (5) separate occasions from August 2021 through August 2022 to consider whether the applicability criteria identified in City Code Section 16.20.015.2 (adopted as Ordinance 405-H) should be expanded to include a larger cross-section of the City’s residential neighborhoods. Following the August 2022 meeting, Staff was directed to proceed this map amendment application using the applicability criteria adopted in 2019.

The proposed map amendment is intended to generate a variety of alternative housing options for varying economic levels in our community and provide more dwelling units in response to market demands of first-time home buyers, smaller families, couples, retirees looking to age in place, adults with disabilities, car-free households, and many others.

**ZM-15: PROPOSED NTM-1 ZONING MAP AMENDMENT**

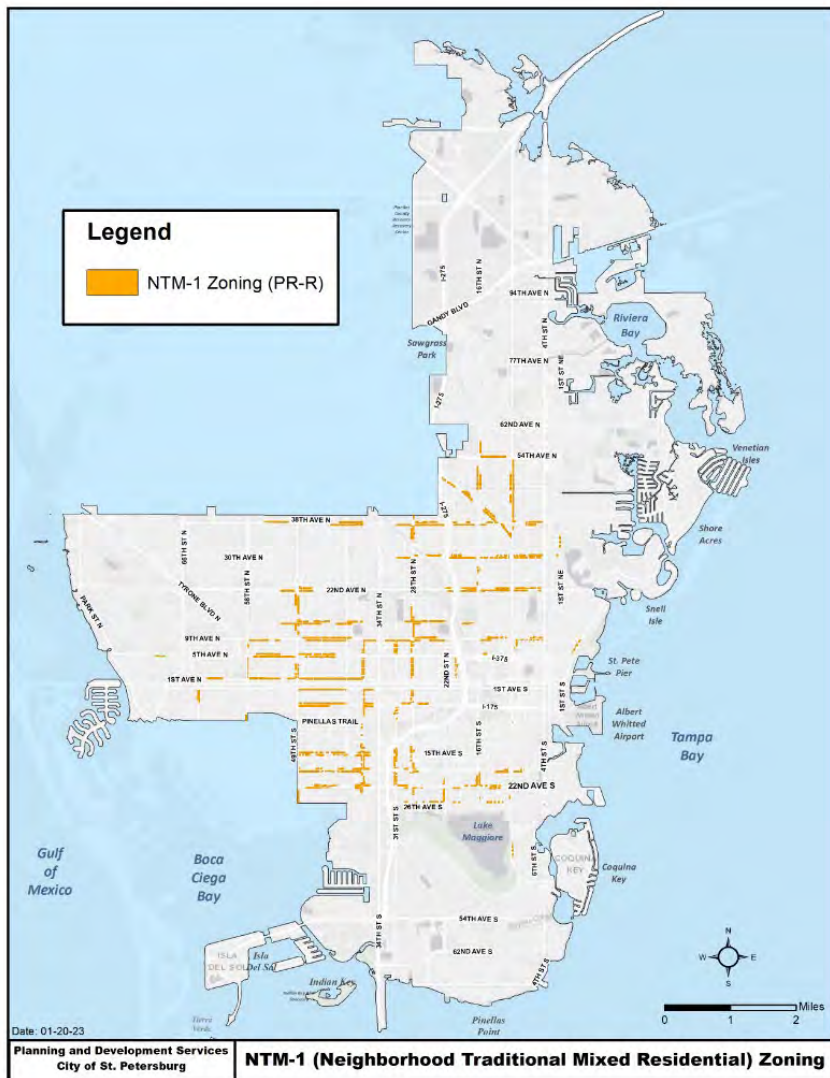
This is a city-initiated amendment to the *Official Zoning Map* from NT-1 and NT-2 (Neighborhood Traditional) to NTM-1 (Neighborhood Traditional Mixed Residential). Qualified parcels included within this application have an existing *Future Land Use Map* designation of PR-R (Planned Redevelopment – Residential) and meet the locational criteria set forth in City Code Section 16.020.015 including:

- 175-feet from the centerline of a designated Future Major Street;
- retains direct connectivity to one or more adjoining Future Major Streets; and
- adjacent to a public alley;
- *a minimum of 75% of the property\** is outside of the designated Coastal High Hazard Area ("CHHA") and does not increase density in CHHA.

*\*As proposed by LDR 2023-01*

The purpose of this proposed map amendment is to assign the NTM-1 zoning category on the *Official Zoning Map* in accordance with the applicability criteria in City Code Section 16.20.015.2 (adopted as Ordinance 405-H) and as intended upon establishment of the zoning category in 2019. The proposed zoning category is consistent with the PR-R Future Land Use designation; therefore, a *Future Land Use Map* amendment is not required. If approved, this amendment will qualify approximately 2,897 parcels located within an area that is covering 75 neighborhood and civic/business associations (See Figure 1).

Map 1. Proposed NTM properties. Additional maps included in the report attachments.



The purpose of the NTM-1 zoning category is to provide a variety of urban housing choices in low to medium density building types that reinforce the walkability of the neighborhood, provide a variety of attainable housing choices, establish appropriate transition zones from mixed-use corridors to single-family housing, support neighborhood-serving retail and service uses adjacent to this zoning category, and support public transportation and other multi-modal alternatives.

The NTM-1 zoning category is regulated through City Code Section 16.20.015, including lot dimensions, residential density, building and site layout and orientation standards. These development standards provide important context when considering any changes that might extend from this requested zoning map amendment. Originally adopted in 2019, the NTM-1 zoning category allows up to four (4) units on a typical lot not to exceed a maximum residential density of 30 units per acre; the existing NT-1 and NT-2 zoning categories allow up to 15 units per acre. This increased density enables a creative combination of housing typologies. For example, a 2-unit lot might have a duplex, two houses, or one house and an ADU; a 3-unit lot might have a triplex, or one house and two ADUs; or a 4-unit lot might have a fourplex or duplex and two ADUs.

During the public workshop series associated with this application, Staff received thoughtful feedback, insightful questions, and real scenarios to test the existing development standards. This feedback led to a text amendment application being processed as LDR 2023-01. On February 1, 2023, the City’s Development Review Commission (“DRC”) conducted a public hearing and made a finding of consistency with the Comprehensive Plan. The text amendment application will be considered by the City Council concurrent with this map amendment application in March 2023.

As part of the concurrent text amendment application, Staff is proposing for properties individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places, that additional units are allowed when adaptively established within the existing principal structure or within an addition or accessory building when designed subordinate to the principal structure. For development of vacant lots or redevelopment involving demolition, building setbacks and floor area ratio is proposed to be consistent with the current NT standards, providing for compatibility with the established development pattern in these districts:

Table 1. Comparison of Development Potential: NT to NTM-1

	Existing NT	Proposed NTM-1	Historic Properties *
<b>Density (units/acre)</b>	15	30	
<b>Impervious Surface Ratio</b>	65%	75%	
<b>Lot Area, Minimum</b>	4,500 s.f.	2,000 s.f.	
<b>Lot Width, Minimum</b>	45 ft	20 ft	
<b>Building Setbacks:</b>			
<b>Front yard</b>	25 ft	18 ft	25 ft
<b>Street Side</b>	12 ft	8 ft	12 ft
<b>Interior Side</b>	5-6 ft	3 ft	5 ft

<b>Rear</b>	6-10 ft	22 ft (inc. alley width)	
<b>Floor Area Ratio (FAR)</b>	0.4-0.5 w/0.2 bonus	0.5 w/0.2 bonus	0.4 w/0.2 bonus
<b>Building Height</b>	24 ft to roofline 36 ft to roof peak	24 ft to roofline 36 ft to roof peak	
* Subject to concurrent approval of application LDR 2023-01.			

**RELEVANT CONSIDERATIONS**

The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following criteria excerpted from the City Code *Section 16.70.040.1.1 Amendments to the Comprehensive Plan and Land Development Regulations*, the review and decision shall be guided by the following factors:

**1. Compliance of the proposed use with the goals, objectives, policies, and guidelines of the Comprehensive Plan.**

The following staff analysis is provided to address compliance with the Comprehensive Plan’s Goals, Objectives, and Policies:

StPete2050 Expand housing development/supply opportunities.

VISION

Goal *The NTM-1 map amendments are expanding the potential housing supply by amending approximately 2,897 properties that meet the qualifying guideline for the NTM-1 district. The existing NT zoning categories allow for one (1) principal unit, plus one (1) accessory dwelling unit (calculated at 15 units per acre). The NTM-1 zoning category allows up to four (4) units per lot (calculated at 30 units per acre) on a typical-sized 50-ft. x 127-ft. parcel.*

StPete2050 Make attainable housing options, including rental and ownership options and a variety of housing types, available in all neighborhoods throughout the city.

VISION

Goal *This is a city-wide rezoning following the qualifying criteria previously adopted in 2019. The proposed map amendment is intended to generate a variety of more dwelling units in response to market demands of first-time home buyers, smaller families, couples, retirees looking to age in place, adults with disabilities, car-free households, and many others. The NTM-1 amendment meets this Vision Goal.*

LU3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

*The NTM-1 development standards are intended to maintain neighborhood compatibility in building placement, scale, and design. When applied to the Official Zoning Map, the qualified properties are located along Future Major Streets. These streets have more intensive traffic than the internal neighborhood streets. In addition, many of these streets also include the City’s*

*transit routes, which support higher densities by providing multi-modal options and other transportation alternatives.*

- LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.

*The NTM-1 district requires that a property be located 175-feet from the centerline of a designated Future Major Street and retain direct connectivity to one or more adjoining Future Major Streets. All properties proposed for the NTM-1 map amendment regulations are consistent with this policy.*

- LU3.14 The conversion of single-family structures into multifamily units shall be in accordance with the LDRs, however, any associated variances will be discouraged.

*The zoning amendment to NTM-1 must follow all locational and design criteria as provided in Section 16.20.015 Neighborhood Traditional Mixed Residential (NTM).*

- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

*The proposed map amendment expands use of Missing Middle housing which refers to multi-unit or clustered housing that is compatible in scale and design with single-family houses, and is designed to encourage walking, biking, and transit use. Developing Missing Middle housing increases the number of housing units while catering to a variety of demographics including millennials and multigenerational households that are looking for smaller homes in walkable neighborhoods.*

- LU4: The following future land use needs are identified by this Future Land Use Element: 1. Residential – the City shall provide opportunities for additional residential development where appropriate.

*The NTM-1 map amendment strengthens an existing ordinance allowing a diversity of housing typologies that are compatible with existing residential neighborhoods in the traditional context.*

- LU22.1 The City shall continue to pursue strategies which reduce GHG emissions and vehicle miles traveled.

*Providing NTM-1 zoning along transit routes, corridors, and Future Major Streets will potentially reduce GHG emissions as it provides alternative transportation to the residents of the neighborhood and allows for the walkability along major corridors to retail and services rather than driving.*

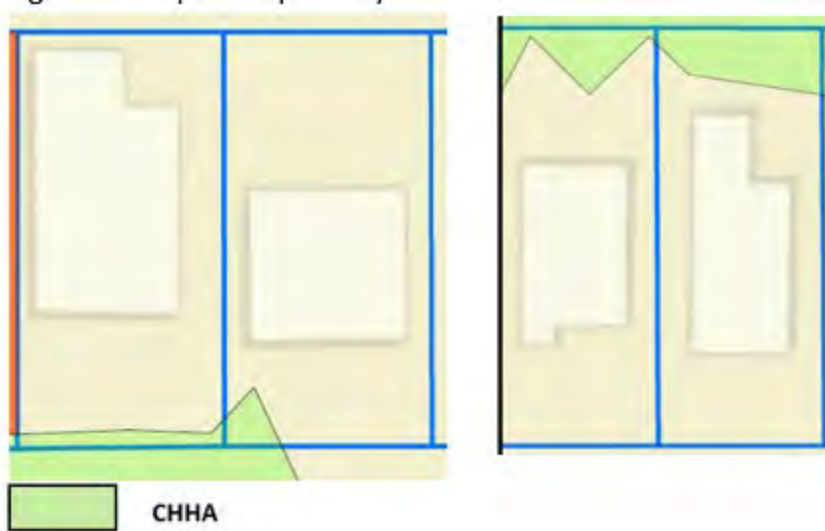
- LU23.3 The City's LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.

*The proposed map amendments are located along the Future Major Streets and corridors where transit lines and stops are provided.*

CM10B The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives, and policies of the Future Land Use Element.

*The map amendment proposes to include 27 parcels where 75-percent (%) or more of the property is located outside of the CHHA. This is proposed where the CHHA has a minimal effect on the property. Given that no increase in density will be allowed for that portion of the property in the CHHA, the text amendment is not considered a concentration of population within the CHHA. See Figure 1 for example properties where more than 75-percent (%) is outside the CHHA.*

Figure 2: Properties partially located in the CHHA; more than 75-percent (%) of the land is outside the CHHA.



T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

*The proposed amendment includes areas adjacent to Activity Centers, in redevelopment areas and supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking as provided in the Complete Streets program.*

**2. Whether the proposed amendment would adversely affect environmentally sensitive lands or properties which are documented as habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.**

The proposed amendment does not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan. No P (Preservation) zoning category is proposed to be amended; and approximately 96-percent (%) of the subject parcels are already developed.

**3. Whether the proposed changes would alter the population density pattern and thereby adversely affect residential dwelling units.**

The proposed amendment properties have a Future Land Use designation of PR-R (Planned Redevelopment-Residential) allowing up to a maximum density of 30 units per acre when located outside the CHHA and when abutting a major street as depicted on the Future Major Streets Map (Map 20, Comprehensive Plan). From a Future Land Use determination, no changes are proposed to the population density pattern. The existing zoning designations of the NT districts (both NT-1 and NT-2) allow up to 15 units/acre. The subject amendment includes approximately 2,897 properties that are currently approved for 15 units/acre per the zoning district. Based on the zoning allowance there is a potential for the population to double in size.

St. Petersburg is currently growing at a Low-Medium rate according to the University of Florida Bureau of Economic and Business Research and based on this growth, it is projected that that the City will have a population increase of approximately 25,097 people over the next 30 years creating an annual demand for an additional 1,035 units per year.

The addition of 15 units per acre, assuming a density of 1.5 persons/household per multi-family unit (University of Florida Bureau of Economic and Business Research), an additional peak population of 8,715 people is estimated.

**4. Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including, but not limited to: water, sewer, sanitation, recreation and stormwater management and impact on LOS standards for traffic and mass transit. The POD may require the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS.**

The following LOS impact analysis concludes that the proposed rezoning will impact the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management; however, the City has adequate facilities to address the proposed zoning expansion. These LOS standards are updated annually through the *Concurrency Management Report* and related annual update to the Capital Improvements Element. Additionally, the property owner must comply with all laws and ordinances in effect at the time development permits are requested.

**POTABLE WATER**

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1<sup>st</sup> of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City's and other member government's water supply needs:

- The City's adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 72.4 gpcd. The proposed zoning projects a water use of 1.08 million gallons per day (mgd).



- The City’s overall potable water demand is approximately 26.8 mgd per day (mgd), while the systemwide capacity is 68 mgd. With only 39.4% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

**SANITARY SEWER**

The city owns and operates the Water Reclamation Facilities (WRFs), each serves a distinct district that together comprises the St. Petersburg facilities planning area:

- The Northeast facility has an estimated excess average daily capacity of 8.18 mgd. The estimate is based on permit capacity of 16 mgd and a daily average flow of 7.82 mgd. With approximately 51.13% available capacity, there is excess average daily capacity to serve the amendment area.
- The Northwest facility has an estimated excess average daily capacity of 10.22 mgd. The estimate is based on permit capacity of 20 mgd and a daily average flow of 9.78 mgd. With approximately 51% available capacity, there is excess average daily capacity to serve the amendment area.
- The Southwest facility has an estimated excess average daily capacity of 5.26 mgd. The estimate is based on permit capacity of 20 mgd and a daily average flow of 14.74 mgd. With approximately 26.3% available capacity, there is excess average daily capacity to serve the amendment area.

With a projected sewer use of 1.5 mgd there is available capacity between the facilities to service the amendments. In addition, the Integrated Water Resources Master Plan incorporates growth projections and outlines the required system and network improvements.

Following several major rain events in 2015-2016, the City increased the system-wide peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. As outlined in the St. Pete Water Plan, the City is implementing system reliability improvements at the Water Reclamation Facilities (“WRFs”) aggressively improving the gravity collection system to decrease Inflow and Infiltration (“I&I”) which reduces peak flows at the WRFs, and addressing sea level rise system vulnerabilities. The City remains committed to spending approximately \$16 million a year in continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the St. Pete Water Plan, which incorporates growth projections and outlines the required system and network improvements needed to provide a resilient wastewater collection and treatment system.

**SOLID WASTE/SANITATION**

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted, or buried at the Bridgeway Acres sanitary landfill. The City and County’s commitment to recycling and waste reduction programs have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 78 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

## **RECREATION**

The City's adopted LOS for recreation and open space is 9 acres/1,000 population, the actual LOS City-wide is estimated to be 20.8 acres/1,000 population. If approved, the city-wide estimate is 20.14 acres/1,000 population there will be no noticeable impact on the adopted LOS standard for recreation and open space.

## **STORMWATER MANAGEMENT/DRAINAGE**

Stormwater management LOS is project dependent rather than based on the provision and use of public facilities and is not directly provided by the city for master planned developments. The LOS standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment where all new construction of and improvements to existing surface water management systems will be required to meet design standards outlined in the Drainage Ordinance, Section 16.40.030 of the Land Development Regulations. This ordinance requires all new development and redevelopment projects to be permitted through the City and SWFWMD to ensure projects meet quantity and quality design standards for stormwater treatment.

Prior to development of the properties with three (3) or more units, site plan approval will be required. At that time, City Code and Southwest Florida Water Management District (SWFWMD) site requirements for stormwater management criteria will be implemented. The City is currently updating its' Stormwater Master Plan as part of the One Water Plan. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality. The City's Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its' impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and rain harvesting elements. Examples of such credits may be underground stormwater vaults, pervious pavements, greywater systems, and vegetative swales.

## **TRAFFIC**

Levels of service ("LOS") for roadway facilities adjacent to the parcels proposed to be rezoned to NTM-1 are shown on Map 6. According to the Florida Department of Transportation, roadway level of service is a quantitative stratification of a performance measure or measures that represent the quality of service, measured on an "A" to "F" scale, with LOS "A" representing the best operating conditions from the traveler's perspective and LOS "F" the worst. The Forward Pinellas' "2022 Annual Level of Service Report" is the source of LOS data for road segments on the maps that Forward Pinellas analyze. For road segments not analyzed by Forward Pinellas, City staff utilized LOS data from the "2008 Roadway Level of Service" from the City's Comprehensive Plan. All road segments function at a LOS "D" or better, except for 22<sup>nd</sup> Avenue North from I-275 to 34<sup>th</sup> Street, which functions at a LOS "F." LOS "D" is the City's former standard for capacity on its major road network when transportation concurrency was in effect. City staff submitted a grant application to Forward Pinellas' Multimodal Transportation Priority List in December for traffic signal improvements on 22<sup>nd</sup> Avenue North from 4<sup>th</sup> Street to 58<sup>th</sup> Street. These improvements would include advanced traffic control and mast arms where not currently located. The Forward Pinellas board is scheduled to approve funding for the highest-ranked applications at their March 8, 2023, meeting.

Map 2. Transportation Level of Service



The City of St. Petersburg is committed to maintaining a safe transportation system for all users, including pedestrians and bicyclists. A Complete Streets administrative policy was signed in November 2015 that aims to make all city streets and travel ways safe and accommodating to all modes of transportation. The Complete Streets Implementation Plan was adopted in May 2019.

**5. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansions;**

The subject properties allow up to four (4) units per lot (calculated at 30 units per acre) on a typical-sized 50-ft. x 127-ft. parcel. If the NTM-1 building and site design standards are not met, then the property will not be able to increase the units on the property.

**6. The amount and availability of vacant land or land suitable for redevelopment for similar uses in the City or on contiguous properties;**

The majority of the subject properties are currently developed with approximately 3.8-percent (%) of the subject properties vacant. This amendment allows for additional units to be added to the property while meeting the NTM-1 design requirements.

**7. Whether the proposed change is consistent with the established land use pattern of the areas in reasonable proximity;**

The current Future Land Use designation for the property is Planned Redevelopment-Residential (PR-R), allowing up to 30 units/acre when located outside the CHHA and when abutting a major street as depicted on the Future Major Streets Map (Map 20, Comprehensive Plan). Properties within the PR-R Future Land Use designation that are not located along Future Major Streets are allowed up to 15 units/acre. No Future Land Use amendments are required or are proposed to be changed. The requested map amendment is consistent to the PR-R designation and follows the Comprehensive Plan policies of providing a higher density of residential development along Future Major Street corridors and transit routes.

**8. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change;**

The proposed map amendment includes the properties located within the Planned Redevelopment-Residential and meet the NTM-1 locational criteria including:

- 175-feet from the centerline of a designated *Future Major Street*;
- adjacent to a public alley;
- retains direct connectivity to one or more adjoining *Future Major Streets*; and
- *a minimum of 75% of the property\** is outside of the designated Coastal High Hazard Area ("CHHA") and does not increase density in CHHA.

*\*As proposed by LDR 2023-01*

The proposed map amendment is consistent to the PR-R Future Land Use designation and NTM-1 district requirements.

**9. If the proposed amendment involves a change from residential to a nonresidential use or mixed use, whether more nonresidential land is needed in the proposed location to provide services or employment to residents of the City;**

Not applicable.

**10. Whether the subject property is within the 100-year floodplain, hurricane evacuation level zone A or coastal high hazard areas as identified in the coastal management element of the Comprehensive Plan;**

Approximately 27 properties are partially located within the 100-year floodplain and correspond to the properties that are partially located within the CHHA. However, no properties are within Hurricane Evacuation Zone A. No density increase is allowed for properties within the CHHA.

**PUBLIC OUTREACH**

Starting in August 2022, the Planning and Development Services Staff responded to individual inquiries and neighborhood association invitations and hosted six (6) workshops pertaining specifically to this ZM-15 application including:

- 11/14/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments  
Workshop @ Childs Park
- 11/15/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments  
Workshop @ Roberts Recreation Center
- 11/16/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments  
Virtual Workshop
- 12/13/2022 CPPC ZM-15/LDR 2023-01 Map and Text Amendments Workshop
- 01/11/2023 Crescent Lake Neighborhood Association Meeting
- 01/12/2023 DRC LDR 2023-01/ZM-15 Text and Map Amendments Workshop
- 02/02/2023 Euclid/St. Paul Neighborhood Association
- 02/07/2023 CPPC ZM-15/LDR 2023-01 Map and Text Amendments Workshop
- 02/07/2023 Woodlawn Oaks Neighborhood Association
- 02/24/2023 Greater Woodlawn Neighborhood Association (scheduled)
- 02/21/2023 Lake Pasadena Estates Neighborhood Association (scheduled)
- 03/01/2023 Historic Kenwood Neighborhood Association (scheduled)

As of February 6, 2023, staff has received 196 emails and phone calls from approximately 133 people. Approximately 71 have been from individuals seeking additional information, but who did not express an opinion for or against the application. The calls and emails included 35 in opposition and 27 in support (multiple contacts from an individual were only counted once). Public feedback included a diversity of subjects, comments, and concerns of the proposed rezoning and the effects on their neighborhoods, streets, utilities and alleys. Specifically, discussion focused on the congestion of streets, potential flooding, potholes in alleys, and concerns about the maintenance of rental properties. Correspondence provided regarding the map amendments is attached.

**PUBLIC HEARING PROCESS**

The proposed zoning map amendment requires one (1) public hearing before the Community Planning and Preservation Commission and two (2) City Council public hearings.

**RECOMMENDATIONS**

Staff recommends that the Community Planning and Preservation Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the City’s Comprehensive Plan and recommend to City Council APPROVAL of the NTM-1 map amendments to the Official Zoning Map as illustrated.

**REPORT PREPARED BY:**

*Ann Vickstrom*

02/07/2023

Ann Vickstrom, AICP, Planner II  
Urban Planning and Historic Preservation Division  
Planning & Development Services Department

DATE

**REPORT APPROVED BY:**

*Derek A. Kilborn*

02/07/2023

Derek Kilborn, Manager  
Urban Planning and Historic Preservation Division  
Planning & Development Services Department

DATE

**Attachments:**

- Sectional Maps
- Public Comment Report
- LDR 2023-01: NTM-1 LDR Text Amendment

**HOUSING AFFORDABILITY IMPACT STATEMENT**

**City of St. Petersburg  
Housing Affordability Impact Statement**

Each year, the City of St. Petersburg receives approximately \$2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment*, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City’s Housing and Community Development Department.

**I. Initiating Department:** Planning & Development Services Development

**II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:**

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2022-01).

**III. Impact Analysis:**

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No  (No further explanation required.)

Yes  Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be: \$ \_\_\_\_\_.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No  (No further explanation required)

Yes  Explanation:

**IV: Certification**

X: It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community’s ability to provide affordable housing, please explain below:

The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required. (Please attach this Impact Statement to City Council Material and provide a copy to Housing and Community Development department.)

*/s/ Elizabeth Abernethy*

Director, Planning & Development Services (signature)

02-07-2023

Date

Copies to: City Clerk; Joshua A. Johnson, Director, Housing and Community Development

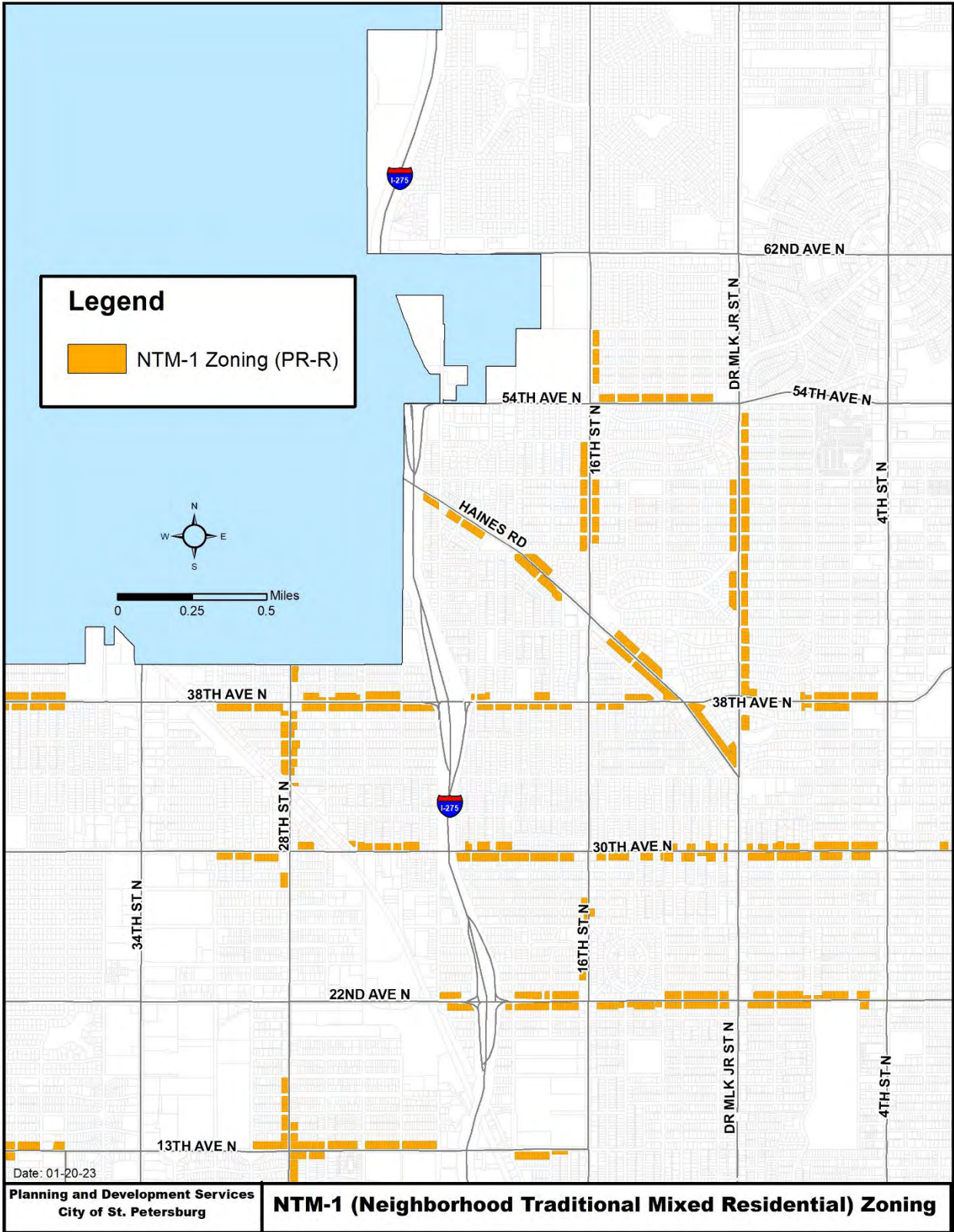
**Sectional Maps**

Sectional: North

Sectional: East


Sectional: West







**Legend**

 NTM-1 Zoning (PR-R)



Date: 01-20-23

Planning and Development Services  
City of St. Petersburg

**NTM-1 (Neighborhood Traditional Mixed Residential) Zoning**

**Public Comments Report**

Public Comment Registry

    Emails Support

    Emails Opposed

## City File: ZM-15

### Public Comment Registry

Through 02/06/23

CPPC Public Hearing February 14, 2023

Date	#	Type	Name	Status
11/10/2022	1	Tel	Tony Rodriquez	Info
11/10/2022	2	Eml	Zach Zehnder	Info
11/10/2022	3	Tel	Kara King	Info
11/10/2022	4	Tel	Bibi Ganie	Info
11/10/2022	5	Eml	Zack Zehnder	Info
11/10/2022	6	Eml	Zack Zehnder	Info
11/10/2022	7	Eml	Mark Holguin	Info
11/10/2022	8	Eml	Michael Szabo	Info
11/10/2022	9	Eml	Michael Szabo	Info
10/10/2022	10	Eml	Dan Kowalski	Info
11/11/2022	11	Eml	Nick Price	Info
11/11/2022	12	Eml	Mark Holguin	Info
11/15/2022	13	Eml	Mindy Durkin	Info
11/15/2022	14	Eml	Kowalski	Info
11/15/2022	15	Eml	Willingham	Info
11/15/2022	16	Eml	Kowalski	Info
11/15/2022	17	Eml	Kowalski	Info
11/18/2022	18	Eml	PCPAO Wright	Info
11/13/2022	19	Eml	Gina Marie Foti	Supports
11/14/2022	20	Tel	Henry Berdat	Info, Support
11/15/2022	21	Eml	Mindy Durkin	Info
11/15/2022	22	Eml	Lisa Presnail	Info - Opposed
11/15/2022	23	Tel	Ethel Bentley	Info
11/16/2022	24	Tel	Sandie Foster	Supports
11/16/2022	25	Tel	Anne Duran	Info
11/16/2022	26	Eml	Kowalski	Info
11/16/2022	27	Eml	Elizabeth Vogt	Info
11/16/2022	28	Eml	Gail Mathews	Info - Supports
11/17/2022	29	Tel	Henry Berdat	Info - Supports
1/5/2023	30	Eml	Gina Marie Foti	info
1/5/2023	31	Eml	Gina Marie Foti	info
1/3/2023	32	Eml	Gina Marie Foti	info
1/3/2023	33	Eml	Gina Marie Foti	info
1/6/2023	34	Eml	Gina Marie Foti	info
1/9/2023	35	Eml	Gina Marie Foti	info
1/9/2023	36	Eml	Gina Marie Foti	info
1/10/2023	37	Eml	Gina Marie Foti	info
1/10/2023	38	Eml	Gina Marie Foti	info
1/10/2023	39	Eml	Gina Marie Foti	info
1/10/2023	40	Tel	Green	Info
1/10/2023	41	Tel	Green	Info
1/10/2023	42	Tel	Green	Info

**City File: ZM-15****Public Comment Registry**

1/10/2023	43	Tel	Liz	Info
1/10/2023	44	Tel	Ed McGrath	Info
1/10/2023	45	Tel	Beth Murphy	Opposed
1/10/2023	46	Tel	Paul Hudson	Info
1/11/2023	47	Tel	Rose Gullet	Info
1/11/2023	48	Tel	Angela Hamilton	Info
1/11/2023	49	Tel	Tim	Supports
1/11/2023	50	Tel	Rose Brown	Info
1/11/2023	51	Eml	Palmetto Park Neighborhood Assoc	Supports
1/11/2023	52	eml	Herzfeld	Info
1/11/2023	53	Eml	Gina Marie Foti	Info Support
1/14/2023	54	Eml	John Potts	Opposed
1/15/2023	55	Eml	Payne	Supports
1/15/2023	56	Eml	Jennifer Teolis	Opposed
1/15/2023	57	Eml	Madeline Gulliver	Info
1/15/2023	58	Eml	Thomas Ley	Info Opposed
1/15/2023	59	Tel	Matthew May	Info
1/15/2023	60	Tel	Mellissa	Info
1/15/2023	61	Tel	George Busack	Info
1/15/2023	62	Tel	Justine Rhodes	Info
1/15/2023	63	Tel	Mr. Waznegger	Info
1/15/2023	64	Tel	Samuel Davis	Info, Opposed
1/15/2023	65	Tel	Eva Kowalewski	Opposed
1/15/2023	66	Tel	Beth Murphy	Opposed
1/15/2023	67	Tel	Carmen Prime	Opposed
1/15/2023	68	Tel	Saffrita	Info
1/15/2023	69	Tel	Rose Gullet	Info
1/15/2023	70	Tel	Laryssa Woodward	Supports
1/15/2023	71	Tel	Angela Hamilton	Info
1/15/2023	72	Tel	Jennifer	Info, Support
1/15/2023	73	Tel	Debra Scanlon	Info
1/15/2023	74	Tel	Samuel Davis	Info
1/15/2023	75	Tel	Venji	Info, Support
1/16/2023	76	Eml	Michele Angermeier	Opposed
1/16/2023	77	Eml	Greg Tappan	Opposed
1/16/2023	78	Eml	Michael Winterbottom	Opposed
1/16/2023	79	Eml	Jennifer Ryan-Molesky	Info
1/15/2023	80	Eml	Leroy Green	Info
1/16/2023	81	Eml	Heather Grzelka	Opposed
1/17/2023	82	Eml	Madeline Gulliver	Info
1/17/2023	83	Eml	Ken Rikard	Info
1/17/2023	84	Eml	David Delrahim	Info
1/17/2023	85	Eml	Michele Angermeier	Opposed
1/17/2023	86	Eml	Historic Kenwood NA	Info
1/17/2023	87	Eml	Jalessa Blackshear	Info
1/17/2023	88	Eml	Ryan Silveria	Supports
1/17/2023	89	Eml	Dan Kowalski	Supports

**City File: ZM-15****Public Comment Registry**

1/17/2023	90	Eml	Bruno Fernandez	Info
1/17/2023	91	Eml	Kelli Quincel	Info
1/17/2023	92	Eml	Dustin Baldwin	Info, Support
1/17/2023	93	Eml	Deborah Martohue	Opposed
1/18/2023	94	Tel	Katherine Nichol	Info
1/18/2023	95	Tel	Scot Andariese	Info, Support
1/18/2023	96	Tel	Saffita	Info, Support
1/18/2023	97	Tel	Judy Windish	Opposed
1/18/2023	98	Tel	Brad	Info, Support
1/18/2023	99	Tel	Charles Samaha	Info
1/18/2023	100	Tel	Melissa	Info
1/18/2023	101	Tel	Mary Ann	Info, Support
1/18/2023	102	Tel	Pete Wilkins	Opposed
1/19/2023	103	Tel	Dan Khoury	Info
1/19/2023	104	Tel	Andrew Davis	Info
1/19/2023	105	Tel	Pat Davis	Opposed
1/19/2023	106	Tel	Sharon Ingram	info, Support
1/19/2023	107	Tel	Bernice William	Info
1/19/2023	108	Tel	Beth Murphy	Info, Opposed
1/19/2023	109	Tel	Jen	Info
1/19/2023	110	Tel	Kathleen Stroud	Info, Opposed
1/19/2023	111	Tel	Erik	Supports
1/19/2023	112	Tel	Natham Gray	Supports
1/19/2023	113	Tel	Leontine DeBarbiery	Opposed
1/19/2023	114	Eml	David Delrahim	Info
1/19/2023	115	Eml	Vicki Morgan	Info
1/19/2023	116	Eml	Jalessa Blackshear	Info
1/19/2023	117	Eml	Matthew May	Info
1/19/2023	118	Eml	Lisa Lippincott	Info
1/19/2023	119	Eml	Mark & Cynthia Stephens	Info
1/19/2023	120	Eml	Ky Fer	Info
1/19/2023	121	Eml	John Potts	Info, Opposed
1/19/2023	122	Eml	Bob Singer	Info
1/19/2023	123	Eml	Dustin Baldwin	Info, Support
1/19/2023	124	Eml	Deborah Martohue	Opposed
1/19/2023	125	Eml	Woodlawn Oaks NA/Andy Davis	Info
1/19/2023	126	Eml	Toby Duffield	Opposed
1/19/2023	127	Eml	Thomas Ley	Opposed
1/19/2023	128	Eml	Bob Singer	Info
1/19/2023	129	Eml	Kate Zamboni	Opposed
1/22/2023	130	Tel	Jamie Dickerson	Info
1/22/2023	131	Tel	Jeanette Keys	Supports
1/22/2023	132	Eml	Woodlawn Oaks NA	Info
1/23/2023	133	Eml	Norm Zamboni	Opposed
1/23/2023	134	Eml	Kate Zamboni	Opposed
1/23/2023	135	Eml	Jamie Dickerson	Opposed
1/23/2023	136	Eml	Goran Ivanov	Opposed
1/23/2023	137	Eml	Joseph Mingione	Supports

**City File: ZM-15****Public Comment Registry**

1/23/2023	138	Eml	Barbara Nicolaisen	Opposed
1/23/2023	139	Eml	Michael Williams	Info
1/23/2023	140	Eml	Mark & Cynthia Stephens	Info
1/23/2023	141	Eml	Gayle Mathews	Supports
1/23/2023	142	Eml	Elizabeth Vogt	Info
1/24/2023	143	Tel	Janet Young	Info
1/24/2023	144	Tel	Leroy Green	Info
1/24/2023	145	Tel	Sarah Wine	Info, Support
1/24/2023	146	Tel	Michael Williams	Info
1/24/2023	147	Tel	Henry Verdat	Info, Support
1/24/2023	148	Eml	Woodlawn Oaks	Info
1/24/2023	149	Eml	Carol Gruszka	Opposed
1/24/2023	150	Eml	Lane Driscoll	Opposed
1/24/2023	151	Eml	Karen Lorenz	Opposed
1/25/2023	152	Tel	Mark McGrath	Info
1/25/2023	153	Tel	Jennifer Larmen	Opposed
1/29/2023	154	Eml	Robin Reed	Info
1/30/2023	155	Tel	James Golin	Supports
1/30/2023	156	Eml	Niel Allen	Info
1/30/2023	157	Tel	Franklin Motley	Supports
1/30/2023	158	Eml	Robin Reed	Info
1/30/2023	159	Eml	Robin Reed	Info
1/30/2023	160	Eml	ESPNA	Info
1/30/2023	161	Eml	Niel Allen	Info
1/30/2023	162	Eml	Bill McCain & Jeff Kenner	Info
1/30/2023	163	Eml	GWNA	Info
1/30/2023	164	Eml	Norma Bouillion	Opposed
1/30/2023	165	Eml	Mike Battigelli	Opposed
1/30/2023	166	Eml	Corey Vongsalay	Opposed
1/30/2023	167	Eml	Susan Fulmer	Opposed
1/30/2023	168	Eml	John Deas	Info
1/30/2023	169	Eml	Bob Watson	Info
1/30/2023	170	Eml	Grant Crockett	Incorrect Application
1/30/2023	171	Eml	Cathy Wilson	Opposed
1/30/2023	172	Tel	Scott Seaman	Info
1/30/2023	173	Eml	Susan Fulmer	Opposed 2nd
2/1/2023	174	Eml	Gina Marie Foti	Supports
2/1/2023	175	Eml	Ryan Smith	Supports
2/1/2023	176	Eml	Woodlawn Oaks NA	Info
2/1/2023	177	Eml	Robbie Griffie	Info
2/1/2023	178	Eml	Dan Kowalski	Support Info
2/1/2023	179	Tel	Raphael Perrier	Opposed
2/1/2023	180	Tel	Patrick Ruffin	Support
2/1/2023	181	Tel	Lisa Till	Info
2/1/2023	182	Tel	Carol Terroni	Opposed
2/1/2023	183	Tel	Andy Schwartz	Support
2/1/2023	184	Tel	Jillian Redford	Opposed
2/1/2023	185	Tel	Dan Moranda	Info



**City File: ZM-15**

**Public Comment Registry**

2/1/2023	186	Tel	Nicole Harder	Info
2/1/2023	188	Tel	Dale Marks	Info
2/6/2023	189	Tel	Lisa Mclusky	Info
2/6/2023	190	Tel	Linda Aure	Info
2/6/2023	191	Tel	Sharon Newton	Info
2/6/2023	192	Tel	Allison Swift	Info

December 9, 2022

Gina Marie Foti  
2643 5th Ave South, St. Petersburg, Florida, 33712  
[Imaginationten@gmail.com](mailto:Imaginationten@gmail.com) | (727) 902-1252

Dear Community Planning and Preservation Commission (CPPC) and City of St. Petersburg,

**NTM-1 Property:** 2643 5th Ave South, St. Petersburg, Florida, 33712

**Re:** Request to Maintain Front Parking and Access in Former Church / Home in Qualified NTM-1 Rezoning, as Part of Ongoing Efforts to Mitigate St. Petersburg's Housing Crisis

I am pleased to say that my home qualifies and fits all the requirements for the NTM-1\* rezoning.

Although I fully support and commend the City for these efforts, my home presents a unique scenario that requires thoughtful consideration. My property was previously a small neighborhood church with cultural significance, and was built and designed substantially further back on the lot than the surrounding homes to allow front access parking (see Exhibit A).

As it stands, the NTM-1 proposal states that all required parking spaces must be accessed exclusively from the alley. Therefore, if I take advantage of the proposed NTM-1 zoning, it may require the removal of my home's existing front parking and access.

### **Request**

Given the unique nature of my home, formerly a church, I am asking for the NTM-1 zoning to be amended to allow the property to maintain its front parking access.

### **Benefits of Approving Zoning Request**

If my request is approved, it will provide the following benefits to the community:

- Encourage the modification of an existing property, while complementing the structure, its unique nature and cultural neighborhood past.
- Allow a St. Petersburg resident to participate in the NTM-1 rezoning program.
- Promote walkability, "at the core of the success of increasing walkability is density, it is the key to making these communities walkable and vibrant." Urban Land Institute\*\*
- Prevent burdensome, costly and unknown variances.
- Benefit the community with additional dwelling units, and therefore support NTM-1's primary objective.

On the other hand, if I am required to remove the front parking, or have to go through unknown variances, it would put me at a great disadvantage, and would encourage the removal of the existing structure, creating an unnecessary, expensive, and time-consuming burden, significantly delaying the potential for additional units that can become available to the community.

### **Conclusion**

While I appreciate the parking parameters in the NMT-1 rezoning for most case scenarios, I urge you to allow my request to amend the NTM-1 rezoning and allow my property to maintain its front parking access. If we work together, we can develop and sharpen many wonderful tools to solve the housing crisis in St. Petersburg.

The NTM-1 proposed change aims to increase housing supply, and to "enable various dwelling units in

response to market demands, encouraging the use and preservation of current structures.” I purchased a former church and not a regular single-family home as housing shortages have us all exploring creative ways to address the situation.

### **Community Support**

Attached is a letter from the President of the Palmetto Park Neighborhood Association, supporting retaining the parking and front access of the property due to its unique nature (See Exhibit B).

Also attached, is a letter from Bishop Zema Florence. prior owner, and operator of the community church, supporting my request. As you will read in his letter, it is of importance to him to have part of this structure be included in the new proposed NTM-1 zoning, and feels strongly that allowing the front parking and entrance to remain on the site will facilitate additional units to the community (See Exhibit C).

I appreciate your consideration.

Sincerely,

### **Gina Marie Foti**

Homeowner  
2643 5th Ave South  
St. Petersburg, Florida

\*Under this proposed change, single-family houses may expand to include accessory dwelling units (e.g. garage apartments) or be redeveloped up to a maximum four (4) residential units. These units may be developed as rental apartments, townhouses, or condominiums.) Source: City of St. Petersburg website ([https://www.stpete.org/residents/current\\_projects/planning\\_projects/housing\\_initiatives.php](https://www.stpete.org/residents/current_projects/planning_projects/housing_initiatives.php))

\*\* The Benefits of Growth - Urban Land Institute. 1 Mar. 2019, [https://uli.org/wp-content/uploads/ULI-Documents/BenefitsofGrowth.ashx\\_.pdf](https://uli.org/wp-content/uploads/ULI-Documents/BenefitsofGrowth.ashx_.pdf).

### **Exhibit A:**



**See Support Letters in the Following Pages**

Kate M Thorpe-Eddleman  
President, Palmetto Park Neighborhood Association  
thorpekatem@gmail.com  
(786) 553-9881

December 8, 2022

Dear City of St. Petersburg,

- Request to Maintain Front Parking and Access in Qualified NTM-1 Rezoning Home / Former Church: 2643 5th Ave South, St. Petersburg, Florida, Palmetto Park Neighborhood Association
- Show support NTM-1 Rezoning

As a devoted resident and President of the Palmetto Park Neighborhood Association, I am constantly seeking ways to improve the quality of life in our neighborhood and surrounding areas. I praise the city's plans to expand NTM-1 zoning to alleviate the housing crisis facing our community.

I am writing this letter of support for a unique scenario concerning a Palmetto Park Neighborhood Association home/former church. The NTM-1 rezoning proposal currently states that all parking must be in the back alley. However, this property, originally a small church and now a residential home, was built significantly further back on the lot to also accommodate front parking. Therefore, while the property fully qualifies for the NTM-1 rezoning, it may require the removal of existing front parking and access.

**Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking and access, retaining her property's qualification of the proposed rezoning.** Allowing this will remove a significant obstacle for the owner and facilitate the creation of additional residential units on the property.

I am confident that you will grant this request, recognizing that it will encourage the modification of a unique, and important structure in the Palmetto Park Neighborhood, while allowing the community to benefit from additional dwelling units through NTM-1's rezoning.

I look forward to your decision.

Sincerely,

*Kate M Thorpe Eddleman*

December 12, 2022

Kate M Thorpe-Eddleman  
President, Palmetto Park Neighborhood Association

Bishop Zema J. Florence  
The Holy Temple of Church  
(727) 452-3191 | florencezema@gmail.com

December 9, 2022

**Re:** Request to Maintain Front Parking and Access in Former Church / Home for Qualified NTM-1 Property

**Subject Property:** Qualified NTM-1 Rezoning Property, 2643 5<sup>th</sup> Ave South, St. Petersburg, Florida, 33712

To Whom It May Concern:

This letter is regarding my former property and church (now a residence), 2643 5<sup>th</sup> Ave South, St Pete, Florida 33712, which I am pleased to say qualifies for the NTM-1 rezoning proposal.

As the previous owner and operator of the church, formerly known as the Holy Temple Cathedral Church of God in Christ, it is important to me that the property continues to benefit the community which it served for years, but now as additional housing.

Since the property was built as a small church, it was constructed further back on the lot to accommodate for front access and parking. While the property fully qualifies for the NTM-1 rezoning, it may require the removal of the existing front parking and access. **Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking access.**

Allowing the front parking and entrance will make it easier for the home to be modified to accommodate additional units. My concern is that if the front parking is required to be removed, it will create costly obstacles to the new owner and may incentivize not using any of the current structure.

It was a difficult decision to sell the church, but we secured a larger location to accommodate our growing congregation. I sold Ms. Foti the property, because she cares about the community, knowing it would be in good hands.

Prior to my time as Bishop, the church had played a key role in St. Petersburg, as part of the Living God Worldwide Revival Center. Its founding father, Pastor Samuel Butler, an influential gospel musician and his sons, recorded with the Five Blind Boys of Alabama, one of the groups which helped end segregation in the United States.

During my time at the church, we served hundreds of members with holiday celebrations and gatherings, food drives, and clothes giveaways, welcoming key members of our community to participate in our services, including the late Reverend Watson Haynes, III as one of our keystone Black History Month speakers.

Modifying the property to provide housing will be an incredible part of its journey, allowing it to continue to serve its community. I urge you to allow the home to retain its front parking and entrance, so that the current owner does not have unnecessary hardships in order to benefit from NTM-1.

Sincerely,



Bishop Zema J Florence

December 12, 2022

## Ann O. Vickstrom

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**From:** Kate M Thorpe-Eddleman <thorpekatem@gmail.com>  
**Sent:** Wednesday, January 11, 2023 12:04 PM  
**To:** mkiernan@traublieberman.com; Tim Clemmons; mwalker@georgefyoung.com; mrutland@ccim.net; ksingleton@fathomrealty.com; jopseh@griner-engineering.net; John C. Muhammad; Copley C. Gerdes; Brandi J. Gabbard; Ed Montanari; Lisset G. Hanewicz; Deborah D. Figgs-Sanders; Gina L. Driscoll; Richmond J. Floyd; gina@ginaswarehouse.com; James A. Corbett; Kenneth T. Welch; Mayor; Council; Elizabeth Abernethy; Ann O. Vickstrom; Derek Kilborn; Corey D. Malyszka; Brian Caper; Robert M Gerdes; Tom Greene; Amy E. Foster; devrev; Cindy Sheppard  
**Subject:** Important: Palmetto Park Neighborhood/Warehouse Arts District NTM-1  
**Attachments:** image0.jpeg; image1.jpeg; GW\_RezoningChurchLetter.pdf; GW\_RezoningChurchLetterKpdf.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

My name is Kate M Thorpe-Eddleman, President of the Palmetto Park Neighborhood Association. Please find attached my letter of support, along with 20 signatures from Palmetto Park residents in support for the City of St. Petersburg to pass a text amendment for properties that are within the proposed NTM-1 zoning but were formerly churches/ institutional homes, allowing them to retain existing front parking and access. I am all for development and growth of St Pete, but it is important to give a thoughtful approach and solution to existing properties and residents as we do so.

One of these significant properties is located at 2643 5th Ave S, St Pete 33712, which qualifies for the proposed NTM-1 zoning. This property was originally developed as a small church with cultural significance and was this developed all the way to the back on the lot then the surrounding homes, to allow front access parking.

A text amendment to the NTM-1 rezoning proposal would allow the average homeowner who purchased a former church or other former institutional properties (like schools) to have the opportunity to be a part of St. Pete's growth, and would encourage the retention of these already existing structures. Please see attached

It's an important time in our area. This former church (now home) is on 5th Ave S in Palmetto Park, in one of the oldest neighborhoods in St Pete, only a few blocks away from Gas Plant/Trop/22nd S and also in the Warehouse Arts District.

Tomorrow at 11, the DRC is meeting/workshop, and the City is presenting NTM-1 zoning and text amendments to the DRC and requesting this amendment be included. It is a time when we need to come together to solve this with an amendment before it gets passed.

Thank you,

Kate M Thorpe-Eddleman

## Ann O. Vickstrom

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**From:** Corey D. Malyszka  
**Sent:** Thursday, January 12, 2023 11:14 AM  
**To:** Derek Kilborn; Elizabeth Abernethy  
**Cc:** Ann O. Vickstrom  
**Subject:** FW: Proposed Solution: Zoom DRC Workshop NTM-1 Amendment Request  
**Attachments:** 1.10.23.pdf; GW\_RezoningChurchLetter.pdf; Thorpe-Eddleman\_SupportLetter.pdf; BishopFlorence\_SupportLetter (1).pdf

Below email was just received.

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**From:** Gina Marie Foti <gina@ginaswarehouse.com>  
**Sent:** Thursday, January 12, 2023 11:07 AM  
**To:** Corey D. Malyszka <Corey.Malyszka@stpete.org>  
**Subject:** Proposed Solution: Zoom DRC Workshop NTM-1 Amendment Request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Corey,

Solving the housing crisis takes effort, collaboration and thoughtful creative approaches and can be simple but not always easy, we would love your help with taking a deeper look into solutions for the proposed issue (and possible solution) below.

Attached supporting including community supportive signatures, and support letters from the association, Bishop, along with pictures, and a detailed outline. (attached)

### As a proposed solution:

Please consider introducing as a possible amended text option to allow for properties developed as small churches in the NTM-1 zoning with existing front access parking to retain their parking.

*The amended text is not for all front access properties and can have clear parameters, such as*

Developed and used as a church

Front entry was prior to 2023

Single lot

zoned residential 4 units or less and not commercial.

No side driveway

(along with some thoughtful boundaries and consideration.  
Including requiring extra landscaping)

### Benefits:



The amendment to the NTM-1 zoning allow the property to maintain its existing front parking and access, which would provide several benefits to the St. Petersburg community:

Encourage the modification of an existing property, while complementing the structure, its unique nature and cultural neighborhood past, rather than incentivizing property owners to demolish them and build new structures to fit new zoning criteria.

Create less obstacles for additional affordable house opportunities.

Allow a St. Petersburg resident to participate in the NTM-1 rezoning program.

Promote walkability by increasing density, "at the core of the success of increasing walkability is density, it is the key to making these communities walkable and vibrant." Urban Land Institute

Prevent burdensome, costly and unknown variances.

And Benefit the community with additional dwelling units, and therefore support NTM-1's primary objective.

We believe that there needs to be more thoughtful consideration for former institutional properties, such as churches or schools, that have been converted to residences - there has only been data collected for current churches not former churches now residences. This amendment would solve these issues and help retain these properties by making it easier to utilize them for what the NTM-1 was promoted to do.

Thank you for your consideration,  
Gina Marie Foti

## Ann O. Vickstrom

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**From:** Will Payne <will.payne12@gmail.com>  
**Sent:** Sunday, January 15, 2023 8:56 AM  
**To:** Ann O. Vickstrom; Lisset G. Hanewicz; Jayne E. Ohlman  
**Subject:** Support for Proposed Zoning Map Changes

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I wanted to email to register my wholehearted support for the upcoming proposed zoning map changes amending Neighborhood Traditional to Neighborhood Traditional Mixed Residential.

This change to allow a greater diversity of housing types, particularly near major corridors, will enable more units of housing in a way that will address growing affordability challenges here in St. Petersburg. I don't want my neighborhood to become less socioeconomically diverse because a large segment of buyers are priced out of buying or renting homes here (or anywhere). I'm hopeful It will provide benefits to businesses along our corridors, who will have more customers in the immediate vicinity and lead to more thriving, walkable neighborhood shops and restaurants I can enjoy without driving.

I currently own a single-family home, and my immediate next door neighbors are an older, 50's fourplex. My neighbors are absolutely wonderful, long-time residents and thoughtful, considerate neighbors. My experience has shown that the combination of housing types has no bearing on the quality of our neighborhoods; in fact, I think it improves them.

As St. Pete, the State of Florida, and our world changes, our neighborhoods must change too. This change is an important one to allow St. Pete to keep pace with growth in a way that will only enhance our neighborhoods for the future.

**Thank you** for what I'm sure has been an immense amount of behind-the-scenes work putting these changes together and count me as a neighbor who is excited to see them enacted.

Will Payne  
777 29th Ave N

## Ann O. Vickstrom

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**From:** Silveira, Ryan <Ryan.Silveira@gea.com>  
**Sent:** Tuesday, January 17, 2023 11:27 PM  
**To:** Ann O. Vickstrom  
**Subject:** Re: Question in Regards to Property

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Ann! Very happy the city seems to be moving forward on this big issue of housing. I also own property at 948 26th st n and 2635 14th ave n. Will these properties be changing zoning as well? I received the card in the mail about this but not sure which properties apply. Thank you!

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**From:** Ann O. Vickstrom <Ann.Vickstrom@stpete.org>  
**Sent:** Monday, November 28, 2022 9:48:16 AM  
**To:** Silveira, Ryan <Ryan.Silveira@gea.com>  
**Subject:** RE: Question in Regards to Property

**THIS MESSAGE IS FROM AN EXTERNAL SENDER**

**Please be cautious, particularly with links and attachments**

Ryan,

Good morning! Thank you for contacting the City Planning and Development Services Department concerning your property.

As you indicated, your property at 2144 5<sup>th</sup> Avenue N is zoned Corridor Residential Traditional -1 (CRT-1). The CRT-1 zoning district allows up to 24 units/acre. Based on the Pinellas County Property Appraiser website, your property is approximately 0.123 acre, allowing up to 3 units. There is a Work Force Housing density bonus of 8 units/acre which would allow for 1 additional bonus workforce housing following the specific criteria. Therefore, at this time, you are allowed 3 units plus one Workforce Housing bonus unit for a total of 4 units. The Work Force Housing unit requires a contract with the city. I have attached the City Code Article V which provides the criteria for Work Force Housing. Please contact Stephanie Lampe at [Stephanie.Lampe@stpete.org](mailto:Stephanie.Lampe@stpete.org) for more information concerning Work Force Housing. In addition, we are currently proposing to amend the CRT-1 district to allow Missing Middle development up to 30 units/acre allowing for duplexes, triplexes and fourplexes. This proposal is scheduled for City Council review in March 2023.

Please let me know if you have additional questions.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122

Planner II, Urban Planning and Historic Preservation

City of St. Petersburg

(727)892-5807

[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

Please note all emails are subject to public records law.

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**From:** Silveira, Ryan <Ryan.Silveira@gea.com>  
**Sent:** Tuesday, November 22, 2022 12:50 PM  
**To:** Ann O. Vickstrom <Ann.Vickstrom@stpete.org>  
**Subject:** Question in Regards to Property

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ann,  
I own a two unit property at 2144 5<sup>th</sup> Ave N. I know the city is trying to incentivize the building of more units and allowing more flexibility. A recent project two doors down subdivided a lot and made two townhomes on a single lot by Canopy Builders. My question is now that my property is rezoned to CRT-1...am I able to build 4 units? Or would this only be if workforce housing was included? Also, how is the city incentivizing workforce housing? Is it by allowing the extra unit or are they partnering with homeowners to make this happen?

Thanks  
Best regards,

**Ryan Silveira**

**Regional Sales Engineer - Southern Region**

Environmental Market  
Region NAM | North America  
Email [Ryan.Silveira@gea.com](mailto:Ryan.Silveira@gea.com)  
Mobile +1 (561) 908- 3091  
Landline+1 (863) 603-8920  
Web [www.gea.com](http://www.gea.com)



**GEA Mechanical Equipment US, Inc.**

100 Fairway Court Northvale, NJ 07647, United States  
Management Board: Michael Vick, Jeffrey Scholl  
Registered Office: 1209, Orange Street, Wilmington, DE 19801, United States  
Register Details: The Corporation Trust Company, 4905589  
[Follow us on](#)



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Confidentiality note Data Protection

## Ann O. Vickstrom

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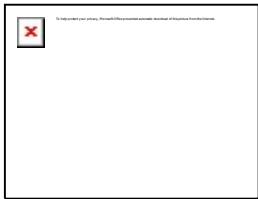
**From:** Dustin Baldwin <Dustin@velocityvg.com>  
**Sent:** Wednesday, January 18, 2023 4:51 PM  
**To:** Ann O. Vickstrom  
**Subject:** NTM Zoning Question

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Vickstrom,

I have a lot that I am in planing and design on for 3 units (Triplex) in the CRT-1 zoning. I just noticed (after getting the postcard) that it is in the proposed NTM zoning. Does this mean I can develop 4 units here now? The parcel is under Blue Door Building CO LLC on 4th St S.

Thank you for the assistance!



**Dustin Baldwin**  
Founder/CEO at VVG

**M** [727.421.8228](tel:727.421.8228)

**E** [dustin@velocityvg.com](mailto:dustin@velocityvg.com)



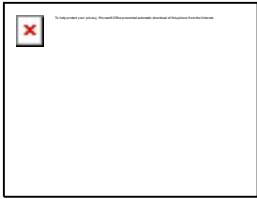
## Ann O. Vickstrom

---

**From:** Dustin Baldwin <Dustin@velocityvg.com>  
**Sent:** Friday, January 20, 2023 11:15 AM  
**To:** Ann O. Vickstrom  
**Subject:** Re: NTM Zoning Question

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the information, very helpful! Have a great weekend Ann.



**Dustin Baldwin**  
Founder/CEO at VVG

**M** [727.421.8228](tel:727.421.8228)

**E** [dustin@velocityvg.com](mailto:dustin@velocityvg.com)



On Jan 20, 2023, at 10:56, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Dustin,

Thank you. The property is currently zoned CRT-1 and while we are not proposing to rezone that property to NTM-1, we are proposing a text amendment to allow any CRT-1 property an option of using a "Missing Middle Housing " bonus of up to 6 units/acre if following all NTM-1 locational, and design parameters. That would allow the same 30 units/acre as the NTM-1 zoning designation. No other housing bonuses are allowed. This is proposed for final public hearing on March 23, so we will have to wait on the outcome of City Council vote. This is an optional allowance, otherwise, a developer can follow the CRT-1 requirements. However, I have included the NTM-1 district requirements for your information.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122  
Planner II, Urban Planning and Historic Preservation  
City of St. Petersburg  
(727)892-5807

[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

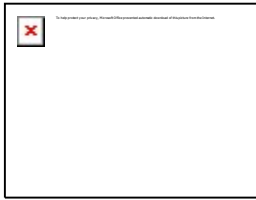
Please note all emails are subject to public records law.

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**From:** Dustin Baldwin <Dustin@velocityvg.com>  
**Sent:** Friday, January 20, 2023 9:55 AM  
**To:** Ann O. Vickstrom <Ann.Vickstrom@stpete.org>  
**Subject:** Re: NTM Zoning Question

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ann, it doesn't have an address yet, 2525 4th St S will get you there via Google Maps, or if you look up Blue Door Building Co via property appraiser it will bring up the 4th St S parcel number.  
<image001.jpg>



**Dustin Baldwin**  
Founder/CEO at VVG

---

**M** [727.421.8228](tel:727.421.8228)

**E** [dustin@velocityvg.com](mailto:dustin@velocityvg.com)

On Jan 20, 2023, at 08:22, Ann O. Vickstrom <[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)> wrote:

Dustin,  
Can you give me an address for this property?  
Thank you,  
Ann Vickstrom, AICP, RLA#0001122  
Planner II, Urban Planning and Historic Preservation  
City of St. Petersburg  
(727)892-5807  
[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)  
Please note all emails are subject to public records law.

---

**From:** Dustin Baldwin <[Dustin@velocityvg.com](mailto:Dustin@velocityvg.com)>  
**Sent:** Wednesday, January 18, 2023 4:51 PM  
**To:** Ann O. Vickstrom <[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)>  
**Subject:** NTM Zoning Question

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Vickstrom,  
I have a lot that I am in planing and design on for 3 units (Triplex) in the CRT-1 zoning. I just noticed (after getting the postcard) that it is in the proposed NTM zoning. Does this mean I can develop 4 units here now? The parcel is under Blue Door Building CO LLC on 4th St S.  
Thank you for the assistance!



**Dustin Baldwin**  
Founder/CEO at VVG

---

**M** [727.421.8228](tel:727.421.8228)

**E** [dustin@velocityvg.com](mailto:dustin@velocityvg.com)

<SECTION\_16.20.015.\_\_\_\_NEIGHBORHOOD\_TRADITIONAL\_MIXED\_RESIDENTIAL\_DISTRICTS\_\_\_\_NTM\_\_\_\_  
(3).docx>



## Ann O. Vickstrom

---

**From:** Nathan Gray <nathan@pivotrei.com>  
**Sent:** Friday, January 20, 2023 4:09 PM  
**To:** Ann O. Vickstrom  
**Cc:** Amie Gray; Kristy McUmbler  
**Subject:** ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann,

My name is Nathan Gray and I am writing on behalf of Amie Gray, owner/manager of Pivot REI. (cc'd here).

We currently own parcel ID: (273116754020001480) The parcel is a double lot, with frontage on 16th Ave S & 35th St S in St. Petersburg.

We received the notification for the rezoning application that is going across many parts of St. Petersburg. The purpose of this email is to request our parcel be added to the rezoning application. Please let me know if there is another process on how to formally apply for this request if there is another route for the request.

The reasoning for this request is based on the following detail:

- 1). Parcel ID: (273116754020001740) is a grandfathered corner store which is a recorded neighborhood nuisance. It is unusual for the area, and has affected our property adversely due to its proximity to commercial use. We feel as though our property may meet certain guidelines in the rezoning application due to it being adjacent to commercial use. The adjacent parcel also represents densities that are beyond the present-day planning maximums.
- 2). There are parcels that have been identified for rezoning to NTM-1 on 37th St S, such as parcel ID: (273116792000000010) and surrounding parcels. These parcels are adjacent to a 60' ROW with alley access. Our parcel also is adjacent to a 60' ROW with alley access. Our parcel also is a corner lot adjacent to another 60' ROW. We feel as though our access is sufficient for the proposed density and we have greater access than some parcels currently proposed.
- 3). We are active real estate developers and would be further incentivized to invest in the St. Petersburg area. We have interests in developing this parcel, and with this rezoning attached to it, it would allow our small business to further develop.

I hope to hear back and appreciate your time for attending to our parcel.

Thank you,

Nathan Gray

904-610-6340

## Ann O. Vickstrom

---

**From:** Nathan Gray <nathan@pivotrei.com>  
**Sent:** Friday, January 20, 2023 4:09 PM  
**To:** Ann O. Vickstrom  
**Cc:** Amie Gray; Kristy McUmbler  
**Subject:** ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann,

My name is Nathan Gray and I am writing on behalf of Amie Gray, owner/manager of Pivot REI. (cc'd here).

We currently own parcel ID: (273116754020001480) The parcel is a double lot, with frontage on 16th Ave S & 35th St S in St. Petersburg.

We received the notification for the rezoning application that is going across many parts of St. Petersburg. The purpose of this email is to request our parcel be added to the rezoning application. Please let me know if there is another process on how to formally apply for this request if there is another route for the request.

The reasoning for this request is based on the following detail:

- 1). Parcel ID: (273116754020001740) is a grandfathered corner store which is a recorded neighborhood nuisance. It is unusual for the area, and has affected our property adversely due to its proximity to commercial use. We feel as though our property may meet certain guidelines in the rezoning application due to it being adjacent to commercial use. The adjacent parcel also represents densities that are beyond the present-day planning maximums.
- 2). There are parcels that have been identified for rezoning to NTM-1 on 37th St S, such as parcel ID: (273116792000000010) and surrounding parcels. These parcels are adjacent to a 60' ROW with alley access. Our parcel also is adjacent to a 60' ROW with alley access. Our parcel also is a corner lot adjacent to another 60' ROW. We feel as though our access is sufficient for the proposed density and we have greater access than some parcels currently proposed.
- 3). We are active real estate developers and would be further incentivized to invest in the St. Petersburg area. We have interests in developing this parcel, and with this rezoning attached to it, it would allow our small business to further develop.

I hope to hear back and appreciate your time for attending to our parcel.

Thank you,

Nathan Gray

904-610-6340

**Ann O. Vickstrom**

---

**From:** joeymingione (null) <joeymingione@aol.com>  
**Sent:** Tuesday, January 24, 2023 6:22 AM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am in support of these zoning changes that I believe will allow for more housing options in areas that make sense. I also believe this should be expanded further to allow for more less-restrictive ADU options in other areas of the city as well. Thank you.

Joseph Mingione  
508 12th Avenue S

Sent from my iPhone  
Joey Mingione

## Ann O. Vickstrom

---

**From:** Gayle Mathews <gaylemathews@gmail.com>  
**Sent:** Wednesday, November 16, 2022 1:37 PM  
**To:** Ann O. Vickstrom  
**Subject:** Rezoning application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann, I received a informational postcard regarding a rezoning application. I would definitely like to rezone my house for multi family. I would like the application. Thank you.

Gail Mathews  
3433 Haines Rd N, St. Petersburg, FL 33704  
St. Petersburg, FL. 33704

## **Ann O. Vickstrom**

---

**From:** Gina Marie Foti <gina@ginaswarehouse.com>  
**Sent:** Wednesday, February 01, 2023 2:28 PM  
**To:** Ann O. Vickstrom; Derek Kilborn; Elizabeth Abernethy; Corey D. Malyszka  
**Subject:** NTM-1 zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Want to thank you all for putting this together and for taking the time to listen.

I hope you guys don't hate me for being so passionate about what I believe in.

Gina

## Ann O. Vickstrom

---

**From:** Ryan Smith <smit1246@gmail.com>  
**Sent:** Wednesday, February 01, 2023 2:42 PM  
**To:** Ann O. Vickstrom  
**Subject:** NTM-1 Questions

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann,

I just left you a vm but wanted to send you a follow up email, as well. I am looking at a house in the uptown area (just North of Mirror Lake) and around the hospital (just west of uptown and between MLK and 16th st n). Do you know if and/or when the zoning will change to allow up to a 4 - multi-unit property in these areas?

Thanks for your help!

## Ann O. Vickstrom

---

**From:** D Kowalski <djkowalski70@outlook.com>  
**Sent:** Friday, February 03, 2023 8:51 AM  
**To:** Ann O. Vickstrom  
**Subject:** NTM-1 questions

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ann,

I attended the public hearing on Feb 1 and have just a few questions based on that meeting. I know you are very busy with this so whenever you have time to get back to me is fine. Thanks!

The information on the slides was fairly quick so I missed some points that I hoped to get more information:

1. In regarding to proposing existing front side driveways can stay when adding units, there was something about a 3 foot landscape buffer. Can you expand on what that is?
2. There was also mention of “commercial landscape requirements” for a certain number of units. Can you provide more information on this?
3. There was a mention of roof design matching adjacent homes. I did previously see the language about matching existing façades. Do you know if the matching roof requirement is strict enough to require a gable roof when the two neighbor homes have gable roofs? Or would a hip roof be allowed between two gable roofs? The reason for this question is that a hip roof is now much more desirable from a wind risk standpoint.

I’m very interested in this new zoning and have plans for multiple properties. Thanks!

Dan Kowalski

Sent from [Mail](#) for Windows

## Ann O. Vickstrom

---

**From:** Lisa Presnail <presnailphoto@gmail.com>  
**Sent:** Tuesday, November 15, 2022 2:55 PM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ann,

I live at 2042 3rd Ave. N. only a few houses away from the proposed rezoning. I have NOT received any postcard or notification about these meetings, only just heard a few mins ago from the president of association email. It is very difficult for me to break away from work with such little notice. I am 200% against this idea of rezoning, we have enough new apartments/townhomes all around us, why encroach on a historic (and in my case Local Designated historic) district? Please tell them to build elsewhere, why ruin what is left of St. Pete's history? Plus There is super busy traffic on the road already, (20th) to add more people trying to get in and out of there is not a good idea. Please let the historic neighborhood of Kenwood breath, and shine, for all of St Pete to benefit from and prosper, not just these developers and investors.

Please advise how I can be assured of future meetings/votes/proceedings whatever so that I can attend, and have some sort of voice? I live here...literally this is on top of me, and I did not get an invitation.

Thank you,

Lisa

--

Lisa Presnail

[www.presnail.com](http://www.presnail.com)

[presnailphoto@gmail.com](mailto:presnailphoto@gmail.com)

727 871 2444



## Ann O. Vickstrom

---

**From:** Jennifer Chioma-Teolis <JENNIFERCHIOMA@Rollins.edu>  
**Sent:** Saturday, January 14, 2023 5:01 PM  
**To:** Ann O. Vickstrom  
**Subject:** Zoning changes along 30th Avenue N in Ponce De Leon

**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ann,

I'm deeply worried about the postcard I received today and the news that came with it, which is the first I'm hearing of this proposal.

This is a wretched idea. I just left a neighborhood that was re-zoned for mixed used, in part because it had become almost exclusively duplexes and all rentals. Far too many of these duplexes were owned by slum lords/investors many of them completely uninterested in maintaining the properties at all, least of all to even a decent standard. There was more crime, drug dealing, puppy mills, it was an absolute mess. All of the occupants of these multi family dwellings were renters and the population was extremely transient.

I came here to get away from that, and now the city is proposing to turn this neighborhood, for which I paid over 250K to be a part, into the same slum of investor/slum lord-owned duplexes, triplexes and fourplexes. This will not improve housing opportunities, it will simply expand opportunities for foreign investors to buy up blocks of land, tear down single-family houses and throw up cheaply built multi-family homes to rent for exorbitant amounts of money that too many people still cannot afford.

I have been in property management for 25 years, and I can tell you from all my long experience that this will not improve our situation, not for the owners who live here now and not for potential future occupants. This is a single family neighborhood, destroying that will diminish the safety of all the residents and destroy the property values of this neighborhood and I will lose what equity I do have in my home as a result, as will all of my neighbors.

I watched this exact thing happen in my last neighborhood when it was rezoned for multifamily and taken over by slum lords. A neighborhood never recovers from something like this. The neighborhoods all along 30<sup>th</sup> Avenue would be well within their rights to sue the City for the loss of safety, peaceful enjoyment, property values, and potential equity/retirement. You are asking us to live in a slum, but you're not really asking our permission, because based on this postcard, this has been in the works for a long time already and you are only just now letting

us know, when it may potentially be too late.

I'm deeply concerned about this and I wish to express my absolute objection to any such change to our zoning. You are making a grave mistake, because this will not actually help anyone, certainly not even the unhoused people who need help.

Jennifer Teolis  
jenniferchioma@rollins.edu  
2918 30<sup>th</sup> Ave N  
St Petersburg, Florida 33713  
407-947-0166

## **Ann O. Vickstrom**

---

**From:** Thomas Ley <tlnyc521@gmail.com>  
**Sent:** Monday, January 16, 2023 10:14 AM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The maps provided on the site are unreadable. I JUST RECEIVED the the postcard of the transition to NTM-1 as the card states I will be impacted as my residence is within 300 feet. Upon trying to look at the maps it is impossible to ascertain where these housing changes are planned for in respect to my property.

Also, after just receiving this postcard many of the meetings have already taken place.

Could you please provide me a comprehensive overview of where this will be happening in respect to my residence at 2701 8th Avenue North in St. Pete. 300 feet is close by, and I purchased my home to live in a traditional neighborhood ... no one flooded with condos and townhomes.

I look forward to your reply.

Thanks in advance!

Thomas Ley

## Ann O. Vickstrom

---

**From:** Michele Angermeier <mangermeier@charter.net>  
**Sent:** Monday, January 16, 2023 10:26 AM  
**To:** Ann O. Vickstrom  
**Subject:** More is more. More is not better.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would be devastated if a four plex was allowed next door with an additional 8 cars minimum.  
If I wanted crowds and high rises I'd live downtown. I am sure people that bought their homes last year were not aware of meetings held in 2018.

Shame on the city and the "planners" for allowing this.

**"IT'S FINE. I'M FINE. *EVERYTHING'S FINE.*"**

## Ann O. Vickstrom

---

**From:** Greg Tappan <gregtappan70@gmail.com>  
**Sent:** Monday, January 16, 2023 11:00 AM  
**To:** Ann O. Vickstrom  
**Subject:** City Application ZM-15

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann. My name is Greg Tappan and my address is 3650 Foster Hill Dr. N., 33704. We received a postcard last week about a proposed rezoning, and I'd like to get more information about this. I tried to read through the info on the city site and tried to look at the map, but the map is very hard to understand and I'm confused about what this is. Is this a specific application by a property owner to build multiple units on their property, or a broader rezoning change, or something else? As residents of Allendale, we have seen a disturbing number of out of character development, carving up the large, estate lots into smaller parcels and harming the character of what made our neighborhood so great in the first place. So anything that proposes multiple dwelling units replacing single family homes within 175 feet of our property is concerning.

If you could provide more information on this project, and the property addresses requesting to be rezoned for multiple dwelling units it would help us understand this better. Thank you in advance for your help.

## Ann O. Vickstrom

---

**From:** Michael Winterbottom <michaelwinterbottom1@gmail.com>  
**Sent:** Monday, January 16, 2023 1:24 PM  
**To:** Ann O. Vickstrom  
**Subject:** Zoning amendment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I received alarming news in the mail Saturday about rezoning ( I assume the property right across the street from me at 4820 17th Ave N.) It pretty much ruined my weekend. My family has owned our house since 1969, so the thought of a three or four plex housing unit with three or four or who knows how many families living on this property is egregious. Two two story house like I have seen going up on other recent properties would at least be more acceptable, but I would prefer this be a single house lot. We live in a quite neighborhood and this monstrosity would have absolutely no place in this neighborhood. The owner of that house along with the zoning board who are making this decision for the rest of us don't live here and they're forcing this on our neighborhood. How are people who are not going to reside on said property aloud to ruin other people's peace and tranquility. Furthermore I find it unsettling that these meetings to decide this will be during regular working hours when you know full well that people probably won't be able to attend giving carte blanche to the opposition to walk away with everything they want. When does this over development stop, are water sewage system is over taxed and yet with absolutely no regard to that you keep approving more building. This should have been rejected at the get go, but apparently we have absolutely 0 rules now on urban development.

## Ann O. Vickstrom

---

**From:** Grzelka, Heather <heather@grzelka.us>  
**Sent:** Tuesday, January 17, 2023 8:06 AM  
**To:** Ann O. Vickstrom  
**Subject:** City Application for Zoning Map Amendment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ann,

We'd like to register for the upcoming public hearings regarding city application ZM-15. For those in our community who can't take off work to oppose this, what options do they have?

With appreciation,  
Heather Grzelka

## Ann O. Vickstrom

---

**From:** Michele Angermeier <mangermeier@charter.net>  
**Sent:** Tuesday, January 17, 2023 3:31 PM  
**To:** Ann O. Vickstrom  
**Subject:** RE: More is more. More is not better.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I don't want to be sitting in my backyard having eyes looking at me from the two story "apartment" you want to build next door. Also explain to everyone how evacuation would work during a hurricane. How will our antiquated sewer system handle this. How will our roads deal with the added congestion and added road rage.

Just say no. Enough is enough.

*"IT'S FINE. I'M FINE. EVERYTHING'S FINE."*

---

**From:** [Ann O. Vickstrom](#)  
**Sent:** Tuesday, January 17, 2023 2:48 PM  
**To:** '[Michele Angermeier](#)'  
**Subject:** RE: More is more. More is not better.

Ms. Angermeier,

Thank you for submitting your comments to the City. This email is to confirm our receipt of your comments. All comments will be provided to City Council as part of the NTM-1 rezoning report.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122  
Planner II, Urban Planning and Historic Preservation  
City of St. Petersburg  
(727)892-5807  
[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

Please note all emails are subject to public records law.

---

**From:** Michele Angermeier <mangermeier@charter.net>  
**Sent:** Monday, January 16, 2023 10:26 AM  
**To:** Ann O. Vickstrom <[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)>  
**Subject:** More is more. More is not better.



**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would be devastated if a four plex was allowed next door with an additional 8 cars minimum.

If I wanted crowds and high rises I'd live downtown. I am sure people that bought their homes last year were not aware of meetings held in 2018.

Shame on the city and the "planners" for allowing this.

***"IT'S FINE. I'M FINE. EVERYTHING'S FINE."***

## Ann O. Vickstrom

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**From:** martohued@gmail.com  
**Sent:** Wednesday, January 18, 2023 5:31 PM  
**To:** Ann O. Vickstrom; Derek Kilborn; Lisset G. Hanewicz  
**Subject:** Objection to RE City Application ZM-15 proposing NTM-1 Rezoning -Please submit into the public hearing record  
**Attachments:** NTM\_Map\_PRR.pdf; NTM-1 Proposed Rezoning Map -enlargement.JPG

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilmember District 4 Lisset Hanewicz, Mr. Kilborn & Ms. Vickstrom:

My name is Deborah Martohue and I live in District 4 at 1036 23<sup>rd</sup> Avenue N. I have owned my home for over 5 years. I have just been made aware by my next door neighbor located at 1042 23<sup>rd</sup> Avenue North of the City's Notice of Public Hearings re the captioned matter. Interestingly, I have neither received this mailed notice nor any notices /invitations for any of the prior community outreach meetings that I see listed when I go online to review the information posted by the City. As a resident that is literally across the alley from the properties proposed to be rezoned, I would have to give the City's community outreach a failing grade. As Mr. Kilborn may recall, I am an experienced land use, zoning and appellate attorney since 1996, a certified planner since 1998, a former elected official (2004-2006) and an appointed member of the Pinellas County Planning Commission (2004-2006) representing the municipalities of St. Pete Beach, Treasure Island and Madeira Beach. I was also Co-Chair of the Traditional Neighborhood Committee in 2002-2003 during the Code rewrite that helped craft the current land development regulations for the Traditional Neighborhood corridor focused on 4<sup>th</sup> Street North. I not only have vast experience in land use and zoning matters including drafting local land use regulations, I have vast experience in community outreach above and beyond the average resident and thus, I believe I am qualified to opine on the lack of actual outreach in this matter as well as the substance of the planning proposal.

If I had been notified prior to today by my neighbor, I would have voiced my concerns on the front end of this City-initiated rezoning effort rather than the tail end when changes are more difficult to achieve. Anyone who knows me and knows my law practice also knows that no one would classify me as a NIMBY. I am also not pro-development at all costs. I believe in updating development regulations to address current conditions and needs, including affordable housing initiatives. I can even understand as a planner that on paper, rezoning the parcels along major roadways such as 5<sup>th</sup>, 9<sup>th</sup>, 22<sup>nd</sup>, 28<sup>th</sup> etc. as transitional zoning to the single family neighborhoods located behind those roadways may appear appealing however, it does not work from an operational or functional standpoint on roads that do not have access driveways, on-street parking and are accessed completely from a rear alleyway such as the lots fronting 22<sup>nd</sup> Avenue N for example.

I live full-time in a single family home with a driveway and garage that has rear alley access shared with those parcels fronting 22<sup>nd</sup> Avenue N. Since those houses fronting 22<sup>nd</sup> Ave N do not have driveway access or on-street parking along 22<sup>nd</sup> Avenue N., the alleyway is already a parking obstacle course with many people parking parallel to the alleyway either because they do not have rear garages and/or driveways or they have too many cars. Currently, they are single family homes with a couple of those houses between 10<sup>th</sup> and 11<sup>th</sup> Street having garage apartments. I invite staff and my District Commissioner to visit the alley between 22<sup>nd</sup> Ave N and 23<sup>rd</sup> Avenue N and between 10<sup>th</sup> and 11<sup>th</sup> Streets to see for yourself. If you call or email me, I am happy to accompany any of you on a site visit so I can explain to you what the issues are currently and why the proposed rezoning would only serve to exacerbate the problem.

I routinely have issues getting in and out of my driveway and garage because of how the people park in the house behind me located at 1035 22<sup>nd</sup> Ave N. The landlord owner recently sold the property to an investor and the house is

being remodeled. Their heavy equipment destroyed my historic brick driveway late last week because they can't maneuver their equipment to unload a portable dumpster within the confines of this narrow alleyway located between our lots. How exactly do you think reasonable access in and out of my garage and/or driveway will work if up to 4 units are allowed on each of these lots behind me if it is problematic now with a single family home located across the alley from me? Parking will be at least 3-4 times worse not to mention the damage to the historic brick alleyway and abutting properties that will happen inevitably with construction and delivery trucks and equipment.

Since these units will not have access from 22<sup>nd</sup> Ave N., the traffic trips will quadruple, at least, on this narrow alleyway. When any one of these 12 lots located between 10<sup>th</sup> and 11<sup>th</sup> street are under construction, the heavy equipment, i.e., construction supply delivery trucks, dumpster containers, concrete mixers and the like will not only block the alleyway from use by anyone living between 10<sup>th</sup> and 11<sup>th</sup> streets on 22<sup>nd</sup> Avenue and 23<sup>rd</sup> Avenue N (it's not a 2-way street), it will disrupt garbage/recycling and other delivery services and inevitably damage abutting properties across the alley because of inadequate turnaround width. Yes, it happens as I just experienced last week and I have photos to support my allegation. Has the City done a traffic study to quantify the increase in traffic trips along this alleyway or any other alleyway where the fronting roadway does not provide on-street parking or driveway access and the only access option is use of the alley? These access and traffic issues must be considered.

How many more large City Dumpster bins do you think the City can fit along the alley? As it is, we have pick up twice per week with one dumpster servicing 4 single family homes that is filled or overfilled for each garbage pick-up day. Is the City going to pick up our garbage daily to accommodate a 4-fold increase in Units located behind my home between 10<sup>th</sup> and 11<sup>th</sup> Streets?

These are small City lots 50' wide and 128' deep. How will 4 units with at least 4 parking spaces fit on this size lot and meet all setback and pervious area requirements? If you do not require 4 parking spaces on-site respecting rear yard setbacks, there will still be at least one car per unit and they will park parallel alongside the alley making parking, access and travel within the alley that much worse than it already is.

We already have a stormwater runoff issue in the City with flash flooding on streets when we have heavy rains from stormwater runoff so I hope an increase of impervious area is not going to be allowed to accommodate the quadrupling of density.

Again, I am not opposed to affordable housing initiatives but I am strongly opposed to quadrupling density behind single family homes arising from inadequate public safety access & parking, inadequate facility capacity and services and an unreasonable increase in traffic on an alleyway not designed for such traffic increase as detailed above.

Please confirm receipt and acknowledge that my written objection will be made part of the hearing agenda packages and included as part of the public hearing record for every single upcoming public hearing on this matter. I will plan on attending one or more of the scheduled hearings as my work schedule allows noting that these hearings except for the last one scheduled at 5pm, all occur during normal business hours. This schedule of hearings in and of itself does not encourage attendance by interested and affected persons and constitutes an illusory effort to allow reasonable input by residents.

My contact information is below and I welcome any one of you or all of you to reach out to discuss or have me accompany you on a site visit. I look forward to hearing from you. Thank you in advance for your time and consideration.

Sincerely,  
Deborah Martohue  
1036 23<sup>rd</sup> Avenue N.  
St. Petersburg, FL 33704  
Mobile: 727.460.8431  
Office: 727.256.1211  
[martohued@gmail.com](mailto:martohued@gmail.com)



## Ann O. Vickstrom

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**From:** john potts <postalpotts@yahoo.com>  
**Sent:** Thursday, January 19, 2023 7:42 PM  
**To:** Ann O. Vickstrom  
**Subject:** Re: city application zm-15  
**Attachments:** Capture.PNG

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the clarification on the map. My question is, will these properties still be allowed to redevelop given that we have local historic designation status? The whole purpose of our historic designation was to preserve older homes. Encouraging redevelopment, along with a higher density, is in direct contrast of that purpose.

Thank you for your time,

John Potts

On Monday, January 16, 2023 at 04:01:13 PM EST, Ann O. Vickstrom <ann.vickstrom@stpete.org> wrote:

John,


Thank you for your inquiry. The Future Major Street is 28<sup>th</sup> Street. I have provided a screen shot of the NTM-1 map showing your property and surrounding properties that are proposed for rezoning below:



The properties in red are the properties that are proposed for the NTM-1 zoning following the NTM-1 design and development guidelines. The NTM-1 district is proposed with many of the same building characteristics as the Neighborhood Traditional (NT). This zoning is proposed to allow property owners to add units onto their existing house while providing appropriate parking on site.

The screen shot below is of the resource page and I have provided an arrow showing which maps to go to in order to find this map.

## Resources

- [St. Petersburg Comprehensive Plan](#)
  - St. Petersburg City Code, Chapter 16, Land Development F
    - [Matrix: Use Permissions, Parking, and Zoning](#)
    - [Neighborhood Traditional Mixed Residential \(NTM-1\)](#)
    - [Neighborhood Traditional \(NT\)](#)
    - [Neighborhood Suburban \(NS\)](#)
  - Map Collection
    - [NTM-1 PDF Map](#)
    - [NTM-1 Interactive Map](#)
    - [Interactive Zoning and Future Land Use Map](#)
- 

Please let me know if you have additional questions.

Thank you for contacting our office.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122

Planner II, Urban Planning and Historic Preservation

City of St. Petersburg

(727)892-5807

[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

Please note all emails are subject to public records law.

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**From:** john potts <postalpotts@yahoo.com>  
**Sent:** Saturday, January 14, 2023 3:58 PM  
**To:** Ann O. Vickstrom <Ann.Vickstrom@stpete.org>  
**Subject:** city application zm-15

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! We received a postcard about the zoning map amendment which is within 300 feet of our property. However, I cannot find any information on the listed link to tell me which street is the Future Major Street and which properties will have zoning changes if the amendment is implemented. My address is 2836 7th Ave N. Please clarify or direct me to the actual page which shows the changes.

Thank you for your help,

John Potts

[postalpotts@yahoo.com](mailto:postalpotts@yahoo.com)



## Ann O. Vickstrom

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**From:** martohued@gmail.com  
**Sent:** Friday, January 20, 2023 11:26 AM  
**To:** Derek Kilborn; Ann O. Vickstrom; Lisset G. Hanewicz  
**Subject:** RE: Objection to RE City Application ZM-15 proposing NTM-1 Rezoning -Please submit into the public hearing record

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for confirming receipt.

I reiterate my offer to accompany one or all of you on a walking tour of this alley. I can't envision that this alley could accommodate all of the additional traffic generated by quadruple the number of residents as well as all of the increased deliveries (i.e., FEDEX, UPS, Amazon and all the other delivery services people avail themselves of these days) which require stopping the delivery vehicle in the alley, getting out and delivering the package, plus all of the visitors to these new units. Where will they park? It's very different when you have a two-way street with on-street parking in front of your home. These lots do not have that which dumps 100% of parking, traffic and deliveries into the alleyway. The alleyway is already at capacity with traffic and parking. Add-on all of the dust, noise and fumes from all of this additional traffic and deliveries not to mention the issues created by construction. I honestly cannot wrap my head around the full scope of the adverse public safety, traffic and nuisance impacts that will be caused to all of the residents abutting this alleyway from this proposal. I am still trying to process all of the impacts. I respect this City and its staff but with all due respect, I do not think this proposal was thought through as to how the alleyway will actually function or should I say not function well, with this proposed quadrupling of density along 22<sup>nd</sup> Ave N.

I implore you to reconsider your proposal at least for any lots that abut roadways that do not have driveway access or on-street parking.

Sincerely,

Deborah Martohue  
1036 23<sup>rd</sup> Avenue N.  
St. Petersburg, FL 33704  
727.460.8431  
[martohued@gmail.com](mailto:martohued@gmail.com)

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**From:** Derek Kilborn <Derek.Kilborn@stpete.org>  
**Sent:** Friday, January 20, 2023 6:27 AM  
**To:** 'martohued@gmail.com' <martohued@gmail.com>; Ann O. Vickstrom <Ann.Vickstrom@stpete.org>; Lisset G. Hanewicz <Lisset.Hanewicz@stpete.org>  
**Subject:** RE: Objection to RE City Application ZM-15 proposing NTM-1 Rezoning -Please submit into the public hearing record

Deborah Martohue:

Thank you for your interest in this important application. I am writing to confirm receipt of your written objection and acknowledge that your email will be included as a public comment attachment to the staff report for each public hearing.

Respectfully,

**Derek Kilborn, Manager**

Urban Planning and Historic Preservation Division

Planning and Development Services Department

One 4th Street North, St. Petersburg, Fla. 33701

[Derek.Kilborn@stpete.org](mailto:Derek.Kilborn@stpete.org)

(727) 893-7872



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**From:** [martohued@gmail.com](mailto:martohued@gmail.com) <[martohued@gmail.com](mailto:martohued@gmail.com)>

**Sent:** Wednesday, January 18, 2023 5:31 PM

**To:** Ann O. Vickstrom <[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)>; Derek Kilborn <[Derek.Kilborn@stpete.org](mailto:Derek.Kilborn@stpete.org)>; Lisset G. Hanewicz <[Lisset.Hanewicz@stpete.org](mailto:Lisset.Hanewicz@stpete.org)>

**Subject:** Objection to RE City Application ZM-15 proposing NTM-1 Rezoning -Please submit into the public hearing record

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilmember District 4 Lisset Hanewicz, Mr. Kilborn & Ms. Vickstrom:

My name is Deborah Martohue and I live in District 4 at 1036 23<sup>rd</sup> Avenue N. I have owned my home for over 5 years. I have just been made aware by my next door neighbor located at 1042 23<sup>rd</sup> Avenue North of the City's Notice of Public Hearings re the captioned matter. Interestingly, I have neither received this mailed notice nor any notices /invitations for any of the prior community outreach meetings that I see listed when I go online to review the information posted by the City. As a resident that is literally across the alley from the properties proposed to be rezoned, I would have to give the City's community outreach a failing grade. As Mr. Kilborn may recall, I am an experienced land use, zoning and appellate attorney since 1996, a certified planner since 1998, a former elected official (2004-2006) and an appointed member of the Pinellas County Planning Commission (2004-2006) representing the municipalities of St. Pete Beach, Treasure Island and Madeira Beach. I was also Co-Chair of the Traditional Neighborhood Committee in 2002-2003 during the Code rewrite that helped craft the current land development regulations for the Traditional Neighborhood corridor focused on 4<sup>th</sup> Street North. I not only have vast experience in land use and zoning matters including drafting local land use regulations, I have vast experience in community outreach above and beyond the average resident and thus, I believe I am qualified to opine on the lack of actual outreach in this matter as well as the substance of the planning proposal.

If I had been notified prior to today by my neighbor, I would have voiced my concerns on the front end of this City-initiated rezoning effort rather than the tail end when changes are more difficult to achieve. Anyone who knows me and knows my law practice also knows that no one would classify me as a NIMBY. I am also not pro-development at all costs. I believe in updating development regulations to address current conditions and needs, including affordable housing initiatives. I can even understand as a planner that on paper, rezoning the parcels along major roadways such as 5<sup>th</sup>, 9<sup>th</sup>,

22<sup>nd</sup>, 28<sup>th</sup> etc. as transitional zoning to the single family neighborhoods located behind those roadways may appear appealing however, it does not work from an operational or functional standpoint on roads that do not have access driveways, on-street parking and are accessed completely from a rear alleyway such as the lots fronting 22<sup>nd</sup> Avenue N for example.

I live full-time in a single family home with a driveway and garage that has rear alley access shared with those parcels fronting 22<sup>nd</sup> Avenue N. Since those houses fronting 22<sup>nd</sup> Ave N do not have driveway access or on-street parking along 22<sup>nd</sup> Avenue N., the alleyway is already a parking obstacle course with many people parking parallel to the alleyway either because they do not have rear garages and/or driveways or they have too many cars. Currently, they are single family homes with a couple of those houses between 10<sup>th</sup> and 11<sup>th</sup> Street having garage apartments. I invite staff and my District Commissioner to visit the alley between 22<sup>nd</sup> Ave N and 23<sup>rd</sup> Avenue N and between 10<sup>th</sup> and 11<sup>th</sup> Streets to see for yourself. If you call or email me, I am happy to accompany any of you on a site visit so I can explain to you what the issues are currently and why the proposed rezoning would only serve to exacerbate the problem.

I routinely have issues getting in and out of my driveway and garage because of how the people park in the house behind me located at 1035 22<sup>nd</sup> Ave N. The landlord owner recently sold the property to an investor and the house is being remodeled. Their heavy equipment destroyed my historic brick driveway late last week because they can't maneuver their equipment to unload a portable dumpster within the confines of this narrow alleyway located between our lots. How exactly do you think reasonable access in and out of my garage and/or driveway will work if up to 4 units are allowed on each of these lots behind me if it is problematic now with a single family home located across the alley from me? Parking will be at least 3-4 times worse not to mention the damage to the historic brick alleyway and abutting properties that will happen inevitably with construction and delivery trucks and equipment.

Since these units will not have access from 22<sup>nd</sup> Ave N., the traffic trips will quadruple, at least, on this narrow alleyway. When any one of these 12 lots located between 10<sup>th</sup> and 11<sup>th</sup> street are under construction, the heavy equipment, i.e., construction supply delivery trucks, dumpster containers, concrete mixers and the like will not only block the alleyway from use by anyone living between 10<sup>th</sup> and 11<sup>th</sup> streets on 22<sup>nd</sup> Avenue and 23<sup>rd</sup> Avenue N (it's not a 2-way street), it will disrupt garbage/recycling and other delivery services and inevitably damage abutting properties across the alley because of inadequate turnaround width. Yes, it happens as I just experienced last week and I have photos to support my allegation. Has the City done a traffic study to quantify the increase in traffic trips along this alleyway or any other alleyway where the fronting roadway does not provide on-street parking or driveway access and the only access option is use of the alley? These access and traffic issues must be considered.

How many more large City Dumpster bins do you think the City can fit along the alley? As it is, we have pick up twice per week with one dumpster servicing 4 single family homes that is filled or overfilled for each garbage pick-up day. Is the City going to pick up our garbage daily to accommodate a 4-fold increase in Units located behind my home between 10<sup>th</sup> and 11<sup>th</sup> Streets?

These are small City lots 50' wide and 128' deep. How will 4 units with at least 4 parking spaces fit on this size lot and meet all setback and pervious area requirements? If you do not require 4 parking spaces on-site respecting rear yard setbacks, there will still be at least one car per unit and they will park parallel alongside the alley making parking, access and travel within the alley that much worse than it already is.

We already have a stormwater runoff issue in the City with flash flooding on streets when we have heavy rains from stormwater runoff so I hope an increase of impervious area is not going to be allowed to accommodate the quadrupling of density.

Again, I am not opposed to affordable housing initiatives but I am strongly opposed to quadrupling density behind single family homes arising from inadequate public safety access & parking, inadequate facility capacity and services and an unreasonable increase in traffic on an alleyway not designed for such traffic increase as detailed above.

Please confirm receipt and acknowledge that my written objection will be made part of the hearing agenda packages and included as part of the public hearing record for every single upcoming public hearing on this matter. I will plan on attending one or more of the scheduled hearings as my work schedule allows noting that these hearings except for the last one scheduled at 5pm, all occur during normal business hours. This schedule of hearings in and of itself does not encourage attendance by interested and affected persons and constitutes an illusory effort to allow reasonable input by residents.

My contact information is below and I welcome any one of you or all of you to reach out to discuss or have me accompany you on a site visit. I look forward to hearing from you. Thank you in advance for your time and consideration.

Sincerely,  
Deborah Martohue  
1036 23<sup>rd</sup> Avenue N.  
St. Petersburg, FL 33704  
Mobile: 727.460.8431  
Office: 727.256.1211  
[martohued@gmail.com](mailto:martohued@gmail.com)

## Ann O. Vickstrom

---

**From:** Toby Duffield <tduffield@tierraeng.com>  
**Sent:** Friday, January 20, 2023 12:50 PM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I just want to put my 2 cents in on the CITY APPLICATION ZM-15. The parking in this neighborhood has already been a huge issue for residents on Dartmouth Ave North because you can only park on one side of the street. I would also like to point out that our alley where our single car driveways connect is basically dirt which is pointless to park a car back there unless you want to wash your car every day. We are also not allowed to put driveways in the front of our homes unless you are grandfathered in. If you allow these houses to be bought and converted to multi-dwellings, It's going to become more of a nightmare for homeowner's and their families that are already searching for parking.

**Toby Duffield**

Senior Geophysical Supervisor

**TIERRA, INC.**

7351 Temple Terrace Highway | Tampa, Florida 33637

T 813.989.1354 | F 813.989.1355 | C 813.992.1330

[www.tierraeng.com](http://www.tierraeng.com) | [tduffield@tierraeng.com](mailto:tduffield@tierraeng.com)

## Ann O. Vickstrom

---

**Subject:** FW: ZM-15: NTM-1 Rezoning Application

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**From:** Thomas Ley <tlnyc521@gmail.com>  
**Sent:** Friday, January 20, 2023 2:07 PM  
**To:** Ann O. Vickstrom <Ann.Vickstrom@stpete.org>  
**Subject:** Re: ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ann -

Thanks for sending this along to me. I have to admit that I'm not very pleased about it, and am surprised it can happen in the historic kenwood area. I would not have purchased my home in a neighborhood that would/could be rezoned into this type of a format.

I know my neighbors are not pleased either. I am rallying support to attend the upcoming meeting to protest these changes to our charming neighborhood.

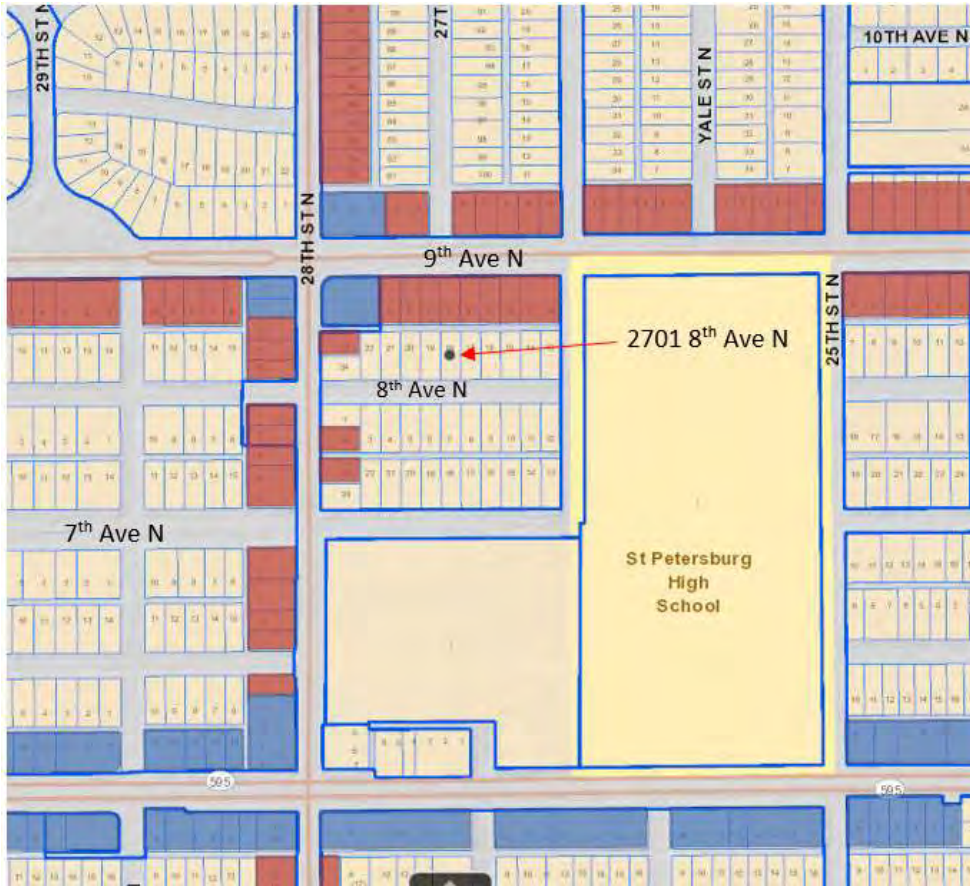
Regards,

Tom

On Tue, Jan 17, 2023 at 2:41 PM Ann O. Vickstrom <[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)> wrote:

Mr. Ley,

Thank you for contacting the City with your concerns about the proposed NTM-1 rezoning. I have provided a screen shot of the NTM-1 interactive map on the webpage that shows the location of your house in relation to the surrounding proposed NTM-1 properties. The red properties are proposed for the NTM-1 zoning.



The NTM-1 zoning has several locational criteria.

- within 175-feet of the centerline of a designated *Future Major Street*
- properties to be adjacent to a public alley.
- retains direct connectivity to one or more adjoining *Future Major Streets*; and
- located outside of the designated Coastal High Hazard Area ("CHHA").

The NTM-1 is a traditional zoning where the individual homeowners will have the ability to construct additional units on their property, added to their existing homes. The NT zoning district currently allows two units (the primary unit and an accessory dwelling unit (ADU)). The NTM-1 zoning allows the owner to add up to 2 more smaller units, meeting all locational, design and dimensional restrictions. Building requirements are much like the NT zoning district by limiting the building height to 2 stories and a building width of 40 feet. Buildings are still required to have front porches and parking must be on-site and accessed from the alley.

Please let me know if you have additional questions. We appreciate that you have contacted our office to learn more about this proposal. All public comments will be provided to the City Council as part of the report.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122

Planner II, Urban Planning and Historic Preservation

City of St. Petersburg

(727)892-5807

[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

Please note all emails are subject to public records law.

-----Original Message-----

From: Thomas Ley <[tl NYC521@gmail.com](mailto:tl NYC521@gmail.com)>

Sent: Monday, January 16, 2023 10:14 AM

To: Ann O. Vickstrom <[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)>

Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The maps provided on the site are unreadable. I JUST RECEIVED the the postcard of the transition to NTM-1 as the card states I will be impacted as my residence is within 300 feet. Upon trying to look at the maps it is impossible to ascertain where these housing changes are planned for in respect to my property.

Also, after just receiving this postcard many of the meetings have already taken place.



Could you please provide me a comprehensive overview of where this will be happening in respect to my residence at 2701 8th Avenue North in St. Pete. 300 feet is close by, and I purchased my home to live in a traditional neighborhood ... no one flooded with condos and townhomes.

I look forward to your reply.

Thanks in advance!

Thomas Ley

## **Ann O. Vickstrom**

---

**From:** Kate Zamboni <kate.zamboni@yahoo.com>  
**Sent:** Sunday, January 22, 2023 8:42 PM  
**To:** Ann O. Vickstrom  
**Cc:** Norman Zamboni  
**Subject:** ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at 1390 42nd Ave N and am writing to express my opposition to the planned amendment that would intensify the residential density along Haines Avenue between 38th Ave N and 16th Street. I use that stretch of road to ride my bike to access the new bike lanes on MLK because MLK north of 38th Ave is too busy for bike traffic.

The plan will make this currently relatively quiet section Haines Road a very busy road. As it is, traffic is increasing on Haines Road with through traffic traveling at too high a rate of speed for this residential street. Moreover, there is little room for street parking on this stretch of Haines Road and increasing the number of dwelling units is certain to create a serious parking problem that will lead to unnecessary congestion with cars parked on the street. Please remove the section of Haines Road between 38th Ave N and 16th Street from the amendment.

Thank you,  
Kate Zamboni

Sent from my iPhone.

## Ann O. Vickstrom

---

**From:** Norm Zamboni <normzamboni@hotmail.com>  
**Sent:** Monday, January 23, 2023 8:18 AM  
**To:** Kate Zamboni  
**Cc:** Ann O. Vickstrom  
**Subject:** Re: ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is it possible to read the rezoning application? I don't have time to read it. But I'm kind of curious as to what it says.

Get [BlueMail for Android](#)

On Jan 22, 2023, at 8:42 PM, Kate Zamboni <[kate.zamboni@yahoo.com](mailto:kate.zamboni@yahoo.com)> wrote:

I live at 1390 42nd Ave N and am writing to express my opposition to the planned amendment that would intensify the residential density along Haines Avenue between 38th Ave N and 16th Street. I use that stretch of road to ride my bike to access the new bike lanes on MLK because MLK north of 38th Ave is too busy for bike traffic.

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Thank you,

Kate Zamboni

Sent from my iPhone.

## Ann O. Vickstrom

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**From:** Norm Zamboni <normzamboni@hotmail.com>  
**Sent:** Monday, January 23, 2023 8:18 AM  
**To:** Kate Zamboni  
**Cc:** Ann O. Vickstrom  
**Subject:** Re: ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is it possible to read the rezoning application? I don't have time to read it. But I'm kind of curious as to what it says.

Get [BlueMail for Android](#)

On Jan 22, 2023, at 8:42 PM, Kate Zamboni <[kate.zamboni@yahoo.com](mailto:kate.zamboni@yahoo.com)> wrote:

I live at 1390 42nd Ave N and am writing to express my opposition to the planned amendment that would intensify the residential density along Haines Avenue between 38th Ave N and 16th Street. I use that stretch of road to ride my bike to access the new bike lanes on MLK because MLK north of 38th Ave is too busy for bike traffic.

The plan will make this currently relatively quiet section Haines Road a very busy road. As it is, traffic is increasing on Haines Road with through traffic traveling at too high a rate of speed for this residential street. Moreover, there is little room for street parking on this stretch of Haines Road and increasing the number of dwelling units is certain to create a serious parking problem that will lead to unnecessary congestion with cars parked on the street. Please remove the section of Haines Road between 38th Ave N and 16th Street from the amendment.

Thank you,

Kate Zamboni

Sent from my iPhone.

## Ann O. Vickstrom

---

**From:** Jamie Dickerson <alwaysjld@mac.com>  
**Sent:** Monday, January 23, 2023 11:32 AM  
**To:** Ann O. Vickstrom  
**Subject:** Rezoning information

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Ms. Vickstrom.

I understanding there will be a series of public meetings to address rezoning of my neighborhood. Would you be kind enough to send me

rezoning information in my neighborhood Allendale Oaks

Opponent Registration information, restrictions, application and processes

Thank you for your time.

Jamie Dickerson  
861 42nd Ave North  
St. Petersburg, Florida 33703  
305 336 4247

## Ann O. Vickstrom

---

**From:** Goran I <goran63@hotmail.com>  
**Sent:** Monday, January 23, 2023 1:23 PM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to express my profound dissatisfaction with the upcoming zoning map amendment initiative. I realize that this public comment along with the upcoming and past public hearings are merely a formality to somehow slap some form of legality on the further destruction of St. Petersburg. Adding density in an already overcrowded city does not make any sense for its residents, but it does make perfect sense for "developers" and for those whose pockets they line. As a resident I do not want more congestion, more traffic, more crime. I have never seen this town so congested. It takes twice as long to get anywhere compared to just a few years ago. And no, the solution is not to give up my car and ride those scooters or some unicorn..... I am being asked not to use my washer during peak storm events so that it does not overburden the sewer system..... It will inevitably get worse following your grand plan for zoning amendment. We do not need any more people in this city! Enough is enough!

Goran Ivanov  
St. Petersburg FL

## **Ann O. Vickstrom**

---

**From:** Barbara Nicolaisen <rebdux0927@gmail.com>  
**Sent:** Tuesday, January 24, 2023 10:15 AM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am NOT in favor of the proposed "NTM-1 Map Amendment."

Barbara Nicolaisen

## Ann O. Vickstrom

---

**From:** Elizabeth Abernethy  
**Sent:** Tuesday, January 24, 2023 7:04 PM  
**To:** Ann O. Vickstrom; Derek Kilborn  
**Subject:** Fwd: ALERT: Planned City Rezoning Affecting OUR Neighborhood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone

Begin forwarded message:

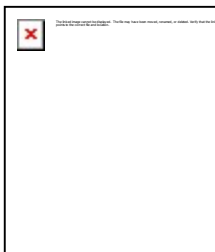
**From:** "Susan P. Ajoc" <susan.ajoc@stpete.org>  
**Date:** January 24, 2023 at 5:37:31 PM EST  
**To:** Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>, Derek Kilborn <derek.kilborn@stpete.org>  
**Subject:** FW: ALERT: Planned City Rezoning Affecting OUR Neighborhood

FYI – not sure if they reached out to you

---

**From:** Carol Gruszka <noreply@classcreator.net>  
**Sent:** Tuesday, January 24, 2023 3:05 PM  
**To:** Susan P. Ajoc <Susan.Ajoc@stpete.org>  
**Subject:** ALERT: Planned City Rezoning Affecting OUR Neighborhood

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



## Lake Pasadena Estates Neighborhood Association

The LPENA Board of Directors (BOD) met last evening and learned that the City of St. Petersburg plans to adopt zoning map changes that would directly affect our Lake Pasadena Estates neighborhood on all four sides,



primarily north and south (south side of 5th Ave. N and north side of 1st Ave. N, respectively), but also on the east and west (58th St. and 66th St.). Details on the [NTM-1 Map Amendment](#) may be read online by clicking on the underlined link, but basically the amended map zoning would allow multi-family dwellings (up to "quadplexes") to be built (or converted) on single properties up to 150 feet into our neighborhood on every side. These border areas would change from NT (Neighborhood Traditional) to NTM (Neighborhood Traditional Mixed) to allow greater population density along major corridor streets (bus routes). Although these planning meetings are well underway, three upcoming public meetings are rapidly approaching and warrant our/your attention.

**Community Planning & Preservation Commission:** February 14, 2023, 2 p.m. at City Hall Chamber, 175 5<sup>th</sup> St. N.

**City Council First Reading & Public Hearing:** March 2, 2023, 3 p.m. at City Hall Chamber, 175 5<sup>th</sup> St. N.

**City Council Second Reading & Adoption Hearing:** March 23, 2023, 5:01 p.m. at City Hall Chamber, 175 5<sup>th</sup> St. N.

Two LPENA directors, Niel Allen and Lorraine Armstrong, have been designated by the BOD to attend and speak (if allowed) at these meetings, which require a 10-day-advance registration to attend and speak at these scheduled meetings. We are NOT limited to their speaking, however, since you, too, may want to register to attend and speak your concerns.

Even more alarmingly, the above-planned zoning changes are, in the future, planned to be extended an additional 200 feet into our neighborhoods after these current changes take place.

We understand the need for affordable housing, but it was noted at last night's BOD meeting that the city currently has 14,000 properties already zoned and available for building such multi-family dwellings. We also know that construction of a 100+ unit development is already underway on the south side of Central Avenue between 60th and 61st Streets and that there is another potentially planned development of more than 1,000 units on the old Raytheon Technologies property located at 17th Ave. and 72nd St.).

<https://www.classcreator.com/St-Petersburg-Florida-Lake-Pasadena-Estates-2019/>



This message has been sent to you from [carol@prismeffects.com](mailto:carol@prismeffects.com). You cannot reply directly. [Click here if you wish to start a new email to carol@prismeffects.com](#).

To discontinue these email notifications [unsubscribe](#).



## Ann O. Vickstrom

---

**From:** Lane <lanedriscoll@gmail.com>  
**Sent:** Wednesday, January 25, 2023 4:49 PM  
**To:** Ann O. Vickstrom  
**Subject:** Zoning map amendment and designated neighborhood associations

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I recently received a postcard advising me of public hearings about changing density levels in my neighborhood, because I live within 300 feet of a FUTURE MAJOR STREET. Though I've owned my home for over 15 years as a landlord, I recently moved to make it my full-time home. This postcard is the 1st notice I've received about a process that has been in the works for years. I'm on board with allowing more housing options, like ADUs and garage apartments in traditional SFR areas, but I'm not looking to have massive rental/condo complexes/towers spring up along 22nd Avenue South.

I went on the website given on the postcard and couldn't find a definition of what types/sizes of development/buildings will be allowed under NTM-1. I also couldn't find a definition of Future Major Street (FMS), nor which current streets are going to be turned into a FMS. Currently, 22nd Ave South is already a major street, so what more is expected to happen to it?

My other concern is what happened to my Twin Brooks Neighborhood Association and designation. They put in the neighborhood boundary markers, which look great, but the neighborhood association is no longer listed on the city's map of associations. What happened? We're not Child's Park and have a different set of concerns and priorities than that group.

So, in sum, my major concerns are the definition of FMS within 175 feet of my house and what that allows the city to do to that street. And what happened to TBNA, and how to get us back on the map.

Please get back to me.

Sincerely,

Lane Driscoll  
2225 Quincy Street S  
St. Petersburg

## Ann O. Vickstrom

---

**From:** Karen Lorenz <lorenz.karen2@gmail.com>  
**Sent:** Thursday, January 26, 2023 9:45 AM  
**To:** Ann O. Vickstrom  
**Subject:** Rezoning ONE St Pete

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am reaching out to you to share my concerns and objections to the proposed rezoning of properties from NT to NTM-1. Although I am strongly **opposed to it anywhere in the Old Northeast**, I will focus on my concerns about increased accessory dwelling units, duplexes, triplexes and fourplexes in Greater Woodlawn i.e. along 22<sup>nd</sup> Ave N. I will call them out in bullet points for clarity and focus.

1. Already existent issues with water and particularly sewer along 22<sup>nd</sup> Ave N between MLK and 16<sup>th</sup> St. N. The cast iron sewer/drainage pipes under the blacktop of 22<sup>nd</sup> Ave N have had multiple issues over the last few years. There have been frequent closures of the center lane on 22<sup>nd</sup> Ave N to try to remediate the problem and my concern is that with the addition of this many units/bathrooms it will exacerbate the issue.
2. Sanitation Sewers for residents, also cast iron, are located in the alley.
3. Alleys are mostly either dirt or brick and contain many indentions. This will be an issue if alley traffic increases due to more residences.
4. **PARKING!** As there are few driveways off of 22<sup>nd</sup> Ave N, most residents park in the alley behind their home. There are few places currently, and there are frequent issues with guests of a neighbor parking in another homeowners parking area or driveway. Increased population density will bring this issue to a tipping point.
5. Large trashcans are located in the alley. If population increases, more will be required and there is barely enough space for the ones that already exist.
6. Increased traffic will be problematic, increasing the already aggravating noise and vibrations along major throughfares.
7. Construction vehicles would take over existing parking areas during destruction/construction and interfere with sanitation pick up.
8. Greater Woodlawn is fast approaching 100 years since incorporation. Changes like this would damage the historic feel and appeal of the area.
9. Units such as this were incorporated into Crescent Heights and ruined the atmosphere of the neighborhood.

Again, I am only calling out the issues that make me **blatantly opposed** to the prospect but I am sure this opposition is felt by most of the neighboring areas as well.

I heartily request the Zoning changes be **ADAMENTLY** denied for these areas of Old Northeast.

Regards  
Karen Lorenz

## Ann O. Vickstrom

---

**From:** Norma Bouillion <nbouillion@yahoo.com>  
**Sent:** Friday, January 27, 2023 4:09 PM  
**To:** Ann O. Vickstrom  
**Subject:** Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of St Petersburg that will greatly be affected by the cities plan to rezone for more affordable housing. I'm writing to express the discontent my husband and I have towards this plan. We purchased a home off 22nd just north of the alley where 4 home sites/condos can be built right outside our back yard. We would not have paid the premium price for our house 1 1/2 year ago had we known this would happen. How can the city add more traffic to 22nd? It's busy now. When the mayor was running his campaign was "more affordable housing" where the ball field was. now it looks like those are going to be for first responders teachers, etc. with new businesses, restaurants etc.... Raising property values creating a beautiful downtown area but sticking the affordable housing within our residential areas. What is this going to do to our property values? does the city honestly think we will pay these high taxes up against these kind of properties? this plan has definitely made for some very very unhappy residents.

Sincerely,  
Norma Bouillion.

## Ann O. Vickstrom

---

**From:** Mike Battigelli <mikebattigelli@gmail.com>  
**Sent:** Saturday, January 28, 2023 12:29 PM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am NOT in favor of proposed NTM-1MAP Amendment.. Put in the Mayor's Neighborhood.

## Ann O. Vickstrom

---

**From:** Corey Vongsalay <outlook\_ED449F0474B0C053@outlook.com>  
**Sent:** Sunday, January 29, 2023 8:02 PM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am NOT in favor of the proposed NTM-1 Map Amendment.

Sincerely,  
Corey Vongsalay

Sent from [Mail](#) for Windows

## Ann O. Vickstrom

---

**From:** Susan Fulmer <kellyfulmer1221@gmail.com>  
**Sent:** Monday, January 30, 2023 10:00 AM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vickstrom,

I live on 9 Ave N. In Old Northeast ( soon the adjective "old" will no longer be needed with all the old homes being torn down).

I am totally against the proposal to changing the zoning in my neighborhood. My question to you, when will the nonstop development end? And building condos, townhomes, duplexes, tri-plex etc built in Old Northeast or other surroundings neighborhoods will not be "affordable" housing. The developers will make their money and move on, it's about \$\$\$ not about improving the neighborhoods.

Where do you live? Will this affect your neighborhood?

Please do the right thing by the residence who actually live in these neighborhoods.  
Sent from my iPad

## Ann O. Vickstrom

---

**From:** Mainstream America <mainstreamamerica@tampabay.rr.com>  
**Sent:** Wednesday, February 01, 2023 9:57 AM  
**To:** Ann O. Vickstrom  
**Subject:** DRC Agenda Item #1 - LDR2022-04

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vickstrom,

I strongly object to the inclusion of 30<sup>th</sup> Avenue N in the new NTMR-1 zoning category. This road is a narrow two lane road bordered by single story, single family residential for the most part. While there is some commercial zoning at nodes, (4<sup>th</sup> St, MLK St, 16<sup>th</sup> St, etc.), the overwhelming use and character is residential. The areas on 30<sup>th</sup> slated for rezoning have, for the most part, unimproved dirt alleys behind them and I see no provision for requiring them to be paved. Dirt alleys sustaining the amount of traffic generated by this increase in density would require virtually monthly maintenance by the City. If the developers aren't required to pave the alleys, then the residents behind the fourplexes will be assessed to do so – something that hardly seems fair since they'll take the property values hit for the increased density.

And there WILL be increased traffic. The condition of the road does not lend itself to increased density despite the “rehab” a few years back. Stormwater collects along either side of the roadway and stays for days, fouling the underutilized bike lanes and making them impassible. The roadway continues to subside, leaving gaping holes at times, due to unrepaired leaking city pipes underneath the roadbed, another issue not fixed during the rehab. There are no contiguous sidewalks along the south side of 30<sup>th</sup> between MLK and 16<sup>th</sup> Streets, again, something not addressed in the rehab. Furthermore, there are no buses on 30<sup>th</sup> Avenue west of MLK. Where are the walkers and bike riders to go and how will they get there - safely?

In reviewing the plan and the map, I note that the rezoning is not slated for 1<sup>st</sup> Street N/NE and I truly do not understand why not. This street actually has sidewalks AND bus service. I think a more comprehensive look at the map and the proposed areas for rezoning with an emphasis on what actually exists in the areas to be rezoned should be undertaken before this ordinance is brought to City Council for readings. The 30<sup>th</sup> Avenue road, at least from MLK west, should be removed from consideration.

Regards,

Cathy Wilson  
1471 29<sup>th</sup> Avenue N  
St Petersburg, FL 33704  
Phone: (727) 455-9546



## Ann O. Vickstrom

---

**From:** Susan Fulmer <kellyfulmer1221@gmail.com>  
**Sent:** Wednesday, February 01, 2023 12:14 PM  
**To:** Ann O. Vickstrom  
**Subject:** Re: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon-

I live at 120 9th Ave N. The Rezoning may not affect me at this time, but I have no doubt it is just a matter of time if it's allowed in local neighborhoods.

And the term used in the Rezoning of "Future" Major Roads/ Streets is concerning.

There is plenty of development downtown, plenty of apartments and condos, that is where multi units need to remain.

Susan Fulmer

Sent from my iPad

> On Jan 30, 2023, at 11:13 AM, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

>

> Ms. Fulmer,

>

> Thank you for your comments. Your comments are noted and will be attached to the staff report that is sent to City Council.

>

> I would like to clarify that the proposal is not along 9th Avenue in the Historic Old Northeast neighborhood. However, there are several properties on 9th Avenue between 4th Street and Dr. ML King Jr St. Most of these properties currently have multi-family units. Can you let me know your address so I can determine if there are any properties around your property proposed for this rezoning?

>

> Respectfully,

>

> Ann Vickstrom, AICP, RLA#0001122

> Planner II, Urban Planning and Historic Preservation City of St.

> Petersburg

> (727)892-5807

> Ann.Vickstrom@stpete.org

>

> Please note all emails are subject to public records law.

>

>

>

> -----Original Message-----

> From: Susan Fulmer <kellyfulmer1221@gmail.com>

> Sent: Monday, January 30, 2023 10:00 AM

> To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>  
> Subject: ZM-15: NTM-1 Rezoning Application  
>  
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.  
>  
>  
> Dear Ms. Vickstrom,  
>  
> I live on 9 Ave N. In Old Northeast ( soon the adjective "old" will no longer be needed with all the old homes being torn down).  
>  
> I am totally against the proposal to changing the zoning in my neighborhood. My question to you, when will the nonstop development end? And building condos, townhomes, duplexes, tri-plex etc built in Old Northeast or other surroundings neighborhoods will not be "affordable" housing. The developers will make their money and move on, it's about \$\$\$ not about improving the neighborhoods.  
>  
> Where do you live? Will this affect your neighborhood?  
>  
> Please do the right thing by the residence who actually live in these neighborhoods.  
> Sent from my iPad  
>  
> <<http://www.stpete.org/vision>>  
>

## **Rezone Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential (NTM-1)**

### **Facts:**

1. Redesignation of streets to major changes the character of the neighborhood. Future major corridors include single family housing-dominated residential streets such as 30<sup>th</sup> Ave. N. that currently are appropriately designated as minor arterial roads.
2. Alley traffic impacts are not addressed. Adjacent parcels will be negatively impacted by an increase of up to 150% in alley traffic. If each unit has two vehicles, and every lot is redeveloped as multi-family, the increase would be from two to eight vehicles per parcel, or as many as 40 vehicles per block.
3. Additional traffic on public alleys will necessitate improvements such as resurfacing, signage and speed controls. Maintenance costs will increase. Safety will be degraded (limited sightlines, 10 mph speed limit). The net impact is to reduce adjacent parcel value while degrading neighborhood character.
4. The maximum value of parcels currently zoned for single family housing will increase greatly if up to four units may be built on the same lot. Developers have and will buy entire rows of adjacent property on NTM-1 zoned streets.
5. The value of adjacent parcels, such as our new home on 29<sup>th</sup> Ave. N, will decrease because the character of the neighborhood is not respected.
6. Parcels in affluent neighborhoods such as Woodlawn and Allendale Terrace on major corridors are not included in rezoning due to lack of alleys. Other affluent neighborhoods are not included in rezoning (e.g. Old NE, others).
7. Existing multi-family housing in NT is about 100 years old and is high maintenance and functionally obsolete, yet the ability to replace them in-kind is currently not allowed. Replacement in-kind would not change neighborhood character, and property values would be preserved.
8. Distribution of affordable housing within affluent neighborhoods preserves neighborhood character and is comprehensively better for everyone than concentration along major streets.
9. Tenants prefer to rent directly from individual owners. High density affordable housing will not be directly managed by small business owners, rather by corporations lacking the human element that contributes to neighborhood character and quality.

### **Recommendations:**

1. Do not cause harm to existing single family-zoned residential streets by changing their character, reconsider plans for 30<sup>th</sup> Ave. N. use as a major corridor, to avoid degrading property values of adjacent parcels and their adjoining neighborhoods.
2. Limit density in NTM-1 to one multi-family building per block to minimize harmful impact to neighbors. The rezoning could be applied city-wide if this were the rule.
3. Encourage redevelopment of existing Middle LDR dwellings with appropriate density housing (up to four units) to reduce the concentration of increased density housing and preserve the small business owner-tenant ideal.

4. Alternatively, avoid discrimination by rezoning to NT all major corridors without exception, or none.

John Deas & Mary Romanik  
1445-29<sup>th</sup> Avenue N.  
St. Petersburg

**LDR 2023-01: NTM-1 LDR Text Amendment**

Presented to Development Review Commission

On February 1, 2023

## Ann O. Vickstrom

---

**From:** B Hazelden <Sujagems111@outlook.com>  
**Sent:** Monday, February 13, 2023 6:35 PM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have just heard about Zoning proposal NTM-1. I feel this is too many units on most housing properties in this city. We are rationed on watering, our drinking water comes from Hillsborough, our services will be strained to the limit, traffic will become a problem. I am very much against this proposal. Please do not do this.

Sent from [Mail](#) for Windows

## Ann O. Vickstrom

---

**From:** CPPC  
**Sent:** Tuesday, February 14, 2023 10:42 AM  
**To:** Ann O. Vickstrom  
**Subject:** FW: NTM Zoning Change

Below please find an email for council below.

---

**From:** Brenda Gordon <brendargen@gmail.com>  
**Sent:** Tuesday, February 14, 2023 10:18 AM  
**To:** CPPC <CPPC@stpete.org>  
**Subject:** NTM Zoning Change

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

This letter is sent in regards to the proposed NTM Rezoning Proposal.

Traditional neighborhoods surveyed and successfully achieving United States Department of the Interior National Park Service designation in the National Register of Historic Places should not be included in the proposed zoning change.

Demolition of contributory structures to construct buildings out of scale and character of neighborhoods that have achieved the prestigious historic designation status must not be allowed.

With Regards,

Brenda Gordon  
2934 Burlington Avenue North  
St. Petersburg, Florida 33713

[Brendargen@gmail.com](mailto:brendargen@gmail.com)

813-712-0796

## Ann O. Vickstrom

---

**From:** Tina De Barbieri-Murphy <tmurphy2002@tampabay.rr.com>  
**Sent:** Tuesday, February 14, 2023 11:54 AM  
**To:** Ann O. Vickstrom  
**Subject:** FW: Re-zoning of the property at 2425 9th Ave N from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1)  
**Attachments:** NTM-1 Zoning Map near 2425 9Ave IncreasedDensity Apollo-1.png

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ann,  
This is the email I sent last week. I erred in your email address. Thank you for responding to my call today.  
Best Regards,  
Tina De Barbieri

Leontine(Tina) De Barbieri  
727-235-4519 (C)  
[Tmurphy2002@tampabay.rr.com](mailto:Tmurphy2002@tampabay.rr.com)

---

**From:** Tina De Barbieri-Murphy <tmurphy2002@tampabay.rr.com>  
**Sent:** Thursday, February 9, 2023 1:37 PM  
**To:** 'Ann.Vickstrom@stpete.org.com' <Ann.Vickstrom@stpete.org.com>  
**Cc:** 'richie.floyd@stpete.org' <richie.floyd@stpete.org>  
**Subject:** Re-zoning of the property at 2425 9th Ave N from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1)

Hello Ann,  
I want to thank you for returning my call from Friday Jan 20, 2023. I appreciate that you took the time to contact me, even after your workday was over. It was gracious of you to listen to my concerns.

*I have cc'd Richie Floyd on this email as he is the representative on council for this neighborhood. I am hoping he will take the time to review and consider my concerns as he crafts and votes on this issue.*

I am still confounded that I did not receive the City's November 'postcard' notice of the re-zoning proposal and upcoming information sessions. I am a strong believer that if it will impact the quality of life of the citizens notification should be sent in a letter. A post card is easily lost, (As I have even found my utility bill on the front lawn where the carrier clearly dropped it.). The small size of a post card makes it a prime candidate to get stuck in magazines. Point blank it is not first-class mail. Honestly, it's nice, but typically not necessary for a post card to arrive. The type of information being transmitted was & is materially impactful on the residents, thus merited being sent in the more secure first-class letter.

Since we spoke, I have exchanged emails with the treasurer of the North Kenwood Neighborhood Association. She referred me back to the city website for information. After a couple of exchanges, she decided to copy the President of NKNA regarding my queries. That was January 27<sup>th</sup> & I have not heard anything further. I followed up with an email (2/3/23) enquiring on any progress, however no response. Perhaps I need to join the association for anything further.

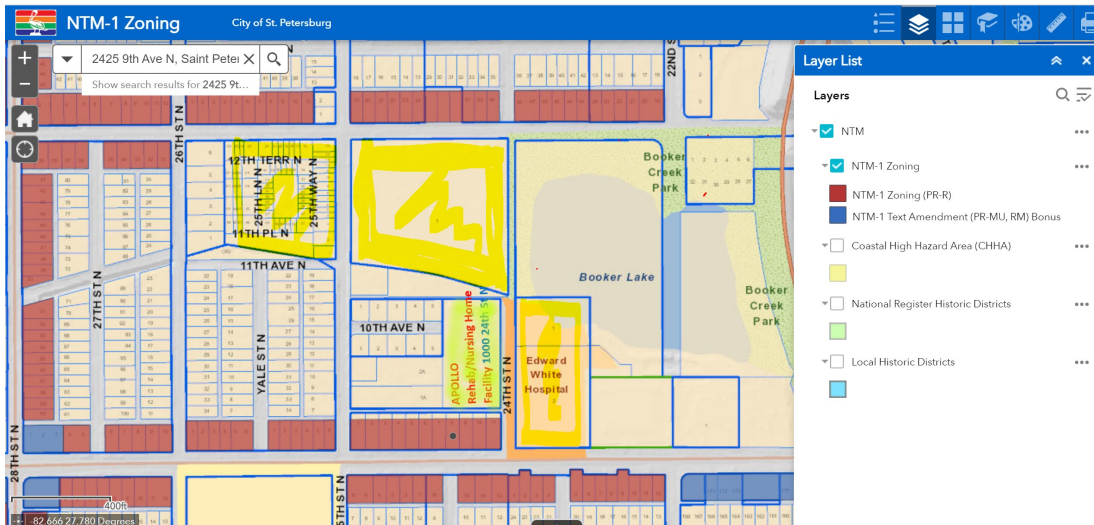
I was unable to find a written mission statement for the Association, however I did catch a snippet in the president's mural video from Fall 2021. In the video he says, "The mission of the NKNA is to invest in the quality of life & build



community for the residents.” My impression (from the limited Facebook/website info) is that the Association is mainly a socializing entity which does the occasional clean-up of Booker Creek Park and sponsored a mural. It appears NKNA builds community, but perhaps does not take on issues. Likely the most members live in the interior of the neighborhood and are saved from the direct influence of the re-zoning issue.

I wanted to enumerate some of my concerns in writing.

- Below is a map of the area immediately surrounding my home. It is from the city’s NTM1-Zoning map.



#### Density, Congestion, Parking, Traffic, Use of Alley-

- Over the last 6+ years 2 new developments have either been completed-Booker Creek Apartment Complex, or are a mix of complete & under construction-Uptown Kenwood Townhomes, at 25<sup>th</sup> Street & 13<sup>th</sup> Ave. N. (See yellow highlighted properties.) These are dense in population, growing as they add new units. These developments have most definitely increased density, traffic, parking issues and road blockage in my area. There is increased use of our alley by both resident and business vehicles to avoid the 9<sup>th</sup> Ave school zone.
- In addition to the multi-resident complexes, the 9<sup>th</sup> Avenue area has had Domain Homes new residential housing. 5 of the new homes back on to the alley running parallel to 9<sup>th</sup> Ave. We are all experiencing degraded alley conditions, along with more & more traffic and blockages by vehicles. It is to the point that FedEx and UPS will not deliver to the rear of our homes because too often it is impossible to traverse the alley without a vehicle obstructing the alley.
- Published articles, including the St Pete Catalyst, show that the St Pete Housing Authority will transform the Ed White Hospital(2331 9<sup>th</sup> Ave N) into 70 affordable housing apartments and administrative offices for the SPHA. Funding has been allocated for this already. These additional units and the administration offices will certainly add measurably to density in the immediate area, and impact parking & traffic, both on 9<sup>th</sup> Ave and on our alley.
- By further increasing density, the traffic and current congestion in the alley will be amplified. The existing Apollo Rehab Facility runs along the alley parallel to 9<sup>th</sup> Ave. There is a parking lot on the north side of the building. However, there seems to be inadequate parking as staff, and outside services working at the facility, park beside the alley, on either side of the Shipping Storage Container placed beside the alley.(Which is in itself is an eyesore.) When space runs out either side the container, vehicles park in the alley beside the Storage Container, which interferes with passage in the alley. The area is often used as a drop off for staff. There is also a ‘smoking’ break area on the alley beside the Storage Container. An assortment of ad hoc benches, chairs & a table have been pulled together to service this area, used 24/7.

I have fewer concerns with accessory dwelling units (In garages, in-law suite type scenario.) to generate income for homeowners who live in the house on the property. Although I wonder how that will play out in reality. Whether investors will purchase homes to rent out the home & ADU. In which case there will be no homeowner presence, no pride in the property. Unfortunately renting does not encourage the same care for the property and neighbors as does ownership. Absentee landlords do not monitor the day-to-day situations and control undesirable behaviors. I believe that is not the intention of the changes in zoning, and I hope there is regulation to prevent such situations.

My issue is duplexes & 4-plexes in our single-family neighborhood.... increased traffic, parking, density, encroachment on property lines.(Only needing 3'+3'=6ft between buildings vs 8'+8'=16 ft now.) Also, in multiplexes typically owners are not living on-site. They are not in touch with issues affecting neighbors unless the authorities are called in. The tone of the neighborhood changes with the introduction of multiplex housing into this single-family residential area.

The smaller houses along 9<sup>th</sup> Ave will be prey to builders/investors wanting to create dense profitability with multiplexes on the lots. A very different vibe and environment from single family ownership. As well, when any of the 2 story homes are sold, they would definitely be a consideration for converting into duplexes or greater density housing... not inhabited by owners. What considerations have been given to preventing such consequences? If investors are building these multiplexes I find it hard to believe there will be affordable / workforce rents in such housing.

Adding these NTM-1 multiple dwelling units, which are in addition to the proposed 70 apartments & SPHA administrative offices on the Ed White Hospital property, will definitely crowd the area and make it a very different place to live.

I found out about this change in zoning late in the game, so I do not complete info. For example, what restrictions are in place to protect the existing single-family homeowners from a deluge of duplexes & multiplexes built by investors.

These changes do not affect side streets, so many will not care since it isn't in their back yard or affecting their immediate quality of life.

My home has been in our family since it was built in the 1950's. The 9<sup>th</sup> Avenue neighborhood has always been single-family residential. The feel & flavor of this single-family residential neighborhood is a major reason why I chose to live at this location.

I understand and agree there is a need for affordable, workforce housing. However, I also believe people buy homes and live in specific neighborhoods because of their characteristics. Homes are an expensive investment; this area is established as a single-family residential neighborhood. Existing residents did not move here for multiplexes. Simply because I live on an artery that the city has deemed appropriate for their NTM-1, does not mean I should get squeezed & be stuck in a neighborhood I would not have chosen. My choice to live here was not with the expectation of buildings ridiculously close together, more crowding, more traffic, less parking, more noise and nuisances. Additionally, those on the side streets receive preferential treatment solely due to their location; their immediate neighbors remain as is.

I would be very curious to know how many city councilors live & own their residence on an NTM-1 favored artery. It would be greatly appreciated if this point was clarified and made transparent. Somehow I am skeptical, I think it is none. The result will be very telling.

Clearly with the already existing growth on and near this block of 9<sup>th</sup> Ave there are multiple issues which affect the established single-family home owners. Our area has experienced extensive multi-unit growth in the last 6+ years with the developments on either side of 25<sup>th</sup> Street at 13<sup>th</sup> Ave. The effects of those units have been very evident; and more impacts are coming with the SPHA-Ed White project. It is too much to keep adding, and then to open the door to more investors buying up property for redevelopment as multi-unit dwellings.

I trust consideration is given to my concerns.  
Respectfully,

Tina De Barbieri

Leontine(Tina) De Barbieri

727-235-4519 (C)

[Tmurphy2002@tampabay.rr.com](mailto:Tmurphy2002@tampabay.rr.com)

[Tmurphy2425@gmail.com](mailto:Tmurphy2425@gmail.com)

## Ann O. Vickstrom

---

**From:** Susan B <bielbay46@gmail.com>  
**Sent:** Monday, February 13, 2023 11:07 PM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15: NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am very much opposed to this change in zoning and the potential increase in population in this already densely packed area. The infrastructure cannot handle it now and it would be a disaster to ignore that and only get greedy for more tax income!

## Ann O. Vickstrom

---

**From:** Ely Payne <ely@baysiteeng.com>  
**Sent:** Tuesday, February 14, 2023 9:30 PM  
**To:** Ann O. Vickstrom  
**Subject:** City File ZM-15

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann – I was at the City Council hearing today to learn about the increased density application by the city. Cool Stuff. I hope it moves forward. Seems like a great transition proposal for the city.

Would you be able to share the website with me where I can find more information on the proposal? Thank you

Regards,



**P. Ely Payne, P.E.**

Principal

**Mobile:** 813.679.9918

**Email:** Ely@BaysiteEng.com

**Baysite Engineering LLC**

## Ann O. Vickstrom

---

**From:** cretrop <cretrop@yahoo.com>  
**Sent:** Tuesday, February 14, 2023 12:03 PM  
**To:** Ann O. Vickstrom  
**Subject:** OPPOSED to Euclid Heights Zone Change on MLK  
**Attachments:** Video.MOV

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to make it known that I oppose the zoning Changes on North, MLK and Euclid Heights. Our cute little neighborhood is currently suffering growing pains, overcrowding. Small (700-900sq ft) older single family homes are being replaced with large 2-story(2000+ sq ft) lot line to lot line Homes, cutting down beautiful Mature trees without much lawn. therefore creating more flooding. i live @ 934 49th ave N., currently my property floods with heavy rain. my curb lawn and up to half of my front lawn is Underwater, as well as severe flooding @ MLK & 49th ave. Intersection. There is not sufficient parking space for single homes currently residing on MLK, some result to parking in their yard, huge eye sore. SAVE OUR NEIGHBORHOOD!! thank you very much for taking the time to read my concerns, cynthia porter 727 481-5627

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Roberta T. Yancey

Address:

5942 Burlington Ct N

St. Petersburg, Florida 33710

Date:

2/10/23

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Signed by:

Lisa Montano

Address:

6068 Burlington Ave

St. Petersburg, Florida 33710

Date:

2/13/2023



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Signed by:

Russell K. Stauter

Address:

6115 Burlington AVE NO.

St. Petersburg, Florida 33710

Date:

2-13-23

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Signed by: Barbara Massey

Address: 6057 Burlington Ave N, St. Pete, FL 33710

St. Petersburg, Florida 33710

Date: 2/13/23

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Signed by:

Wynne Vaucek

Address:

6057 BURLINGTON AVE NORTH, ST PETE, FL 33710

St. Petersburg, Florida 33710

Date:

2/2/2023

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Signed by:

Carolyn S. Fox

Address:

6069 Burlington Ave No -

St. Petersburg, Florida 33710

Date:

2-13-2023

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Signed by:

John W Fox

Address:

6069 Burlington AVE N

St. Petersburg, Florida 33710

Date:

2/13/23

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Signed by: Catherine B Parks

Address: 6083 4th Ave N, St. Petersburg, FL,  
St. Petersburg, Florida 33710 33718

Date: 2/13/23

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Signed by:

Roger W Nolan

Address:

6083 4th Ave N, St. Petersburg FL, 33710

St. Petersburg, Florida 33710

Date:

2-10-23

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Signed by:

Marcia Ward & Michael R. Scott

Address:

6426 · 2nd Ave N.

St. Petersburg, Florida 33710

Date:

2/9/2023



## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

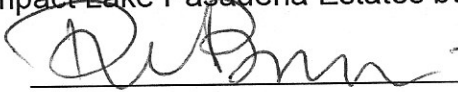
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Signed by:

 REBECCA BOWMAN

Address:

6201 DARTMOUTH AVE. N.

St. Petersburg, Florida 33710

Date:

1.30.2023

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Signed by:

Jill Chase

Address:

6244 - Dairmouth Ave No S Pete

St. Petersburg, Florida 33710

Date:

1-30-23

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Signed by:

\_\_\_\_\_

Address:

6373 1st Avenue North

St. Petersburg, Florida 33710

Date:

02/06/2023

Brent Roper

02/06/2023

6373 1st Ave N.

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by: Nancy Brock NANCY BROCK

Address: 62330 DARTMOUTH AVE N

St. Petersburg, Florida 33710

Date: 2-2-23

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by: Thomas B Stock THOMAS B STOCK

Address: 6201 DARTMOUTH AVE N.

St. Petersburg, Florida 33710

Date: 1/30/2023

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

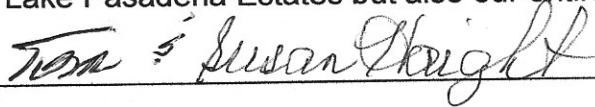
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Signed by:



Address:

6173 Third Ave. N.

St. Petersburg, Florida 33710

Date:

February 6, 2023

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Signed by: Carol J. Marcia Carol J. Marcia

Address: 244 #248 Eadon Ln, N. 244 #248 Eadon Lane No

St. Petersburg, Florida 33710

Date: 2/6/23

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Bernadine Armstrong

Address:

330 61<sup>st</sup> St N, St Petersburg FL 33710

St. Petersburg, Florida 33710

Date:

2/10/23



## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Gordon Francis

Address:

6301 Burlington Ave N.

St. Petersburg, Florida 33710

Date:

2/2/2013

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Signed by:

Daniel Anderson



Address:

6115 4<sup>th</sup> Ave N

St. Petersburg, Florida 33710

Date:

2-12-23

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

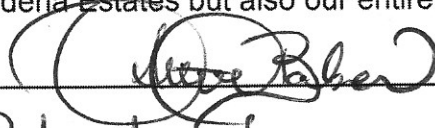
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Signed by: \_\_\_\_\_



Address: \_\_\_\_\_

226 Palm Ln. N.

St. Petersburg, Florida 33710

Date: \_\_\_\_\_

02/02/2023

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

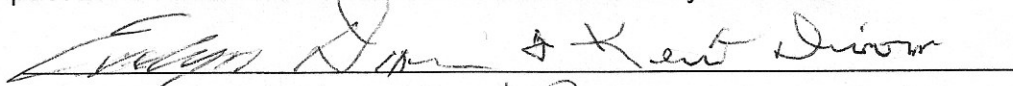
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Signed by:



Address:

6475 2nd Av N ST PETERSBURG FL 33710

St. Petersburg, Florida 33710

Date:

2/9/23

**Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates**

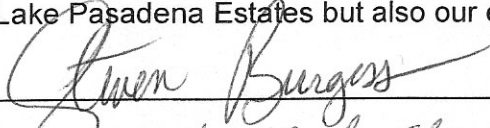
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Signed by:



Address:

0 201 63rd St. N. 33710

St. Petersburg, Florida 33710

Date:

2/8/23

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Signed by:

Dimitri & Carol Gausman

Address:

6531 Pasadena Ave. N.

St. Petersburg, Florida 33710

Date:

January 30, 2023

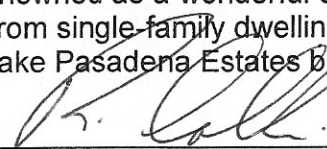
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Signed by:  REGINALD COLLIS

Address: 200 64<sup>TH</sup> ST. NORTH

St. Petersburg, Florida 33710

Date: 2-8-2023

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Signed by: Susan Waldron

Address: 6388 2<sup>nd</sup> Ave. N., St. Pete., Fl. 33710

St. Petersburg, Florida 33710

Date: 02/08/2023



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Signed by:

Lick Dentell

Address:

220 63rd St N., St. Petersburg, FL 33710

St. Petersburg, Florida 33710

Date:

January 30, 2023

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Signed by: Nancy Waechter

Address: 6436 Lakeshore Dr. No.

St. Petersburg, Florida 33710

Date: 2/2/23

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Signed by:

James G. Baker

Address:

226 Palm Ln N, St. Pete 33710

St. Petersburg, Florida 33710

Date:

2-3-23

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Signed by:

Jeanne M. Miska

Address:

6470 Lake Shore Dr. N.

St. Petersburg, Florida 33710

Date:

2/2/23



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Signed by:

 Deborah A. Harold

Address:

6434 Lakeshore Dr. W. ST. Pete  
33710

St. Petersburg, Florida 33710

Date:

2/2/23

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Signed by:

David Smith, Jack Kent, Jennifer Smith

Address:

227 Palm Ln N

St. Petersburg, Florida 33710

Date:

2-7-23

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Signed by: Joan Henry Joan Henry (Grondin) & Gerald Grondin

Address: 6256 Dartmouth Ave N

St. Petersburg, Florida 33710

Date: 2/3/2023



## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

I am the owner or resident of a home in Lake Pasadena Estates in St. Petersburg. Lake Pasadena Estates is bordered north and south between Fifth Avenue North and First Avenue North and east and west between 58th Street North and 66th Street North within the city limits of St. Petersburg, Florida.

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Signed by: \_\_\_\_\_

Address: \_\_\_\_\_

St. Petersburg, Florida 33710

Date: \_\_\_\_\_

*John P. [Signature]*  
*310 61st Street North*  
*FEB 12, 2023*

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

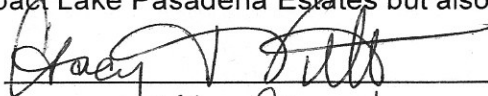
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Signed by:



Address:

310 61<sup>st</sup> St. N.

St. Petersburg, Florida 33710

Date:

2-11-23

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Signed by:

Kevin Price

Address:

5932 5<sup>th</sup> AVE. N.

St. Petersburg, Florida 33710

Date:

FEB 5, 2023

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

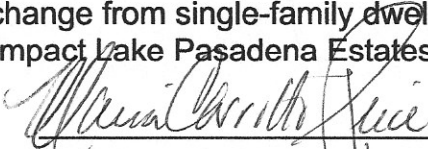
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Signed by:



Address:

5932 5th Ave. N.

St. Petersburg, Florida 33710

Date:

Feb. 5, 2023

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Signed by:

Sherrill A. Bowdt

Address:

244 PALM LANE NO.

St. Petersburg, Florida 33710

Date:

2/4/2023

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Signed by:

Patricia A. Schultz

Address:

205 65<sup>th</sup> St No

St. Petersburg, Florida 33710

Date:

2/12/2023

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Scott Johnson and Debra Friedman

Address:

224 64<sup>th</sup> Street N

St. Petersburg, Florida 33710

Date:

February 9, 2023

\* Scott and DEBRA FRIEDMAN  
224 64<sup>th</sup> ST. N.  
St. Petersburg, FL 33710

**Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates**

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Signed by: Terl Anderson

Address: 6115 4<sup>th</sup> Ave N

St. Petersburg, Florida 33710

Date: 2-12-23



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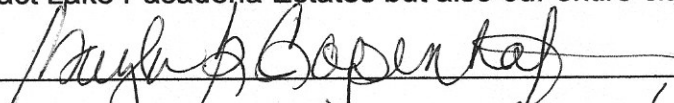
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Signed by:



Address:

6321 BURLINGTON AVE N

St. Petersburg, Florida 33710

Date:

Feb 1, 2023

## Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

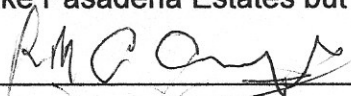
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Signed by:

  
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Address:

6321 BURLINGTON AVE N  
\_\_\_\_\_

St. Petersburg, Florida 33710

Date:

Feb 1, 2023  
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Signed by:

Christopher Lundberg

Address:

6200 5th Ave N.

St. Petersburg, Florida 33710

Date:

2/15/23

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Signed by:

Katherine J. Smith

Address:

6400 LAKE SHORE DR. N.

33710

St. Petersburg, Florida 33710

Date:

FEB 1, 2023

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Signed by: Jack W. Garrett

Address: 6513 2<sup>nd</sup> Ave N. ST. PETE 33710

St. Petersburg, Florida 33710

Date: 2/1/23

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Signed by:

Janet Ward

Address:

6562 4<sup>th</sup> Ave No

St. Petersburg, Florida 33710

Date:

1/30/2023

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Signed by:

Debra Magalis

Address:

6545 4<sup>th</sup> Ave N.

St. Petersburg, Florida 33710

Date:

2-6-23

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Signed by:

*Charlotte Suprenant*

Address:

*6368 Lake Shore Dr. No.*

St. Petersburg, Florida 33710

Date:

*Feb 1, 2023*



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Signed by:

Alaetha Byrd

Address:

6555 4th Ave NW

St. Petersburg, Florida 33710

Date:

Feb 6, 2023

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Signed by: Ann M McLochlin

Address: 6530 Pasadena Ave N

St. Petersburg, Florida 33710

Date: 2/01/23

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Signed by:  (TED BINGHAM)

Address: 6530 Pasadena Ave N

St. Petersburg, Florida 33710

Date: 2/01/2023

**Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates**

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This historical development area is currently composed of well maintained single-family residences, several built almost 100 years ago, the remainder built mostly in the 1950s. Its brick streets are also both historical and well maintained by the city. In short, Lake Pasadena Estates is lovely, quiet, peaceful, and safe, **one of the neighborhoods of which the city is justly proud.**

The city now proposes to change this by changing its perimeter NT (Neighborhood Traditional) zoning to NTM (Neighborhood Traditional Mixed), which will allow single-dwelling properties to become multi-family residences (up to quadplexes) along our major corridor streets. This imminent zoning change will have a direct, negative impact on the properties along First and Fifth Avenues, along 58<sup>th</sup> and 66th Streets, as well as properties adjacent to these areas. The zoning change, if approved, will increase traffic, and thus safety, of all residents throughout the neighborhood.

St. Petersburg is renowned as a wonderful city, not least because of neighborhoods such as ours. This change from single-family dwellings to multi-family residences will not only negatively impact Lake Pasadena Estates but also our entire city as a whole.

Signed by:

Margaret Jason

Address:

318 80th St North St Petersburg 33710

St. Petersburg, Florida 33710

Date:

1/30/2023

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Signed by:

Jimmy Levin

Address:

6200 3RD AVE N

St. Petersburg, Florida 33710

Date:

1/31/23

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Signed by:

Joseph N. Grosser

Address:

6404 - Dartmouth Ave. N.

St. Petersburg, Florida 33710

Date:

1/31/23

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Signed by:

John Sweman

Address:

6350 Lake Shore Dr. N

St. Petersburg, Florida 33710

Date:

1-31-2023

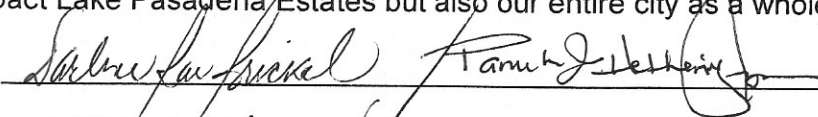
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Signed by: 

Address: 6281 2<sup>ND</sup> AVE N

St. Petersburg, Florida 33710

Date: 2-8-23



The following page(s) contain the backup material for Agenda Item: A resolution of the City Of St. Petersburg approving an Affordable Housing Site Plan to construct 86 Affordable Dwelling Units in a Neighborhood Suburban District located generally at the northwest corner of the intersection of 53rd Street North And 22nd Avenue North, pursuant to the review process set forth In Section 17.5, Article VI. Of The City Code; and providing an effective date.  
Please scroll down to view the backup material.



**J-3**

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY OF ST. PETERSBURG APPROVING AN AFFORDABLE HOUSING SITE PLAN TO CONSTRUCT 86 AFFORDABLE DWELLING UNITS IN A NEIGHBORHOOD SUBURBAN DISTRICT LOCATED GENERALLY AT THE NORTHWEST CORNER OF THE INTERSECTION OF 53RD STREET NORTH AND 22ND AVENUE NORTH, PURSUANT TO THE REVIEW PROCESS SET FORTH IN SECTION 17.5, ARTICLE VI. OF THE CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2020, the Florida Legislature passed House Bill 1339 (“HB 1339”), which authorized local governments to approve development of affordable housing on any parcel zoned for residential, commercial, or industrial use, and which was codified as § 166.04151.6, Fla. Stat.; and

WHEREAS, pursuant to HB 1339, the City of St. Petersburg evaluated its zoning districts and determined that it would allow applicants to apply for approval of site plans where 100% of the housing being offered qualifies as affordable, but only on certain parcels zoned Neighborhood Suburban, Neighborhood Traditional, Industrial Suburban, and Industrial Traditional; and

WHEREAS, on October 14, 2021, the St. Petersburg City Council adopted Ordinance No. 485-H, which established an “Affordable Housing Site Plan Approval” process, including procedural requirements and substantive review criteria for all applications, and is set forth in Chapter 17.5, Article VI. of the City Code; and

WHEREAS, the current application before the City Council, Case No. AHSPR 23-01, is a request for approval of an Affordable Housing Site Plan consisting of 86 dwelling units in a Neighborhood Suburban (NS-1) zoning district located generally at the northwest corner of the intersection of 53rd Street North and 22nd Avenue North, pursuant to the requirements established in Chapter 17.5, Article VI. of the City Code.

NOW, THEREFORE BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida that the Affordable Housing Site Plan in Case No. AHSPR 32-01 is deemed to be compliant with the City’s applicable approval process and review criteria set forth in Chapter 17.5, Article VI. of the City Code, and City Council therefore approves the site plan subject to the conditions of approval set forth in the City’s staff report, and as they may have been amended by the City Council.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

*McFactor* 2/16/23  
\_\_\_\_\_  
Community & Neighborhood Affairs Administrator Date

/s/ Michael J. Dema **2/16/23**  
\_\_\_\_\_  
City Attorney (Designee) Date  
00665862.docx



**CITY OF ST. PETERSBURG  
COMMUNITY & NEIGHBORHOOD AFFAIRS  
CITY COUNCIL STAFF REPORT**

**AFFORDABLE HOUSING SITE PLAN REVIEW  
PUBLIC HEARING**

**REPORT TO THE ST. PETERSBURG CITY COUNCIL, for Public Hearing and Executive Action on Thursday, March 2 at 5:00 P.M. at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida.**

CASE NO.: AHSPR 23-01

REQUEST: Approval of an affordable housing site plan to construct one 3story building with up to 72 dwelling units and seven 1-story buildings with up to two dwelling units per building for a total of 86 dwelling units.

OWNER: Palm Lake Christian Church, Inc.  
5401 22<sup>nd</sup> Avenue North  
St. Petersburg, Florida 33710

APPLICANT: Palm Lake Christian Church, Inc.  
5401 22<sup>nd</sup> Avenue North  
St. Petersburg, Florida 33710

AGENT: Darren Azdell  
1345 Virginia Lee Circle  
Brooksville, Florida 34602

ADDRESS: 5401 22<sup>nd</sup> Ave North

PARCEL ID NOS.: 09\_31\_16\_00000\_340\_0100

ZONING: Neighborhood Suburban (NS-1)

**SITE AREA TOTAL:** 362,467 square feet or 8.32 acres more or less

**GROSS FLOOR AREA:**

Existing:	25,269 square feet	0.07 F.A.R.
Proposed:	98,269 square feet	0.27 F.A.R.

**BUILDING COVERAGE:**

Existing:	25,069 square feet	8.6% of Site MOL
Proposed:	56,269 square feet	15.5% of Site MOL

**IMPERVIOUS SURFACE:**

Existing:	81,471 square feet	23% of Site MOL
Proposed:	134,211 square feet	37% of Site MOL

**OPEN GREEN SPACE:**

Existing:	279,366 square feet	6.3% of Site MOL
Proposed:	228,256 square feet	27.8% of Site MOL

**PAVING COVERAGE:**

Existing:	26,839 square feet	7.4% of Site MOL
Proposed:	77,942 square feet	21.5% of Site MOL

**PARKING:**

Existing:	10; including 3 handicapped spaces
Proposed:	63; including 6 handicapped spaces

**INTERIOR GREEN SPACE OF VEHICULAR USE AREA (VUA):**

Existing:	0	0% of the VUA
Proposed:	6,206 square feet	10.8% of the VUA

**BUILDING HEIGHT:**

Existing:	47'-4" feet/ 2 Stories
Proposed:	47'-4" feet/3 Stories

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 17.5 of the Municipal Code for an affordable multi-family development which may be permitted within the Neighborhood Suburban (NS-1) zoning district.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks City Council approval of an Affordable Housing Site Plan in a Neighborhood Suburban (NS-1) zoning district pursuant to the process established in Chapter 17.5 of the City Code. The proposed development consists of 86 dwelling units on property located generally between 53rd Street North and 22<sup>nd</sup> Avenue North.

**Background:**

In 2020, the Florida State Legislature passed House Bill 1339, which included a provision allowing the governing body of a municipality to approve an affordable development on any parcel zoned for residential, commercial or industrial use. The language included in F.S. 166.04151.6 states: *Notwithstanding any other law or local ordinance or regulation to the contrary, the governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.004, on any parcel zoned for residential, commercial or industrial use.*

In September of 2021, City Council approved an ordinance creating a process pursuant to F.S. 166.04141.6 for an applicant to apply to City Council for consideration of an affordable housing development that would otherwise not be permitted in the zoning districts of Neighborhood Suburban, Neighborhood Traditional, Industrial Suburban and Industrial Traditional. The ordinance created an Affordable Housing Site Plan review process in Chapter 17.5 of the City Code. The process consists of an application by the developer to City staff for review. Staff then prepares a report for City Council with a recommendation and potential conditions of approval and public notice is provided of the public hearing before City Council. Public notice includes posted notice at the property and mailed notice to all property owners within 300 feet of the subject property. Any approval by City Council is only valid for the specific site plan approved, including the required conditions of approval.

The main elements of the ordinance approved for Affordable Housing Site Plan review are:

- Qualifying criteria with no variances permitted, to include: zoning district location, property size, minimum number of units, mandatory affordability for all units at or below 120% AMI, minimum affordability period, and proximity to services requirements;
- Requirements for public notice of a hearing;
- Procedures for City Council review and decision; and
- Standards of review of the application, which include a review of the proposal for compatibility and impacts to surrounding uses.

The subject application to develop 86 affordable & workforce dwelling units in a Neighborhood Suburban (NS-1) zoning district is the second application submitted for review under this new process established in Chapter 17.5 of the City Code.

**Current Proposal:**

The applicant proposes to utilize existing green space on the church property to construct a multi-family community consisting of no more than 86-affordable dwelling units. The development will consist of eight (8) buildings, 63-vehicular parking spaces and 8-bicycle parking spaces. In total, the development will include a single 3-story building with up to 72-dwelling units and (7) 1-story buildings with up to 2-dwelling units per building for a total of 86-dwelling units for the purpose of providing safe and affordable housing, which is intended to target seniors and/or persons with a disabling condition. The single 3-story building will consist of up to 66-one-bedroom units and 6-two-bedroom units. The (7) 1-story buildings have a mix of one and two-bedroom units. The project shall incorporate sustainable design principles seeking a LEED Certification including a community garden, EV charging, photovoltaics, and native landscaping consistent with community objectives.

The proposed affordability provision is as follows with a minimum 50-year affordability period:

- The development team intends to finance development of the 3-story building with low-income housing tax credit equity, and accordingly, the rents will be set aside for residents earning at or below 60% of Area Median Income (AMI).

- The 1-story buildings will provide workforce housing and will be set aside for residents earning up to 120% AMI.

The proposed 3-story building will be oriented towards 53<sup>rd</sup> Street North and the (7) 1-story buildings will be located in the northwest corner of the subject property behind the existing Palm Lake. The 3-story building will be set back more than 35-feet from the center line of the sidewalk that is along the west side of 53<sup>rd</sup> Street North. The 1-story buildings will be setback 20-feet from the western property line and more than 85-feet from the northern property line. The existing church buildings and wireless communication tower will not be altered as part of this approval. The applicant proposes to keep multiple large shade trees that are located along 53<sup>rd</sup> Street North which will help provide a buffer to the single-family residences that are located to the east.

The applicant proposes modifications to the existing ingress-egress driveways and on-site vehicular circulation, and relocation of vehicular parking spaces. A new ingress-egress driveway and an egress-only driveway will be added along 22<sup>nd</sup> Avenue North, two existing ingress-egress driveways will be removed, a third ingress-egress driveway will be relocated, and a new egress-only driveway will be added along 53<sup>rd</sup> Street North and an emergency-only ingress-egress driveway will be added along 55<sup>th</sup> Street North. Paved vehicular parking will be added along 22<sup>nd</sup> Avenue North, along the west side of the 3-story building and on the north side of the 1-story buildings. Overflow grass parking will be located along the northside of the property. Pedestrian sidewalks will connect the new residential buildings with each other and to the existing church buildings and to the surrounding public sidewalks.

The proposed buildings have been designed in a contemporary architectural style. The 3-story building will have a flat roof design, include architectural tower features, projections and recesses in the façades and include balconies and awnings. The 1-story buildings will have a Dutch gable roof design, include covered porches and large windows.

### **Review Criteria**

Chapter 17.5 of the City Code for Affordable Housing Site Plan Review consists of multiple review criteria for City Council to consider in reviewing an application. The criteria are provided below with staff responses.

### **Qualifying Property**

To qualify for application for the Affordable Housing Site Plan Approval process, the property shall meet the following minimum criteria and there shall be no variances to this criteria.

- (a) The property shall have a current zoning designation of Neighborhood Traditional, Neighborhood Suburban, Industrial Traditional or Industrial Suburban.
- (b) Property located in a Neighborhood Traditional or Neighborhood Suburban zoning district shall have a minimum lot size of one (1) acre.
- (c) Property located in an Industrial Traditional or Industrial Suburban zoning district shall have a minimum lot size of five (5) acres.
- (d) The development proposal in a Neighborhood Traditional or Neighborhood Suburban zoning district shall consist of 20 or more dwelling units.
- (e) The development proposal in an Industrial Traditional or Industrial Suburban zoning district shall consist of 60 or more dwelling units.
- (f) Property located in an Industrial Traditional or Industrial Suburban zoning district shall meet the following additional location criteria:
  - (1) Shall be located within 2 miles of a public school including a vocational school;
  - (2) Shall be located within a ¼ mile of a PSTA bus line;
  - (3) Shall be located within 1 mile of a grocery store; and
  - (4) Shall be located within 1 mile of the Pinellas Trail or City park.



- (g) All of the proposed dwelling units shall have a restrictive covenant that requires the dwelling units to be affordable to qualified buyers or renters at 120% of Area Median Income or below for a minimum period of 30 years.
- (h) For mixed use projects on a property, other permitted uses besides affordable housing sought pursuant to this section are subject to Chapter 16 of the City Code.

**Response:** *The subject property meets these requirements. The property is Neighborhood Suburban (NS-1) and is 8.32 acres in size more or less. The proposed development consists of 86 affordable & workforce dwelling units and meets all the locational criteria included. A restrictive covenant will be required for a minimum of 50 years affordability and there are no other uses included in the proposal besides dwelling units.*

#### Standards for Review

- (1) Ingress and egress to the property and the proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities, and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on state and county roads shall be based on the latest access management standards of FDOT or the county, respectively.

**Response:** *The applicant proposes modifications to the existing ingress-egress driveways and on-site vehicular circulation, and relocation of vehicular parking spaces. A new ingress-egress driveway and an egress-only driveway will be added along 22<sup>nd</sup> Avenue North, two existing ingress-egress driveways will be removed, a third ingress-egress driveway will be relocated, and a new egress-only driveway will be added along 53<sup>rd</sup> Street North and an emergency-only ingress-egress driveway will be added along 55<sup>th</sup> Street North. The westernmost driveway on 22<sup>nd</sup> Avenue North will be right-out only and the southernmost driveway on 53<sup>rd</sup> Street will be right-out only. These modifications were made to address comments from City staff at the pre-application meeting and the Transportation Department concurs with the revised access plan.*

- (2) Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

**Response:** *Paved vehicular parking will be added along 22<sup>nd</sup> Avenue North, along the west side of the 3-story building and on the north side of the 1-story buildings. Overflow grass parking will be located along the northside of the property. Pedestrian sidewalks will connect the new residential buildings with each other and to the existing church buildings and to the surrounding public sidewalks. The development also includes 8 new bicycle parking spaces for residents and visitors. The on-site circulation plan and parking lot design are acceptable. We recommend the applicant ensure that upon final design, each accessible space meets state requirements for stall width, access aisle width, and accessible connection to internal sidewalks.*

- (3) Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts.

**Response:** *A detailed traffic report was provided and reviewed by the City's Transportation and Parking Management Department. The inbound and outbound trips generated by the proposed development will be distributed between 53<sup>rd</sup> Street and 22<sup>nd</sup> Avenue North. The impact of the new trips on the physical capacity and traffic operations of both roads is anticipated to be minimal due to the relatively small number of new trips that are projected to be generated and the excess capacity of the surrounding road network. The existing street network is adequate to support the proposed development.*

- (4) Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. City Council may grant approval of a drainage plan as required by City ordinance, county ordinance or SWFWMD.

**Response:** *Drainage will be provided in accordance with the City Code and the proposed development only includes 37% coverage of the site with impervious surfaces.*

- (5) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties.

**Response:** *Signs, if proposed, will comply with the City Code.*

- (6) Orientation, height and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape.

**Response:** *The proposed 3-story building is proposed to maintain the same height that currently exists at the property. It will be oriented towards 53rd Street North and the (7) 1-story buildings will be located in the northwest corner of the subject property behind the existing Palm Lake. The 1-story buildings are designed as casitas and will blend with the residential property surrounding the development. The 3-story building will be set back more than 35-feet from the center line of the sidewalk that is along the west side of 53rd Street North. The 1-story buildings will be setback 20-feet from the western property line and more than 85-feet from the northern property line. The existing church buildings and wireless communication tower will not be altered as part of this approval. The applicant proposes to keep multiple large shade trees that are located along 53rd Street North which will help provide a buffer to the single-family residences that are located to the east.*

- (7) Compatibility of the use with the existing natural environment of the site, historic, and archaeological sites, and with properties in the neighborhood.

**Response:** *The site is currently zoned Neighborhood Suburban and therefore environmental review is not required. Staff have reviewed submitted information and has no concerns about compatibility.*

- (8) Substantial detrimental effects of the use, including evaluating the impacts of the use and a concentration of similar or the same uses and structures on the neighborhood.

**Response:** *Staff review of the proposal does not find any substantial detrimental effect. However, there is a significant positive effect in providing 86 affordable and workforce housing units which are rent and income controlled for a minimum period of 50 years. Due to the location of the property and the current zoning category, it is very unlikely a concentration of similar uses would occur in close proximity. And*

*while uses change over time, the proposed development should have no significant impact on the current surrounding uses.*

- (9) Sufficiency of setbacks, screens, buffers and general amenities to preserve the internal and external harmony and compatibility with the uses inside and outside the proposed development and to control adverse effects of noise, light, dust, fumes and other nuisances.

**Response:** *The 3-story building will be set back more than 35-feet from the center line of the sidewalk that is along the west side of 53<sup>rd</sup> Street North. The 1-story buildings will be setback 20-feet from the western property line and more than 85-feet from the northern property line. The applicant proposes to keep multiple large oak shade trees that are located along 53<sup>rd</sup> Street North which will help provide a buffer to the single-family residences that are located to the east. The site will continue to have significant green space covering 63% of the site and landscaping is planned to include new Royal Palms, Sylvester Palms, Bald Cypress, Winged Elms, Drake Elms, Crape Myrtles, and Dwarf Firebrush. A new community garden is also planned near the one-story casitas. The existing memorial garden will also remain as a part of this site plan.*

- (10) Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations.

**Response:** *The property is 8.32 acres and is large enough and situated appropriately to adequately allow for the proposed density, height, floor area ratio and impervious surface ratio.*

- (11) Landscaping and preservation of natural manmade features of the site including trees, wetlands and other vegetation.

**Response:** *The proposed development will reduce the amount of impervious surface and will dramatically increase the plant life on the property. The applicant has submitted a landscaping plan which has been reviewed by staff and will require modest adjustments. There is a condition of approval included in this report requiring the landscaping to comply with Chapter 16 of the City Code and the required modifications can be made on the landscaping plan submitted for permitting.*

- (12) Sensitivity of the development to on-site and adjacent historic or archaeological resources related to scale, mass, building materials and other impacts.

**Response:** *Palm Lake Christian Church is identified as including a Sensitivity Level 2 archaeological area. Pursuant to City Code, Sensitivity Level 2 properties do NOT require a Certificate to Dig. No further action by the property owner is required.*

- (13) Unit type, such as rental or ownership, and the income levels served by the development are needed in the marketplace.

**Response:** *Current housing affordability data indicates the need for increased rental supply at all levels of area median income (AMI) at or below 120%. The proposed development will provide 72 units which will be income and rent restricted for households at or below 60% AMI. These units are in very high demand in St. Petersburg. The one-story casitas will also provide up to 14 units for residents at or below 120%. Additionally, it is the applicant's intention to finance the units using funding for seniors and/or residents with disabilities which is also a significant need for*

our community. 87`

- (14) If the subject property is zoned industrial, then the following criteria shall be considered in determining the suitability of the subject property for development pursuant to this section:
- a. One or more of the following characteristics exist over an extended period of time: 1) vacant or underutilized land; 2) vacant or underutilized buildings; 3) poor quality job creation in terms of pay, employee density and spin-off or multiplier effects; 4) chronic competitive disadvantages in terms of location, transportation infrastructure/accessibility and other market considerations.
  - b. Conversion to a residential use will not cause negative impacts on surrounding industrial operations.
  - c. Location and surrounding land uses will not cause any adverse impacts to the health of future residents.

**Response:** *The subject property is currently zoned Neighborhood Suburban and this criteria is not applicable.*

**Public Comments:**

At the time this staff report was prepared, staff had received numerous email and phone call inquiries requesting additional information about the proposed development-some in favor, some opposed, and some just seeking additional information about the process. At this time, an opponent has registered for the quasi-judicial proceeding. An updated report will be provided in the PowerPoint presentation provided to City Council the week of the hearing with detailed information on inquiries and information on received responses will be entered into the record for the hearing as well.

**III. RECOMMENDATION:**

- A. Administration recommends APPROVAL of the Affordable Housing Site Plan by Resolution subject to the Conditions of Approval. All required conditions shall be the responsibility of the property owner and shall run with the land. Any modification of these Conditions of Approval would require separate City Council approval and public hearing.**
- B. SPECIAL CONDITIONS OF APPROVAL:**
  1. Prior to the issuance of a building permit, the applicant or property owner shall record a Declaration of Restrictions on the property, which must be approved as to content and form by the City Attorney's Office prior to recordation. The Declaration of Restrictions will require the dwelling units to be income and rent restricted in accordance with this report for a minimum period of 50 years from the date of the Certificate of Occupancy. The unit mix will include 72 units at 60% AMI and below, and 14 units at 120% AMI and below.
  2. The applicant or property owner shall provide an annual report to the City of St. Petersburg providing evidence of income verification for all units. At the request of the City, the property owner shall provide documentation of a tenant's income and shall permit the City to inspect a vacant dwelling unit or an occupied unit with the permission of the tenant.
  3. The applicant or property owner shall income verify all tenants and

failure to rent the units to income qualified tenants at rents at or below those approved by and promulgated by the State of Florida for Multi-Family Rental Programs in accordance with the income levels established by Special Condition Number One in this report shall be a violation of this special condition of approval and, as such, a violation of the City Code enforceable by the City of St. Petersburg Codes Compliance Assistance Department. Rents found to be charged in excess of the income and rent categories referenced in the Declaration of Restrictions shall be required to be reimbursed to the tenants. Income increases for existing tenants shall be regulated by the guidelines published for the Low-Income Housing Tax Credits (LIHTC) program.

4. The applicant or property owner shall provide evidence of a management company with experience in affordable housing income documentation requirements and a management plan prior to issuance of a Certificate of Occupancy. Any change to the management company or management plan during the required affordability period shall be reported via letter or electronic mail to the City's Housing & Community Development department.
5. No structures, including dumpster enclosures and bicycle storage, shall be located in an easement. Any necessary relocation of structures due to easements shall be approved by the Community & Neighborhood Affairs Administrator or City Administrator.
6. All buildings on-site shall be connected via a sidewalk network.
7. The sidewalks on private property shall connect to the public sidewalks in the abutting rights-of-way.
8. Pedestrian scale lighting shall be provided along the internal sidewalk network.
9. All buildings on-site shall comply with Section 16.20.030.11 Building Design. The architectural elevations submitted for permitting shall be substantially similar to those attached to this report.
10. Signs, if proposed on the site, shall comply with all sign regulations of Chapter 16 of the City Code.
11. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department. Dumpsters shall have an enclosure with opaque gates.
12. Any mechanical equipment abutting rights-of-way shall be screened with architectural features that match the building.
13. Exterior lighting shall comply with Section 16.40.070.
14. Bicycle parking shall comply with Section 16.40.090.4.1.
15. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department in the attached memorandum dated January 5, 2023.
16. An updated sources and uses document providing information on reserves for replacement showing the units can be maintained during the affordability period is required to be submitted before commencement of construction. Applicant must submit the Operating Proforma along with the Sources & Uses showing replacement reserves.
17. This approval will be valid for 36 months from the date of approval. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

### **C. STANDARD CONDITIONS OF APPROVAL**

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE CONDITIONS OF APPROVAL SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

#### **Building Code Requirements:**

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

#### **Zoning/Planning Requirements:**

1. A final plat of the subject property shall be recorded prior to receiving a certificate of occupancy. The preliminary plat shall be approved prior to the release of building permits.
2. The existing fence in the 55th Street North right-of-way shall be removed.
3. The crosswalks in the parking lot shall be constructed from a different material than the parking lot. The use of asphalt as part of the sidewalk or crosswalk shall not be permitted.
4. Sidewalks shall be continuous through all driveways.
5. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department.
6. Dumpsters shall be located in enclosures that match the style of the building. The enclosures shall have opaque gates, chain link with slats shall not be allowed.
7. Vehicular access to 55th Street North shall be for emergency access only and there shall be a gate installed to prevent use by the residents or church.
8. Any expansion or changes to Church facilities or non-residential uses shall require further review in accordance with the Special Exception requirements, Section 16.70.040.

#### **Engineering Requirements:**

1. Land will need to be platted.
  - 20-foot Easement will be required centered over the sanitary sewer main which parallels the northern property boundary.
  - 24" storm along east property boundary and 12" water main along southern property boundary are close to the right of way boundary. May require additional public easement on site to meet easement size chart requirements (attached and easement width based on utility size and depth)
  - East half of the 55<sup>th</sup> Street Right of way would need to be dedications along the west property boundary.

- Public sidewalks will be required along west parkway of 53<sup>rd</sup> Street and northern parkway of 22<sup>nd</sup> Ave N per City Code 16.40.140.4.2.
2. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.
  3. FDEP required for private sanitary sewer collection system into the site. The applicants EOR must provide design plan and profile for necessary sanitary sewer construction during the site plan permitting process for ECID review and approval. All construction shall meet current City ECID standards and specifications.
  4. Proposed connections to public infrastructure including potable water and reclaimed water should receive prior approval from the City's Water Resources department.
  5. Lake on site is within the 100YR floodplain and would have to be considered in the Site Stormwater Design.
  6. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department in the attached memorandum dated January 5, 2023.

**Landscaping Requirements:**

1. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
6. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

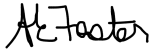
**Transportation Requirements:**

1. Eight (8) bicycle parking spaces are proposed. Short-term bicycle parking should be placed within 50 feet of the main entrance for each building. This placement would be consistent with the development standard for short-term bicycle parking in Section 16.40.090.4.2 of the City Code.
2. There is an existing Pinellas Suncoast Transit Authority (PSTA) stop on 22<sup>nd</sup> Avenue North adjacent to the site that includes a shelter (Stop ID 1716). The stop serves westbound passengers on Routes 20 and 22 and is located between 53<sup>rd</sup> Street and the proposed eastern driveway. There is a stop for eastbound passengers on the

southern side of 22<sup>nd</sup> Avenue North near the site. Transit service is infrequent (one bus per hour on each route) and ridership at the stops is very low. The applicant should coordinate their project with PSTA during the permitting phase to determine if any adjustments to the westbound stop are needed.

**IV.**

REPORT PREPARED BY:



2/16/23

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Amy Foster, Community & Neighborhood Affairs Administrator

Date

Attachments: Resolution  
Location Map  
Application  
Site Plan  
Landscaping Plan  
Elevations  
Engineering Conditions of Approval  
Transportation Memo  
Preliminary Citizen Input (To be updated prior to hearing)



**MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING DEPARTMENT**

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**TO:** Brejesh Prayman, P.E., Director ECID  
**FROM:** Nancy Davis, Engineering Plan Review Supervisor  
**DATE:** 01/05/23  
**SUBJECT:** Palm Lake Christian Church Affordable Housing  
**FILE:** NYA

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**LOCATION:** 5401 22<sup>nd</sup> Ave N  
**PIN:** 09/31/16/00000/340/0100  
**ATLAS:** N-14  
**PROJECT:** PLUS Site Plan

**REQUEST:** Approval of a Preliminary Site Plan

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed site plan provided the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. Land will need to be platted.
  - 20-foot Easement will be required centered over the sanitary sewer main which parallels the northern property boundary.
  - 24" storm along east property boundary and 12" water main along southern property boundary are close to the right of way boundary. May require additional public easement on site to meet easement size chart requirements (attached and easement width based on utility size and depth)
  - East half of the 55<sup>th</sup> Street Right of way would need to be dedications along the west property boundary.
  - Public sidewalks will be required along west parkway of 53<sup>rd</sup> Street and northern parkway of 22<sup>nd</sup> Ave N per City Code 16.40.140.4.2.
  
2. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be

installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

Engineering Standard Details are available at the City's Website at the following link: [https://www.stpete.org/business/building\\_permitting/forms\\_applications.php](https://www.stpete.org/business/building_permitting/forms_applications.php)

City infrastructure maps are available via email request to [ECID@stpete.org](mailto:ECID@stpete.org). All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

3. FDEP required for private sanitary sewer collection system into the site. The applicants EOR must provide design plan and profile for necessary sanitary sewer construction during the site plan permitting process for ECID review and approval. All construction shall meet current City ECID standards and specifications.
4. Proposed connections to public infrastructure including potable water and reclaimed water receive prior approval from the City's Water Resources department. Coordinate a review with the City's Water Resources department Technical Services Division via email to [WRDUtilityreview@stpete.org](mailto:WRDUtilityreview@stpete.org), or phone 727-892-5334 for additional information.
5. Lake on site is within the 100YR floodplain, and would have to be considered in the Site Stormwater Design. A copy of the Stormwater Master Plan is available for assistance in modeling the site, and can be obtained by emailing [row\\_permitting@stpete.org](mailto:row_permitting@stpete.org)

STANDARD COMMENTS: Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Coordinate a review with the City's Water Resources department Technical Services Division via email to [WRDUtilityreview@stpete.org](mailto:WRDUtilityreview@stpete.org), or phone 727-892-5334 for additional information.

All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development

permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

A site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards" shall be

submitted to City ECID for approval prior to initiating construction. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department.

\*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems or necessary Duke pole relocations or installations prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to [newconstruction@duke-energy.com](mailto:newconstruction@duke-energy.com).

\*Needs for on-street decorative lighting or additional street lighting must be coordinated through [Michael.Kirn@stpete.org](mailto:Michael.Kirn@stpete.org), the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of the site.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 the construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. \*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent,

and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.



## CITY OF ST. PETERSBURG

### Transportation and Parking Management Department

#### MEMORANDUM

TO: Amy Foster, Community and Neighborhood Affairs Administrator

FROM: Tom Whalen, Transportation Planning Coordinator, Transportation and Parking Management Department

DATE: January 10, 2023

SUBJECT: Site Plan for Palm Lake Urban Sanctuary

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The Transportation and Parking Management (“Transportation”) Department has reviewed the site plan application for the proposed Palm Lake Urban Sanctuary development, dated December 16, 2022. The Transportation Department has several comments on the site plan and has assessed the potential traffic impact of the proposed development.

#### **Site Plan Review**

In comparison to the site plan dated November 23, 2022, the westernmost driveway on 22nd Avenue North will be right-out only and the southernmost driveway on 53rd Street will be right-out only. These modifications were made to address comments from City staff at the pre-application meeting on December 15, 2022. The Transportation Department concurs with the revised access plan.

The on-site circulation plan and parking lot design are acceptable. We recommend the applicant ensure that upon final design, each accessible space meets state requirements for stall width, access aisle width, and accessible connection to internal sidewalks.

Eight (8) bicycle parking spaces are proposed. Short-term bicycle parking should be placed within 50 feet of the main entrance for each building. This placement would be consistent with the development standard for short-term bicycle parking in Section 16.40.090.4.2 of the City Code.

There is an existing Pinellas Suncoast Transit Authority (PSTA) stop on 22<sup>nd</sup> Avenue North adjacent to the site that includes a shelter (Stop ID 1716). The stop serves westbound passengers on Routes 20 and 22 and is located between 53<sup>rd</sup> Street and the proposed eastern driveway. There is a stop for eastbound passengers on the southern side of 22<sup>nd</sup> Avenue North near the site. Transit service is infrequent (one bus per hour on each route) and ridership at the stops is very low. The Transportation Department recommends that the applicant coordinate their project with PSTA during the permitting phase to determine if any adjustments to the westbound stop are needed. While the existing ridership is low, the demand for transit services may increase because of the affordable housing units.

Multimodal impact fees (MIFs) will be assessed based on the type of multi-family units provided. The standard MIF rate per unit is \$1,420. The low-income household MIF rate is \$753 per unit. An additional form, titled “Certification of Designated Affordable Housing for the Reduced Multimodal Impact Fee,” is required to be submitted during the permitting process to obtain the low-income household rate for applicable units.

### **Traffic Impact Report**

The Transportation Department conducted a trip generation analysis by utilizing the Institute of Transportation Engineers’ (ITE’) “Trip Generation Manual” (11th Edition) for affordable housing (ITE Land Use 223). The proposed 79 affordable housing units are projected to generate 40 a.m. peak hour trips (11 trips entering and 29 trips exiting the site) and 36 p.m. peak hour trips (21 trips entering and 15 trips exiting the site). Based on the ITE data, the proposed affordable housing units will generate a relatively small amount of vehicle traffic. Less than one trip per minute is anticipated in both the a.m. and p.m. peak hours, and hourly traffic will likely be lower during the other hours of the day.

There is sufficient roadway capacity to accommodate the projected traffic from the proposed development. The segment of 22<sup>nd</sup> Avenue between 34<sup>th</sup> Street and 58<sup>th</sup> Street has a level of service of “C,” volume-to-capacity ratio of 0.665 (roadway volume is 67% of physical capacity), and an average daily traffic count of 21,327. The average daily traffic volume count for the segment of 53<sup>rd</sup> Street between 24<sup>th</sup> Terrace and 24<sup>th</sup> Avenue is 630.

The inbound and outbound trips generated by the proposed development will be distributed between 53<sup>rd</sup> Street and 22<sup>nd</sup> Avenue North. The impact of the new trips on the physical capacity and traffic operations of both roads is anticipated to be minimal due to the relatively small number of new trips that are projected to be generated and the excess capacity of the surrounding road network. Physical and operational modifications to the road network will not be required. Please let me know if you have any questions about the Transportation Department’s review of the site plan application and our traffic impact report.

cc: Evan Mory, Director, Transportation and Parking Management Department



**CITY OF ST. PETERSBURG**  
**Housing and Community Development Department**  
**NOTICE OF PUBLIC HEARING**

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February 15, 2023

Dear Neighbor or Participating Organization:

This letter is to advise you that a Public Hearing for the property located at 5401 22nd Avenue North (Palm Lake Christian Church) has been scheduled to be heard by City Council on **Thursday, March 2, 2023, no earlier than 5:01 P.M.** The Public Hearing will occur at City Hall, Council Chamber, 175 5th Street North, St. Petersburg, Florida.

**REQUEST: Case No. AHSPR 23-01**

Approval of an Affordable Housing Site Plan to construct one 3-story building with up to 72 dwelling units and seven (7) 1-story buildings with up to 2 dwelling units per building for a total of 86 dwelling units

**Records indicate you own property within 300 feet of the property, or you may have an interest in the case.**

We urge interested persons to contact the City staff or the Agent before the scheduled hearing date for more information. You may contact Amy Foster by phone at (727) 892-5602 or via email at [Amy.Foster@stpete.org](mailto:Amy.Foster@stpete.org). Written correspondence may be mailed to: Amy Foster, City of St. Petersburg, PO Box 2842, St. Petersburg, FL 33731.

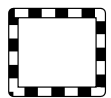
**The Staff Report and Meeting Agenda will be available by March 3, 2023.** Those with internet access may use the following link:

[https://www.stpete.org/government/mayor\\_city\\_council/city\\_council/agendas.php](https://www.stpete.org/government/mayor_city_council/city_council/agendas.php)

**AGENT:** Darren Azdell, A1A  
Outsidein Architecture  
1345 Virginia Lee Cir.  
Brooksville, FL 34602  
[andreacatefuller@yahoo.com](mailto:andreacatefuller@yahoo.com)

**APPLICANT:** Palm Lake Christian Church, Inc.  
5401 22<sup>nd</sup> Ave. N.  
St. Petersburg, FL 33710  
[darren@oi-arch.com](mailto:darren@oi-arch.com)





**5401 22nd Avenue North**



# AFFORDABLE HOUSING SITE PLAN REVIEW

## DATA SHEET

DATA TABLE					
1.	<b>Zoning Classification:</b> NS-1				
2.	<b>Existing Land Use Type(s):</b> 7153 Church, Church School, Church Owned Building (Parsonage Code 0110), Salvation Army, Missions				
3.	<b>Proposed Land Use Type(s):</b> 7153 Church, Church School, Church Owned Building (Parsonage Code 0110), Salvation Army, Missions, Affordable Housing				
4.	<b>Area of Subject Property:</b> 8.32 Acres (362,467 SF)				
5.	<b>Gross Floor Area</b> (total square feet of building(s))				
	Existing:	25,269	Sq. ft.		
	Proposed:	98,269	Sq. ft.	( NEW ADDED 82,000 SF)	
6.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	0.07	Sq. ft.		
	Proposed:	0.27	Sq. ft.		
7.	<b>Building Coverage</b> (first floor square footage of building)				
	Existing:	25,069	Sq. ft.	8.6	% of site
	Proposed:	56,269	Sq. ft.	15.5	% of site
8.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)				
	Existing:	279,366	Sq. ft.	77	% of site
	Proposed:	228,256	Sq. ft.	63	% of site
9.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)				
	Existing:	0	Sq. ft.	0	% of vehicular area
	Proposed:	6,206	Sq. ft.	10.8	% of vehicular area
10.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	26,839	Sq. ft.	7.4	% of site
	Proposed:	77,942	Sq. ft.	21.5	% of site

# AFFORDABLE HOUSING SITE PLAN REVIEW

## DATA SHEET

DATA TABLE (continued page 2)					
11.	<b>Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	81,471	Sq. ft.	23	% of site
	Proposed:	134,211	Sq. ft.	37	% of site
12.	<b>Density</b>				
	<u>No. of 1 Bed Units</u>		<u>No. of 2 Bed Units</u>		<u>No. of 3 bed Units</u>
	66		6		7
	Total No. Units 79				
13 a.	<b>Parking (Vehicle) Spaces</b>				
	Existing:	10	includes	3	disabled parking spaces
	Proposed:	63	includes	6	disabled parking spaces
13 b.	<b>Parking (Bicycle) Spaces</b>				
	Existing:	0	Spaces	0	% of vehicular parking
	Proposed:	8	Spaces	12.5	% of vehicular parking
14.	<b>Building Height</b>				
	Existing:	47'-4"	Feet	2	Stories
	Proposed:	47'-4"	Feet	3	Stories
<p><i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience.</i></p>					

## **Palm Lake Urban Sanctuary**

### **Narrative:**

The project consists of a 3-Story concrete block and plank building with up to 66 One Bedroom Units with kitchens, 6 Two Bedroom Units with Kitchens and 7 – 1-Story Cottages with Three Bedroom units and kitchens and amenities for the purpose of providing affordable housing for persons with disabling conditions and their families meeting the requirements of Section 420.0004(7), F.S. The project shall incorporate sustainable design principles seeking a LEED Certification including a community garden, EV charging, photovoltaics and native landscaping consistent with community objectives.

### **Draft Restrictive Covenant:**

At least 50 Percent, but less than 80 percent, of the total units will be set aside for Permanent Supportive Housing for persons with a Disabling Condition as defined in Section 420.0004(7), F.S.; and at least 20 percent of the total units will consist of Permanent Supportive Housing for individuals and families that meet the definition of Homeless as defined in Section 420.651(5), F.S. (which may be the same units set aside for persons with a Disabling Condition).



# AFFORDABLE HOUSING SITE PLAN REVIEW

All applications are to be filled out completely and correctly. The application shall be submitted to the **Housing & Community Development**, located on the 3<sup>rd</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Palm Lake Christian Church Inc.	
Street Address: 5401 22nd Avenue North	
City, State, Zip: St. Petersburg, FL 33710	
Telephone No: (727)	Email: andreacatefuller@yahoo.com
<b>NAME of AGENT OR REPRESENTATIVE:</b> Darren Azdell	
Street Address: 1345 Virginia Lee Cir	
City, State, Zip: Brooksville, FL 34602	
Telephone No: (813) 400-2399	Email: darren@apponoconsulting.com
<b>NAME of ARCHITECT or ENGINEER:</b>	
Company Name: OutsideIn Architecture, LLC Contact Name: Darren Azdell, AIA	
Telephone No: (813) 400-2399	
Website: www.oiaarchitecture.com	Email: darren@oi-arch.com
<b>PROPERTY INFORMATION:</b>	
Address/Location: 5401 22nd Ave.N, Email:	
Parcel ID#(s): 16 31 09 00000 340 0100	
<b>PRE-APP MEETING DATE:</b>	

## AUTHORIZATION

City staff and the designated Commission may visit the subject property during review of the requested Site Plan Approval. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE THE APPROVAL.**

Signature of Owner/Agent\*

*Andrea C. Cate*

11/28/22

\*Affidavit to Authorize Agent required, if signed by Agent

Date



# AFFIDAVIT TO AUTHORIZE AGENT

**I am (we are) the owner(s) and record title holder(s) of the property noted herein**

Property Owner's Name(s):

Palm Lake Christian Church Inc.

**\*This property constitutes the property for which the following Affordable Housing Site Plan Review request is made**

Property Address: 5401 22nd Ave.N. St. Petersburg, FL 33710

Parcel ID#: 16\_31\_09\_00000\_340\_0100

**\*The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)**

Agent's Name(s): Darren Azdell, AIA

**This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property**

**I(we), the undersigned authority, hereby certify that the foregoing is true and correct**

Signature (owner): Andrea Cate

Andrea Cate, Board Chairwomen  
Printed Name

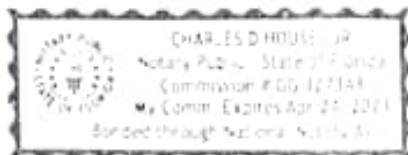
**Sworn to and subscribed on this date**

Identification or personally known: FLA 5200 003676450 / Ver. End 5.12.12.07

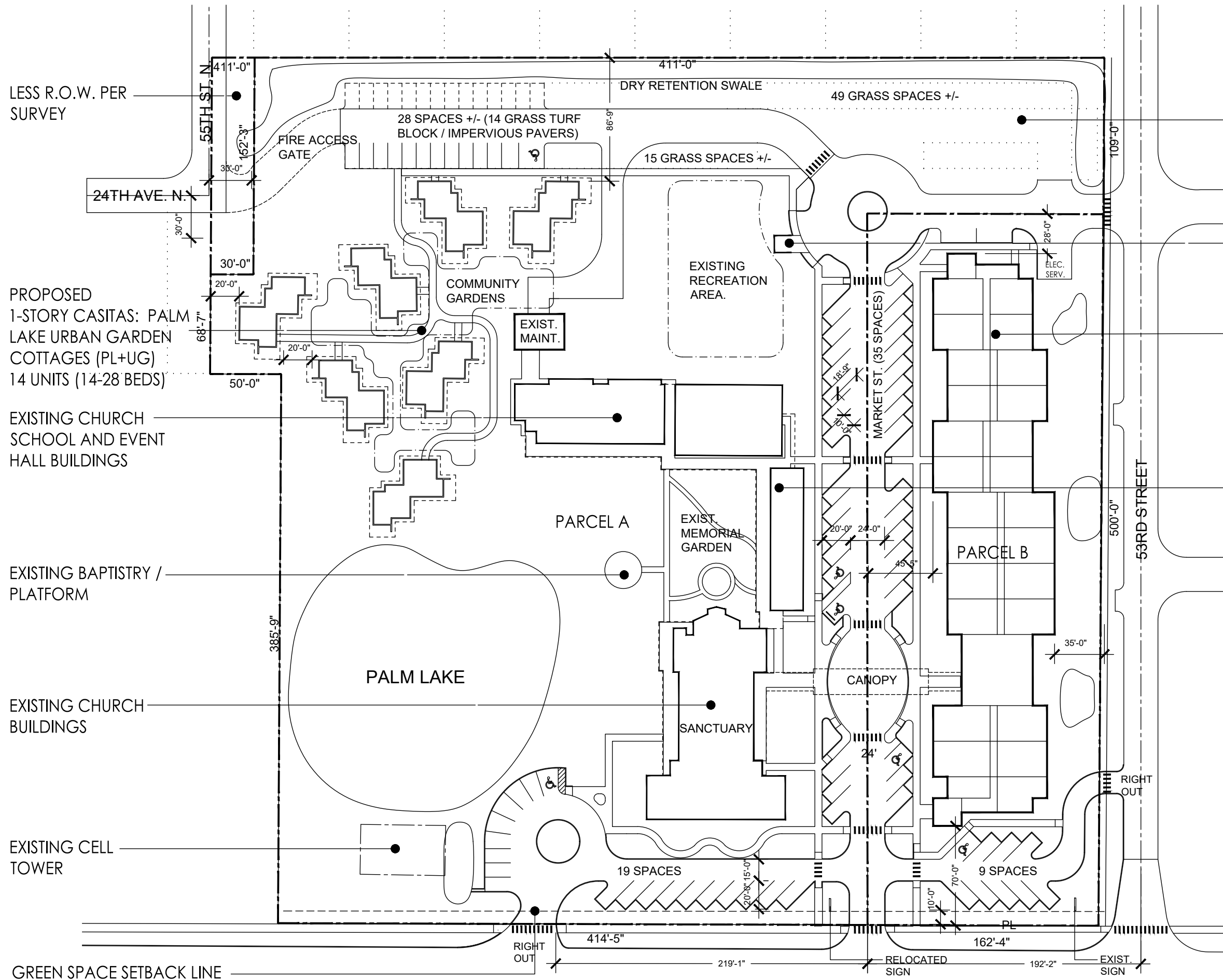
Notary Signature: Charles D. House

Date: 11/28/2022

Commission Expiration (Stamp or date):







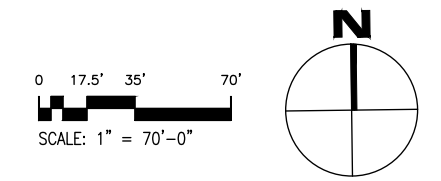
RECREATION FIELD / GRASS  
OVERFLOW PARKING / SITE  
DRY RETENTION

PROPOSED NEW SITE  
DUMPSTER ENCLOSURE

PROPOSED  
PL+US (HOUSING FOR  
DISABLED CONDITIONS -  
MANAGED ENTRY PROCESS)  
(3-STORY - 72 BEDS)

EXISTING CHURCH  
ADMINISTRATION

SITE DATA:	
PARCEL A:	6.39 ACRES +/-
PARCEL B:	1.93 ACRES +/-
TOTAL SITE AREA:	8.3142 ACRES +/-
PARKING:	77 GRASS SPACES + 64 PAVED SPACES
PL+US BUILDING:	72 UNITS (3-STORY) 73,000 GSF +/-
PL+UG CASITAS	7 GARDEN UNITS (1-STORY) 7,200 GSF +/-



LESS R.O.W. PER  
SURVEY

PROPOSED  
1-STORY CASITAS: PALM  
LAKE URBAN GARDEN  
COTTAGES (PL+UG)  
14 UNITS (14-28 BEDS)

EXISTING CHURCH  
SCHOOL AND EVENT  
HALL BUILDINGS

EXISTING BAPTISTRY /  
PLATFORM

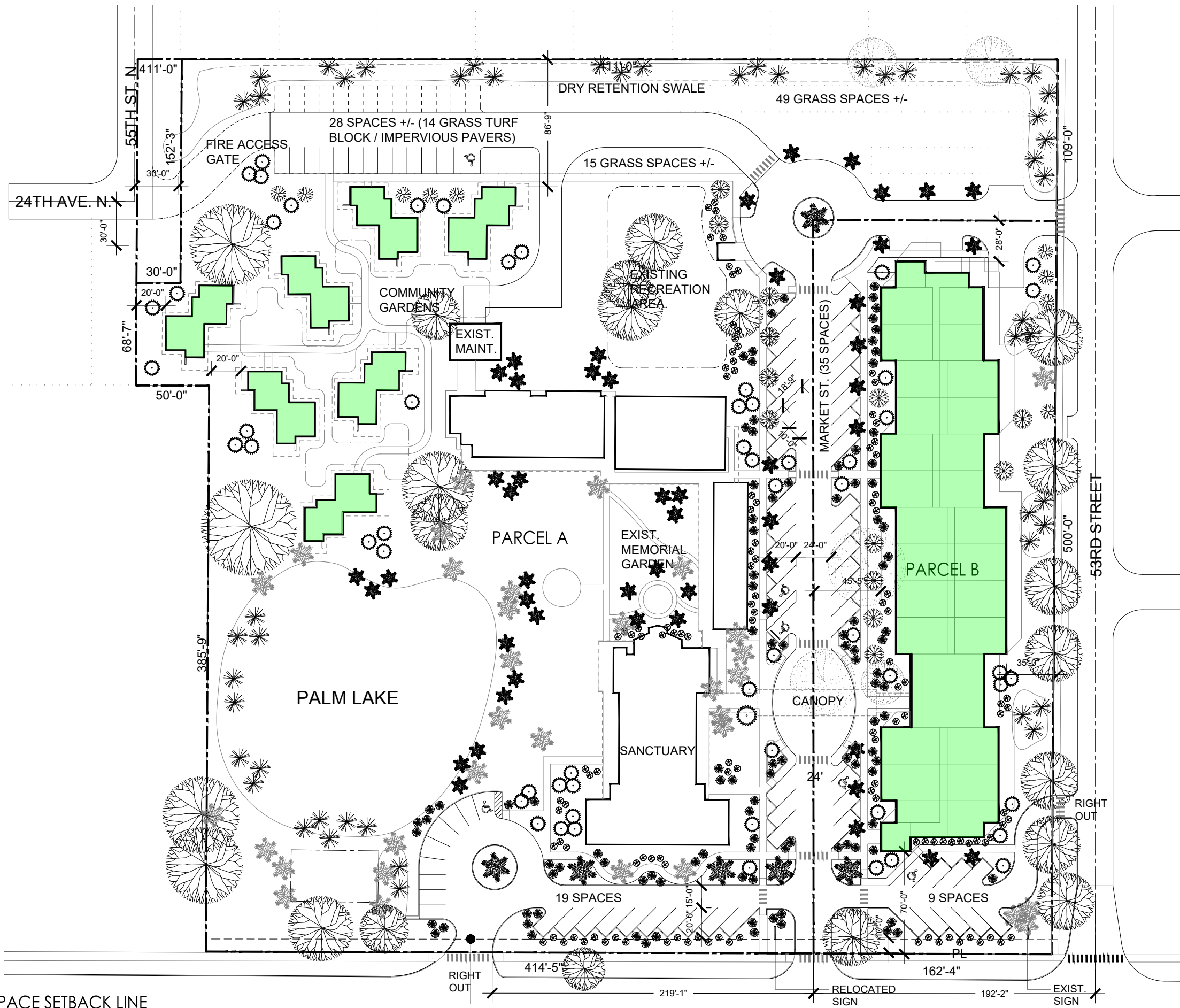
EXISTING CHURCH  
BUILDINGS

EXISTING CELL  
TOWER

GREEN SPACE SETBACK LINE

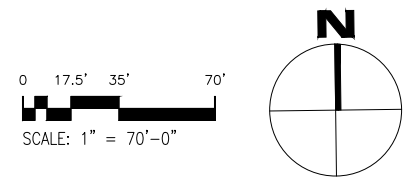
**PALM LAKE URBAN SANCTUARY (PL+US) - RFA**  
PROPOSED DEVELOPMENT (NOT FOR CONSTRUCTION) 12.16.22





**LANDSCAPE LEGEND:**

- EXISTING OAK  
(*Quercus Virginiana*)
- EXISTING OAK (TO BE REMOVED)
- EXISTING PALM  
(*Syagrus Romanzoffiana*)
- NEW ROYAL PALM or WASHINGTONIA PALM  
(*Roystonea Regia*) or (*Washingtonia Robusta*)
- NEW SYLVESTER PALM  
(*Phoenix Sylvestris*)
- NEW BALD CYPRESS  
(*Taxodium Distichum*)
- NEW WINGED ELM  
(*Ulmus Americana*)
- NEW DRAKE ELM  
(*Ulmus Parvifolia*)
- NEW CRAPE MYRTLE  
(*Lagerstroemia Indica*)
- NEW DWARF FIREBUSH  
(*Hamelia Patens Compacta*)
- NEW MUHLY GRASS  
(*Muhlenbergia Capillaris*)
- NEW GROUND COVER  
(*Zamia Floridana*)  
(*Helianthus Debilis*)



GREEN SPACE SETBACK LINE

**PALM LAKE URBAN SANCTUARY (PL+US) - RFA**  
 PROPOSED LANDSCAPE PLAN 12.16.22



# PL+US SIP PROTOTYPE ELEVATIONS

**OUTSIDEIn Architecture, LLC**  
Architecture | Planning | Interior Design | LEED Consulting  
FL Lic # AA26001977 IB26001204  
OIArchitecture.com

PRELIMINARY - NOT FOR CONSTRUCTION  
ALL DIMENSIONS ARE APPROXIMATE

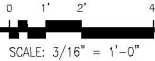
0 1' 2' 4'  
SCALE: 3/16" = 1'-0"



# PL+US SIP PROTOTYPE ELEVATIONS

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0 1' 2' 4'  
SCALE: 3/16" = 1'-0"



# PL+US SIP PROTOTYPE ELEVATIONS

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PRELIMINARY - NOT FOR CONSTRUCTION  
ALL DIMENSIONS ARE APPROXIMATE

0 1' 2' 4'  
SCALE: 3/16" = 1'-0"



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

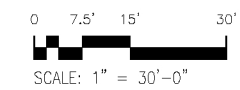


EAST ELEVATION

**PALM LAKE URBAN SANCTUARY (PL+US) - RFA**

PROPOSED DEVELOPMENT (NOT FOR CONSTRUCTION)

11.23.22



## Palm Lake Church Dev Budget - Family - 72 Units - for Disabling Conditions

1/12/2023

USE OF FUNDS	Total		Basis	Non-Basis
1 Land*	500,000		0	500,000
2 Structures	0		0	
3 <b>TOTAL</b>	<b>500,000</b>		0	<b>500,000</b>
4 Appraisal/Mkt. Study	20,000		20,000	
5 Survey / Subdivision	40,000		40,000	
6 Soil Borings/ Environ	30,000		30,000	
7 Impact/Utility/Permit Fees**	360,000		360,000	
8 Arch/Engineer	450,000		450,000	
9 Developer Legal	200,000		160,000	40,000
10 Cost Cert. Audit	25,000		25,000	
11 Insurance	250,000		250,000	
12 Taxes	15,000		15,000	
13 Closing (inc. Bank, SAIL/ELI)	125,000		100,000	25,000
14 Title & Recording	150,000		150,000	
15 FHFC Fees (220,000+20,737+3,000)	243,737		0	243,737
16 Const. Inspector/Section 3	125,000		125,000	
17 Other: LIHTC Admin Fee 5.5%	129,800			129,800
18 Soft Cost Contingency	108,177		108,177	
19 <b>TOTAL SOFT</b>	<b>2,271,714</b>		<b>1,833,177</b>	<b>438,537</b>
20 Construction Loan Fees (1.0%)	160,000		160,000	
21 SAIL & ELI Commitment	48,000		0	48,000
22 Interim Interest	950,000		760,000	190,000
23 <b>TOTAL FINANCIAL</b>	<b>1,158,000</b>		<b>920,000</b>	<b>238,000</b>
24 Site Work - Garden	1,500,000		1,500,000	0
25 Streets/Lanes	0		0	
26 Demolition	100,000		0	100,000
27 Park	0		0	
28 Other / Environ. Cleanup	0		0	0
29 <b>SUBTOTAL-SITE PREP</b>	<b>1,600,000</b>		<b>1,500,000</b>	<b>100,000</b>
30 Residential - Apartment Bldg	14,500,000		14,500,000	
31 Community	0		0	
32 General Requirements (6%)	966,000		966,000	0
33 Bond Premium	183,540		183,540	
34 Liability Insurance	137,655		137,655	
35 Other: Cost Cert	20,000		20,000	
36 <b>Subtotal Contractors Costs</b>	<b>17,407,195</b>		<b>17,307,195</b>	<b>100,000</b>
37 Builder's Overhead (2%)	322,000		322,000	0
38 Builders Profit (6%)	966,000		966,000	0
39 <b>TOTAL CONT. COSTS</b>	<b>18,695,195</b>	<b>259,655</b>	<b>18,595,195</b>	<b>100,000</b>
40 Const. Contingency (5%)	934,760		934,760	0
41 <b>TOTAL DEV. COSTS</b>	<b>23,559,669</b>		<b>22,283,132</b>	<b>1,276,537</b>
42 Developer Fee (12%)	2,794,160	3,725,547	16.00%	2,794,160
43 Non-Profit Co-Developer Fee (4%)	931,387			
44 Misc Fees	0		0	0
45 Initial Operating Deficit	0		0	0
46 Supp. Mgmt.&Mktg.Fee	100,000		0	100,000
47 Purch. of Maint. Equip & Sup. Serv Equip	125,000		125,000	0
48 Defeasance	0		0	
49 <b>TOTAL WORKING CAP.</b>	<b>225,000</b>		<b>125,000</b>	<b>100,000</b>
50 <b>PROJECT RESERVES</b>			0	
51 Operating Reserve	340,000			340,000
52 Replacement Reserve (incl in Op Budget)	0		0	
53 FHFC Operating Reserve	1,164,233		1,164,233	
54 <b>TOTAL RESERVES</b>	<b>1,504,233</b>		<b>1,164,233</b>	<b>340,000</b>
55 <b>ADMIN. COSTS</b>			0	
56 Relocation	0		0	
57 Water bills	0		0	0
58 OTPS	0		0	
59 <b>TOTAL ADMIN COSTS</b>	<b>0</b>		<b>0</b>	<b>0</b>
60 <b>TOTAL PROJ. COSTS</b>	<b>28,083,063</b>		<b>26,366,526</b>	<b>1,716,537</b>
61 Syndication Costs	50,000		0	50,000
62 Partnership Expenses	0		0	0
			0	
<b>TOTAL</b>	<b>28,133,063</b>		<b>26,366,526</b>	<b>1,766,537</b>

### PERM. SOURCE OF FUNDS

Fed Tax Credit Equity	21,709,829
Perm Loan (N/A)	0
SAIL Loan	4,515,400
ELI Loan	284,600
NHTF	1,566,600
Palm Lake Church Loan	0
Deferred Developer Fee	56,634
<b>TOTAL</b>	<b>28,133,063</b>

### CONSTRUCTION SOURCE OF FUNDS

Equity	3,256,475
Construction Loan	16,000,000
SAIL Loan	4,515,400
ELI Loan	284,600
NHTF	1,566,600
Palm Lake Church Loan	0
Deferred Developer Fee & Reserve	2,509,987
<b>TOTAL</b>	<b>28,133,063</b>

Rent Plan: 72 Family Apts - Disabling Conditions RFA with 36 PBV										1/12/2023								
				Total Units	SF	Reatable SF	UA Garden (2022)	33% (2022)	60% (2022)	2022 FMR (33710)	110% of FMR							
<b>60% AMI</b>	<b>LIHTC</b>	Monthly Rent	Total															
1BR1BA	32	825	26400	1BR1BA	63	723	45,549	99	508	924	1,080	1,188	1BR					
2BR/2BA	4	988	3952	2BR/2BA	9	1,065	9,585	120	609	1108	1,310	1,441	2BR					
3BR/2BA	0	0	0	3BR/2BA	0	0	0											
	36		30,352		72	766	55,134											
													* Includes Electric, Water, Sewer, & Trash incld in op exps					
<b>33% AMI</b>	<b>PBV</b>	Monthly Rent	Total	<b>60% AMI</b>	<b>PBV</b>	Monthly Rent	Total	<b>22% AMI</b>	<b>PBV</b>	Monthly Rent	Total							
1BR1BA	10	1,089	10,890	1BR1BA	14	1,089	15,246	1BR1BA	7	1,089	7,623	*The maximum number of total NHTF Units (required						
2BR/2BA	1	1,321	1,321	2BR/2BA	4	1,321	5,284	2BR/2BA	0	1,321	0	NHTF Units plus optional NHTF units) is the lesser of						
3BR/2BA	0	0	0	3BR/2BA	0	0	0	3BR/2BA	0	0	0	10 NHTF Units or 10% of the total number of units in						
	11		12,211		18		20,530		7		7,623	the proposed Development.						
	15.28%																	
Monthly Total			70,716															
Annual Total			848,592															
Vacancy, Bad Debt @ 6%			50,916								*							
Net Rental Income			797,676	813,630	829,903	846,501	863,431	880,699	898,313	916,280	934,605	953,297	972,363	991,810	1,011,647	1,031,880	1,052,517	
Misc.			7,200	7,344	7,491	7,641	7,794	7,949	8,108	8,271	8,436	8,605	8,777	8,952	9,131	9,314	9,500	
ACC Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subsidy Reserve Payments			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subsidy Payments			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL</b>			<b>804,876</b>	<b>820,974</b>	<b>837,393</b>	<b>854,141</b>	<b>871,224</b>	<b>888,649</b>	<b>906,422</b>	<b>924,550</b>	<b>943,041</b>	<b>961,902</b>	<b>981,140</b>	<b>1,000,763</b>	<b>1,020,778</b>	<b>1,041,194</b>	<b>1,062,017</b>	





Certificate of Mailing - Case No. AHSR 23-01  
 Palm Lake Apartments 5401 22nd Avenue North

City of St. Petersburg, Housing Community Development, PO Box 2842, St. Petersburg, FL 33731-2842

No.	Parcel Identification	First Owner Name	Second Owner Name	Postal Address	Postal City	Post	Postal Z	Zip +4
1	1.63116E+17	AJELLO, LEONARD JR TRE	AJELLO, LEONARD JR REV LI	319 WILLOWBROOK RD	STATEN ISLAND	NY	10314	1969
2	1.63116E+17	ANDERSON, JANET L		5519 21ST AVE N	ST PETERSBURG	FL	33710	5007
3	9.31165E+16	ANDERSON, JOSEPH A		5298 47TH AVE N	ST PETERSBURG	FL	33709	3820
4	9.3117E+16	ANSON, NANCY T		5521 24TH TER N	ST PETERSBURG	FL	33710	4220
5	9.31168E+16	AUBUMDALE PROPERTY GROUP LLC		2655 ULMERTON RD STE 27	CLEARWATER	FL	33762	3337
6	9.31165E+16	BARBER, JUDY A		5293 24TH TER N	ST PETERSBURG	FL	33710	3411
7	1.63116E+17	BARRERA, MIGUEL PEREZ	VICIEDO, CELIA ROGUE	5334 22ND AVE N	ST PETERSBURG	FL	33710	5123
8	1.63116E+17	BISHOP, COLBY	BISHOP, CAROLYN	2150 54TH ST N	ST PETERSBURG	FL	33710	5146
9	9.31165E+16	BONNELL, CELESTE		5263 24TH AVE N	ST PETERSBURG	FL	33710	5149
10	1.63116E+17	BRANDIMORE, MEREDITH S		2100 54TH ST N	ST PETERSBURG	FL	33710	5146
11	9.31168E+16	BRATON, ELIZABETH	GROPPER, BARBARA BRATON	159-54 95TH ST	HOWARD BEACH	NY	11414	3501
12	9.31165E+16	BRINGAS, EDMUND	BRINGAS, REGINA M	5275 24TH AVE N	ST PETERSBURG	FL	33710	5149
13	9.3117E+16	CASAZZA, JESSE T	LOGES, EVELYN L	5535 24TH AVE N	ST PETERSBURG	FL	33710	4216
14	9.31165E+16	CASKOWSKI, STEPHANIE J	CASKOWSKI, JOSEPH V	5291 24TH AVE N	ST PETERSBURG	FL	33710	5149
15	9.31165E+16	COUILLARD, SANDRA		5277 24TH TER N	ST PETERSBURG	FL	33710	3411
16	9.3117E+16	COUILLARD, VINCENT P	COUILLARD, SHIRLEY A	5518 25TH AVE N	ST PETERSBURG	FL	33710	4225
17	9.31168E+16	COX, JOANNA G		850 BOCA CIEGA ISLE DR	ST PETERSBURG	FL	33706	2538
18	9.31168E+16	CROCKETT, GRANT D	CROCKETT, JENNIFER S	5300 24TH TER N	ST PETERSBURG	FL	33710	3414
19	1.63116E+17	CROOKS, MICHAEL P		5327 21ST AVE N	ST PETERSBURG	FL	33710	5119
20	9.3117E+16	DAVIS, JAYSON	DAVIS, KADY WOLF	5541 24TH TER N	ST PETERSBURG	FL	33710	4220
21	9.31168E+16	DI PAOLO, NICHOLAS L	DI PAOLO, NANCY R	5300 25TH AVE N	ST PETERSBURG	FL	33710	3419
22	9.31165E+16	EDMUNDS, RONALD J	ARAZIE-EDMUNDS, DEBRA	5250 24TH AVE N	ST PETERSBURG	FL	33710	5150
23	9.3117E+16	ESTRADA, RODOLFO		5560 24TH TER N	ST PETERSBURG	FL	33710	4221
24	9.3117E+16	FEE, MICHAEL E	FEE, LINDA M	5536 24TH AVE N	ST PETERSBURG	FL	33710	4217
25	1.63116E+17	FELDMAYER, DONALD	FELDMAYER, LORETTA	2100 55TH ST N	ST PETERSBURG	FL	33710	5059
26	9.31168E+16	GALLAGHER, DORN		5400 25TH AVE N	ST PETERSBURG	FL	33710	3421
27	9.3117E+16	GALLUCCI, CHRISTOPHER	GALLUCCI, CHRISTINA	5520 24TH TER N	ST PETERSBURG	FL	33710	4221
28	9.31165E+16	GAMBLE, NANCY KAY RUPPEL		5250 24TH TER N	ST PETERSBURG	FL	33710	3412
29	1.63116E+17	GARCIA, JOE L		5415 21ST AVE N	ST PETERSBURG	FL	33710	5005
30	1.63116E+17	GOGAS, ELENI		2105 55TH ST N	ST PETERSBURG	FL	33710	5060
31	1.63116E+17	GOODELL, DOROTHY F		5326 22ND AVE N	ST PETERSBURG	FL	33710	5123
32	1.63116E+17	GRUNKE, SANDRA L		5335 21ST AVE N	ST PETERSBURG	FL	33710	5119



*M Robinson*

Certificate of Mailing - Case No. AHSPR 23-01

Palm Lake Apartments 5401 22nd Avenue North

City of St. Petersburg, Housing Community Development, PO Box 2842, St. Petersburg, FL 33731-2842

1	9.31165E+16	HALVORSEN, NANCY C		5264 24TH TER N	ST PETERSBURG FL	33710	3412
2	9.31165E+16	HARVEY, LARRY GLENN	HARVEY, DONNA L	5263 22ND AVE N	ST PETERSBURG FL	33710	5121
3	9.31165E+16	HERTZMAN, MATTHEW		5291 22ND AVE N	ST PETERSBURG FL	33710	5121
4	9.31168E+16	HPA JV BORROWER 2019 1 ATH LLC		120 S RIVERSIDE PLZ STE	CHICAGO IL	60606	6995
5	9.31168E+16	INGRAM, JAMES F	INGRAM, TAMMY G	5430 24TH TER N	ST PETERSBURG FL	33710	3463
6	9.31168E+16	IRELAND, RYAN E		5351 24TH TER N	ST PETERSBURG FL	33710	3413
7	9.31165E+16	JONES, DAVID Y	JONES, BARBARA	2485 53RD ST N	ST PETERSBURG FL	33710	3462
8	9.31165E+16	KADAU, SUZANNE	KADAU, SUZANNE LIVING	5278 23RD AVE N	ST PETERSBURG FL	33710	5148
9	9.31165E+16	KENNEDY, BLAIR	LISTER, GARRETT	5265 23RD AVE N	ST PETERSBURG FL	33710	5147
10	1.63116E+17	KNAPP, HEATHER R		5300 22ND AVE N	ST PETERSBURG FL	33710	5123
11	9.31168E+16	KRUEGER, DEBORAH A		5445 24TH TER N	ST PETERSBURG FL	33710	3415
12	1.63116E+17	KULLACK, KANDA P		3023 OSPREY LN	CLEARWATER FL	33762	3039
13	9.31168E+16	LA MAY, EDGAR M	LA MAY, KIMBERLY L	5491 24TH TER N	ST PETERSBURG FL	33710	3415
14	1.63116E+17	LAM, RAYMOND GIANG		5436 22ND AVE N	ST PETERSBURG FL	33710	5125
15	9.31165E+16	LANE, VALERIE S		5251 24TH AVE N	ST PETERSBURG FL	33710	5149
16	9.31168E+16	LANGFORD, MELINDA S		5400 24TH TER N	ST PETERSBURG FL	33710	3463
17	1.63116E+17	LAWRENCE, MICHAEL ANT	HARTMAN, JERRY P	5350 22ND AVE N	ST PETERSBURG FL	33710	5123
18	1.63116E+17	LEO, FRANK		5258 22ND AVE N	ST PETERSBURG FL	33710	5122
19	9.3117E+16	LINDSEY, SANDRA E		2450 55TH ST N	ST PETERSBURG FL	33710	4256
20	9.3117E+16	LININGTON, TERRI-ANN P	KISH, ANDRE & BARBARA	2076 PINNACLE CIR S	PALM HARBOR FL	34684	1761
21	1.63116E+17	LOVE, HEATHER		2101 54TH ST N	ST PETERSBURG FL	33710	5145
22	1.63116E+17	MAYS, SPENCER A	MAYS, JAMIE LOUISE	5311 21ST AVE N	ST PETERSBURG FL	33710	5119
23	9.31165E+16	MOSLEY, KRISTINA		5254 23RD AVE N	ST PETERSBURG FL	33710	5148
24	9.31168E+16	MRKAJA, JANA		5324 24TH TER N	ST PETERSBURG FL	33710	3414
25	9.31165E+16	MURPHY, F EDWARD	MURPHY, DIANE E	2072 HAWAII AVE NE	ST PETERSBURG FL	33703	3420
26	9.31168E+16	NASS, LINDA		5432 25TH AVE N	ST PETERSBURG FL	33710	3421
27	9.31168E+16	NEMEH, JOSEPH V		5327 24TH TER N	ST PETERSBURG FL	33710	3413
28	9.31165E+16	NOWAK FAMILY REVOCAB	NOWAK, JANUSZ TRE	5278 24TH TER N	ST PETERSBURG FL	33710	3412
29	9.3116E+16	PALM LAKE CHRISTIAN CHURCH INC		5401 22ND AVE N	ST PETERSBURG FL	33710	5124
30	9.3117E+16	PAREDES, JOSE A & SILVIA	PAREDES, SILVIA TRE	5500 24TH AVE N	ST PETERSBURG FL	33710	4217
31	9.31165E+16	PENIX, GEORGE W		5266 23RD AVE N	ST PETERSBURG FL	33710	5148
32	9.3117E+16	PINELLAS BD OF PUB INST		PO BOX 2942	LARGO FL	33779	2942

*W Robinson*

Certificate of Mailing - Case No. AHSPR 23-01  
Palm Lake Apartments 5401 22nd Avenue North

City of St. Petersburg, Housing Community Development, PO Box 2842, St. Petersburg, FL 33731-2842

1	1.63116E+17	PREVOTEAU, GENEVIEVE N	PREVOTEAU, PHILIPPE RE	5318 22ND AVE N	ST PETERSBUR	FL	33710	5123
2	9.31168E+16	PROVOST, DIANE		5390 25TH AVE N	ST PETERSBUR	FL	33710	3419
3	9.3117E+16	REIGLE, DON R	REIGLE, PATRICIA A	2490 55TH ST N	ST PETERSBUR	FL	33710	4256
4	1.63116E+17	REYES, RAYMOND	REYES, ROSA	2155 55TH ST N	ST PETERSBUR	FL	33710	5060
5	9.31165E+16	RIRA, BESJANA	RIRA, JURGEN	2245 53RD ST N	ST PETERSBUR	FL	33710	5136
6	9.31168E+16	RODDY DANIEL Q		5464 25TH AVE N	ST PETERSBUR	FL	33710	3421
7	9.3117E+16	ROSE, ANDREW	YARBOUGH, ALEXIS	5518 24TH AVE N	ST PETERSBUR	FL	33710	4217
8	1.63116E+17	S R P SUB LLC		16220 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254	1825
9	9.3117E+16	SAMSON, DENISE	SAMSON, FREDERIC	4160 14TH ST N	ST PETERSBUR	FL	33703	4420
10	9.31165E+16	SCHRAGE, JOSEPH E		7966 IVYWOOD RD	SEMINOLE	FL	33777	3103
11	9.3117E+16	SING, PAUL K	SING, NHEATH C	5540 24TH TER N	ST PETERSBUR	FL	33710	4221
12	9.31168E+16	SMITH, MATTHEW T	SMITH, REBECCA ANN	5375 24TH TER N	ST PETERSBUR	FL	33710	3413
13	9.3117E+16	SONNYLAL, TARAMATI		5549 24TH AVE N	ST PETERSBUR	FL	33710	4216
14	9.31168E+16	SPORE, PAMELA		5301 24TH TER N	ST PETERSBUR	FL	33710	3413
15	1.63116E+17	SQUIRES, SVEN-FALKE		5446 22ND AVE N	ST PETERSBUR	FL	33710	5125
16	9.31168E+16	STATHACOPOULOS, PRISCI	STATHACOPOULOS, NICH	5396 24TH TER N	ST PETERSBUR	FL	33710	3414
17	1.63116E+17	SUAREZ, DANAY GONZALEZ		5310 22ND AVE N	ST PETERSBUR	FL	33710	5123
18	9.31168E+16	SWAIN, MATTHEW	SWAIN, CYNTHIA A	5460 24TH TER N	ST PETERSBUR	FL	33710	3463
19	1.63116E+17	TANG, MAI DUONG		5435 21ST AVE N	ST PETERSBUR	FL	33710	5005
20	9.31168E+16	THOMASON, SCOTT RUSSE	RAJUL, MAFE	821 SPRAGUE ST	EDMONDS	WA	98020	
21	9.31165E+16	TISCHNER, JOHN	TISCHNER, ANNA	5276 24TH AVE N	ST PETERSBUR	FL	33710	5150
22	9.31165E+16	TOON, THOMAS E		2353 53RD ST N	ST PETERSBUR	FL	33710	5151
23	1.63116E+17	TRAN, HOANG	NGUYEN, ARIEL	5426 22ND AVE N	ST PETERSBUR	FL	33710	5125
24	9.31165E+16	UNIVERSAL MTG CORP		4801 FREDERICA ST	OWENSBORO	KY	42301	7444
25	9.31168E+16	VINING, EARLEDDWARD	VINING, KATHLEEN M	5372 24TH TER N	ST PETERSBUR	FL	33710	3414
26	1.63116E+17	WAGNER, PHYLLIS		2150 55TH ST N	ST PETERSBUR	FL	33710	5059
27	1.63116E+17	WALKER, HAROLD DAVID J	LOVEDAY, KIMBERLY	5319 21ST AVE N	ST PETERSBUR	FL	33710	5119
28	9.31168E+16	WALKER, RHONDA L		5399 24TH TER N	ST PETERSBUR	FL	33710	3413
29	9.3117E+16	WEINBERG, PAUL HOWAR	MONAGHAN, STEPHEN S	77 W 15TH ST APT 2K	NEW YORK	NY	10011	6830
30	1.63116E+17	WIDAMEN, NORMAN S JR		5534 22ND AVE N	ST PETERSBUR	FL	33710	4202
31	9.31165E+16	WILLIAMS, STEPHEN	WILLIAMS, ROBIN	5251 22ND AVE N	ST PETERSBUR	FL	33710	5121
32	9.31165E+16	WONG, CHIU FAN		5265 24TH TER N	ST PETERSBUR	FL	33710	3411



*W Robinson*

Certificate of Mailing - Case No. AHSR 23-01  
 Palm Lake Apartments 5401 22nd Avenue North  
 City of St. Petersburg, Housing Community Development, PO Box 2842, St. Petersburg, FL 33731-2842

1	9.31165E+16	ZOLFAGHARI, ABOLGHASA	AHOUEI, MALEKTAJ SEPA	5262 24TH AVE N	ST PETERSBURG, FL	33710	5150
2		CONA	TOM LALLY	PO BOX 13693	ST PETERSBURG, FL	33733	
3		FICO	K. FRAZIER-LEGGETT	3301 24TH AVE S	ST PETERSBURG, FL	33712	
4		Disston Heights		P.O. Box 41592	ST PETERSBURG, FL	33732	

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 R2305M148618-64



*W. Robinson*





## Amy E. Foster

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**From:** carol <carolbdahl@aol.com>  
**Sent:** Thursday, February 16, 2023 9:50 AM  
**To:** Amy E. Foster  
**Subject:** Proposed rezoning of Palm Lake Christian Church property

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing as a concerned city resident regarding the plans to build 86 rental units in a single family residential neighborhood.

When I moved to St Petersburg 22 years ago, one of the many things that drew me to this neighborhood was the close proximity to my job at All Childrens Hospital as well as easy access to the beaches. I loved that the neighborhood was a quiet, well maintained single family development, with neighbors who were friendly and watched out for each other.

The proposed three story apartment complex as well as the seven duplexes do not fit into this neighborhood environment. No building in this neighborhood is over 2 stories and even then, there are very few of them.

The new construction will put a strain on our sewer system, storm drainage (due to more hardscape, less green space) more strain on our power grid and more traffic in our quiet neighborhood.

If the church is needing funds for operating costs, they should consider selling a portion of the property to a builder of single family homes which would be a better fit for this neighborhood model.

I plan on attending the March 2 meeting along with many of my neighbors to voice these concerns.

I hope you will think of how this would impact your own neighborhood when considering whether or not to approve this ill advised plan.

Sincerely,  
Carol B Dahlquist  
5268 27th Avenue North

[Sent from the all new AOL app for Android](#)



## Amy E. Foster

---

**From:** Malcolm Marr <marrlin5@gmail.com>  
**Sent:** Tuesday, February 14, 2023 11:08 AM  
**To:** Amy E. Foster  
**Subject:** Fwd: Palm Lake Christian Church, please help

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

Please see attached:

**From:** Kimberly A. Amos <[Kimberly.Amos@stpete.org](mailto:Kimberly.Amos@stpete.org)>  
**Date:** Tue, Feb 14, 2023 at 11:02 AM  
**Subject:** RE: Palm Lake Christian Church, please help  
**To:** Malcolm Marr <[marrlin5@gmail.com](mailto:marrlin5@gmail.com)>

Good Morning,

Thank you for your message regarding the Palm Lake Urban Development. Due to the quasi-judicial nature of this application process, Council Members are advised not to participate in meetings/conversations outside of a public hearing. As with many land-use matters, this application process requires a level of due process similar to a judicial proceeding. During quasi-judicial proceedings, Council Members must make their decisions based only on the evidence presented to them during a public hearing. If a Council Member were to meet and discuss an upcoming or pending quasi-judicial matter and gain information relevant to the application, the Council Member may be required to abstain from a vote on the application, as communication outside of a public hearing (i.e., ex-parte communication) can be used as a basis for reversing the City Council's decision and requiring a new hearing. These parameters are in place to ensure all parties have fair and unbiased decision-makers.

If you have questions regarding this project, please contact Neighborhood Affairs Administrator Amy Foster at [Amy.Foster@stpete.org](mailto:Amy.Foster@stpete.org)

Kimberly Amos

Legislative Aide, District 2

Council Member Brandi Gabbard

St. Petersburg City Council

Direct: 727.893.4096

Council Office: 727.893.7117

[kimberly.amos@stpete.org](mailto:kimberly.amos@stpete.org)

The information in this email and any attachment(s) is intended only for the addressee(s) listed and may be subject to public disclosure.

**From:** Malcolm Marr <[marrlin5@gmail.com](mailto:marrlin5@gmail.com)>

**Sent:** Tuesday, February 14, 2023 10:54 AM

**To:** Copley C. Gerdes <[Copley.Gerdes@stpete.org](mailto:Copley.Gerdes@stpete.org)>; Brandi J. Gabbard <[Brandi.Gabbard@stpete.org](mailto:Brandi.Gabbard@stpete.org)>; Ed Montanari <[J.Montanari@stpete.org](mailto:J.Montanari@stpete.org)>; Lisset G. Hanewicz <[Lisset.Hanewicz@stpete.org](mailto:Lisset.Hanewicz@stpete.org)>; [deborah.figg-sanders@stpete.org](mailto:deborah.figg-sanders@stpete.org); Gina L. Driscoll <[Gina.Driscoll@stpete.org](mailto:Gina.Driscoll@stpete.org)>; John C. Muhammad <[john.muhammad@stpete.org](mailto:john.muhammad@stpete.org)>; Richmond J. Floyd <[Richie.Floyd@stpete.org](mailto:Richie.Floyd@stpete.org)>

**Subject:** Palm Lake Christian Church, please help

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In Reference to this project that is right down the block from me:

[Vacant church land could soon become affordable housing • St Pete Catalyst](#)

Please read:

[How Public Housing Harms Cities | Phase Out Housing Projects \(city-journal.org\)](#)

Don't let this happen herer. The plans for this housing is right next to an elementary school. We need more schools already.

Sincerely,

**Amy E. Foster**

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**From:** Daniel Craft <craftsmandan@gmail.com>  
**Sent:** Monday, February 13, 2023 9:14 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake Christian Church housing proposal

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

My name is Daniel Craft and live at 6335 21st Ave North and fully support the proposal to allow church grounds to help fulfill the need for affordable housing in the city of St Petersburg.

Thank you for your time,

Daniel Craft

## Amy E. Foster

---

**From:** R B <madhackerrb@gmail.com>  
**Sent:** Monday, February 13, 2023 2:36 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake Christian Church Project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Amy, As a lifelong resident of St Petersburg and a 30yr resident of my current neighborhood It was brought to my attention that an "Affordable Housing" project has been proposed for the property of Palm Lake Christian Church. I realize that the city has a problem with sky high housing prices and rent prices, however the proposed project at PLCC is not the answer to this problem. The plan that has been proposed on this property I believe will ultimately bring on decline for this neighborhood as it was never intended to have this type of housing or building concentration in such a small area.

I can assure you that there is more than a lot of concern throughout the neighborhood that it will only be a matter of time before we see the decline of a very nice, diverse middle class neighborhood if this project is allowed to continue. There is major concern with the Church being less than forthcoming with information about this project. I have passed out numerous flyers and spoken with numerous neighbors throughout my walks through the immediate neighborhood and 80% of the people had no idea this project was even being proposed in our neighborhood. Needless to say those 80% were not very happy at all with this proposal going on "Behind Our Backs".

Amy, I understand that there is a chance that the city will allow a project like this to be proposed now and in the future but that simple measure does not mean that makes it ok or right to have this project continue to it's ultimate conclusion on being built without regard to the Long Term problems it will create. This decision by the Church and Ultimately the City to allow this project is permanent with the residents of the surrounding neighborhood having no recourse what so ever when this project negatively impacts the neighborhood. Simply put this neighborhood was not designed to have this type of "Housing" built on this property.

PLCC is "Hiding Behind" a facebook page and other social media platforms that make it very difficult to believe that they have the best interests of the neighborhood that they have been a part of for many many years in mind.

I haven't even touched on the "Taboo" subjects of our property values going down, crime rates going up, traffic flow increases, infrastructure being overwhelmed or how a struggling Church will put their financial gains ahead of the best interests of the entire neighborhood.

I am appealing to you to help the "Majority" stop this project before it gets final approval to be built.

Thank You for your time.

Randall "Randy" Bryant

## Amy E. Foster

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**From:** Adam Fuller <acfuller4@gmail.com>  
**Sent:** Saturday, February 11, 2023 10:33 PM  
**To:** Amy E. Foster  
**Subject:** Probable Phishing: Affordable Housing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! I am writing to you to express me support for the affordable housing project over at Palm Lake Christian Church. I believe that this is an amazing idea to help reach out to family's all over the city in need of this affordable housing.

---

**Amy E. Foster**

---

**From:** Andrea Kautz <andreakautzfl@gmail.com>  
**Sent:** Monday, February 13, 2023 8:34 AM  
**To:** Amy E. Foster  
**Subject:** Palm Lake Christian Church proposal

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I was given your e-mail address from Tricia Terry stating I could send you my thoughts on the proposal of the Palm Lake Christian housing project.

I am a homeowner in the neighborhood and oppose this expansion as being too dense for the suburban neighborhood.

Thank you.

Kautz  
2561 - 50 St No  
St. Petersburg, FL 33710

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**Amy E. Foster**

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**From:** Denise Baez <dbaez6@yahoo.com>  
**Sent:** Sunday, February 12, 2023 9:00 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake affordable housing program

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi! Just a note to add my agreement with Palm Lake Christian Church building affordable housing on church property. As we all know, this area is really short on housing that people can actually afford to live in, and vulnerable people have it especially difficult.

I am a member of the church.

Thanks!

Denise Baez

[Sent from Yahoo Mail on Android](#)

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**Amy E. Foster**

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**From:** Kathryn Zachem <kszachem@gmail.com>  
**Sent:** Sunday, February 12, 2023 12:44 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake Cristian Church

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am just writing to express my support for the affordable housing project at Palm Lake Christian Church.



## Amy E. Foster

---

**From:** Jenni Canning <breatheasymoldremoval@yahoo.com>  
**Sent:** Sunday, February 12, 2023 12:18 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake Christian Site Plan Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning.

My name is Jennie and I live in the Harshaw neighborhood of Disston Heights in St. Petersburg. It has come to my attention that Palm Lake Christian Church located at 5401-22nd Ave N, directly at the end of my street, is proposing a 72 bed/3 story complex and 7 Duplex/Casitas be built to house people with Disabilities (HB 1339 guidelines). Initially the proposal included housing that is affordable, not necessarily affordable housing. Unfortunately, they do not mean the same thing. Housing that is affordable includes single family homes for purchase in a residential neighborhood-a spectacular idea, and will allow new home owners to join our Harshaw family, to raise their families in a safe environment, close to amenities, and they can afford to continue to live in the community that they work (firefighters, teachers, health care workers, essential workers). Affordable housing has become the catchall for no- or low-income residents who either cannot or will not make efforts to support themselves. These include people who chronically experience Homelessness, drug addiction, mental health issues, lack of education or desire to bring themselves away from the impoverished lifestyle. Although affordable housing is often intended to help people transition to the point of being self-sustaining, it becomes a long term solution for many.

I truly see the need of the community, but it appears they are trying to fit a square peg in a round hole. The proposal has already been amended several times in an effort to 'make it work'. This cycle will continue until it is a 'manageable' idea rather than an actual good idea, leaving the neighborhood to conform and do damage control or move out. I just don't feel that we are a good fit for what they are proposing, and it all starts with the Rezoning of a residential neighborhood.

We have some grave concerns about the negative impacts such an apartment Complex would have on our immediate neighborhood. We have many dog walkers, kids on bikes, packs of wild peacocks that freely roam the neighborhood, and elder walkers that would be at risk. By not promoting Home Ownership vs. large rental community we are taking a risk that it will bring the neighborhood down rather than lifting it up; renters have a 'short timer' attitude in most cases, and will not take pride in the landscaping, maintenance, and care of their neighborhood or neighbors. It is also of great concern that the Church will be swallowed up by the proposed site plan, further diminishing Church attendance.

Aside from that we are concerned that our Residential infrastructure could not support such 'commercial' type community. This would include things such as sewage and storm drain capacity, diverting water away from the overflow reservoir located on Church property, resources to deal with crime or domestic issues related to new residents with mental health issues, and increased traffic and noise. Our little neighborhood just cannot handle this currently, and there would be some significant growing pains to put us in a position that could accommodate such an addition to the community. During this time, we fear, we would lose many homeowners which would destroy what we have been trying to maintain-a sense of togetherness, camaraderie, helping each other in times of need, and an overall unity. This would surely cause a ripple effect resulting in decreased property values as well. No one will want to live here any more, and this is why most of us moved here in the first place. We have the wonderful neighborhood vibe, and it will be lost.

Traffic has always been a concern on 23rd Avenue as we absorb the overflow twice a day from Northwest Elementary. This backs up to and beyond the proposed new entry/exits for the church and the Complex. Traffic is forced down our

residential streets in an effort to avoid it. We rallied and acquired a speed bump several years ago, but it does not really slow them down. Sadly, it will become a normal and steady occurrence. Just the traffic from this rather lengthy construction project will be ridiculous.

Many of us will be attending the March 2nd meeting at the St. Petersburg Council to express our concerns and oppose the Rezoning of the area. We would greatly appreciate any insight or support you can offer.

Thank you for your time. Hope to see you on March 2nd.

Jenni Canning

Harshaw Resident

Jenni the Mold Lady

Breathe Easy Mold Removal, Inc

727-564-8065

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**Amy E. Foster**

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**From:** Anneliese Delgado <anneliese\_delgado@yahoo.com>  
**Sent:** Friday, February 10, 2023 8:40 PM  
**To:** Amy E. Foster  
**Subject:** Affordable Housing Support

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm writing to express my support of the affordable housing project at Palm Lake Christian Church in St. Pete.

This is extremely necessary in our community and country as a whole. With a waiting list spanning multiple years for people in need of affordable housing, this is exactly the initiative needed to give our fellow humankind safety, security and dignity.

Thank you,  
Anneliese Delgado

[Sent from Yahoo Mail for iPhone](#)

## Amy E. Foster

---

**From:** beckytemme <beckytemme@gmail.com>  
**Sent:** Friday, February 10, 2023 5:36 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake Christian Church site plans

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wanted to write to say that I am pleased that the city is working to help with the very real housing problem. It is great to see our city growing and changing, but with growth comes the problems our city faces. I am thankful for a church that is willing to "put their money where their mouth is", so to speak. I understand that some people are afraid of change and others simply feel entitled to have things the way they want it (agree there is an issue but don't want the solution in their backyard), but I applaud the church for stepping up. I hope the city will support them.

Becky Temme

## Amy E. Foster

---

**From:** Barbara H. Joia <blhale\_66@msn.com>  
**Sent:** Friday, February 10, 2023 4:59 PM  
**To:** Amy E. Foster  
**Subject:** Affordable Housing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

This email is intended to address the pending project at the property owned by Palm Lake Community Church. I feel that affordable housing has mostly disappeared from the immediate area, especially for those who have disabilities.

I want to let you know that I support their project and commend them for taking on the task of trying to build such a dwelling.

I do not feel this project will impede on the neighbors in a negative way, rather that it will enhance the neighborhood by working with those who cannot afford to live in such a peaceful area who also seek to have this type of environment. Thank you for taking the time to consider my input on this topic.

Sincerely,  
Barbara Joia

Get [Outlook for Android](#)

**Amy E. Foster**

---

**From:** Marilyn McEachron <mare.mceachron@gmail.com>  
**Sent:** Friday, February 10, 2023 4:45 PM  
**To:** Amy E. Foster

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Palm Lake Christian Church. I am in favor of going forward with the affordable housing proposal that Palm Lake Christian Church on 22 nd Ave. n. Has proposed I believe it is a much needed service to the community of St. Petersburg, FL.

Sincerely,  
Marilyn James McEachron

## Amy E. Foster

---

**From:** Melanie Downs <melaniedowns29@gmail.com>  
**Sent:** Friday, February 10, 2023 4:36 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake Church property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Amy,

I have been a member of PLCC all of my life, so I am not a passive by-stander. I've held nearly every volunteer position at the church and have seen proposals come and go as to how best to utilize the land there.

We finally have a great plan, with a great architect and the ability to maintain some semblance of control over what happens. It saddens me to see the inaccurate and somewhat malicious comments on social media as to our intentions. I can't say I will miss the volunteer mowing that I now find myself doing when this all comes to fruition!

I look forward to all parties working together to make the best decisions to make this happen.

Melanie Downs  
5950 3rd Ave N

Sent from my iPhone

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**Amy E. Foster**

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**From:** Steve Zachem <stevezachem@hotmail.com>  
**Sent:** Friday, February 10, 2023 2:19 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake Affordable housing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to voice my support for the affordable housing rezoning requested by Palm Lake Christian Church on behalf of our community. This has become a crisis in our city and needs to be addressed before it is too late.

Steve Zachem



---

**Amy E. Foster**

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**From:** Jolene Miller <jomill1985@yahoo.com>  
**Sent:** Friday, February 10, 2023 1:51 PM  
**To:** Amy E. Foster  
**Subject:** Affordable housing plan at Palm Lake Christian Church

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Affordable housing is an important issue in St Petersburg. The plan put forward by Palm Lake is a great start. As a city we need to be able to house all walks of life. Watching housing and rent prices spiral out of reach for certain sectors of society is a sad commentary of our times. Please take a stand to help those most in need.

Thank you for your consideration of this issue.

Jolene Miller  
Sent from my iPhone

**Amy E. Foster**

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**From:** Bettie-Love Downs <bldowns1213@icloud.com>  
**Sent:** Friday, February 10, 2023 1:45 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake development. This property has evolved over seven decades from a chicken farm, a church, and now to a home for folks who need one.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

## Amy E. Foster

---

**From:** Alexa Sypret <a.sypret25@ncf.edu>  
**Sent:** Friday, February 10, 2023 1:14 PM  
**To:** Amy E. Foster  
**Subject:** Affordable Housing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Foster,

I'm writing in support of the affordable housing plan being proposed by the Palm Lake Christian Church. The housing crisis our community is facing is unprecedented, with 5 to 8 year wait lists with the housing authority. Palm Lake is stepping up to provide a solution, and your approval for that solution would help serve the dire needs of our community.

Best wishes,  
Alexa Sypret

--

Alexa Sypret  
(she/her)  
2nd Year  
Political Science AOC  
Secretary of New College Law Society

## Amy E. Foster

---

**From:** Libby Harrity <libbyharrity@gmail.com>  
**Sent:** Friday, February 10, 2023 1:11 PM  
**To:** Amy E. Foster  
**Subject:** PLCC Affordable Housing Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Foster,

I hope this email finds you well; I am reaching out in support for the Palm Lake Christian Church affordable housing plan.

People in our city are in great need of accessible homes. The wait list for a place under the St. Pete housing authority can be anywhere from 5-8 YEARS. This plan by a local church could make a massive positive difference in the community. Thus, I hope that you take a favorable view on this project.

Thank you so much for your consideration.

Warm regards,  
Libby Harrity

## Amy E. Foster

---

**From:** Annika Fuller <a.fuller25@ncf.edu>  
**Sent:** Friday, February 10, 2023 1:08 PM  
**To:** Amy E. Foster  
**Subject:** Palm Lake affordable housing plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

My name is Annika Fuller and I'm a resident of St. Pete. The affordable housing plan for Palm Lake is absolutely necessary in order to combat the housing crisis. People are desperate, with a 5-8 YEAR wait list in order to even obtain affordable housing. Palm Lake's plan would provide housing to so many individuals. They're providing a solution, all you have to do is approve it!

Thanks,

Annika

--

Annika Fuller  
She/They  
Psychology and Religion AOC  
Forward Faith Founder and President  
Ministry Associate at Congregational UCC

**Ann O. Vickstrom**

---

**From:** Grant Crockett <grantcrockett@gmail.com>  
**Sent:** Tuesday, January 31, 2023 4:39 PM  
**To:** Ann O. Vickstrom  
**Subject:** ZM-15:NTM-1 Rezoning Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ann,  
My name is Grant Crockett. I live at 5300 – 24<sup>th</sup> Terrace North in St. Petersburg. I have lived at this residence for over 22 years. I am a life-long resident of the City. I am also a registered Professional Engineer in the State of Florida. I currently work for Orbis Consulting, located on 4<sup>th</sup> Street North in St. Petersburg.

I am voicing my opposition to the project proposed by Palm Lake Church. (5401 22<sup>nd</sup> Ave N)

My property abuts the Church property to the north. When I purchased this house nearly 23 years ago, I always knew that future development was a possibility. A similar project occurred in our neighborhood in 2005; a church at 52<sup>nd</sup> Street and 29<sup>th</sup> Avenue was razed, and 8 new homes were constructed. At the Palm Lake Church property, the easements for the streets at 24<sup>th</sup> Avenue and 55<sup>th</sup> Street are clearly observable by map, and I can visualize about 18 residential lots constructed on the north side of the property without impacting the Church buildings.

The current proposed development Palm Lake Urban Sanctuary (PL+US) does not fit within our neighborhood aesthetic. I acknowledge that we have churches, apartments, schools, and parks within our neighborhood. This is a residential mixed-use area. However, we do not have anything approaching the size of a 72 bed, 3-story building. This would be a gross overuse of the affordable housing initiative. There are a few apartments at 58<sup>th</sup> street along the south side of 22<sup>nd</sup> avenue, but those are all 2-stories or less and have 18 units or less per building. As well, these apartment buildings are on the main thoroughfare (22<sup>nd</sup> Ave N). This proposition greatly exceeds and does not meet this characteristic.

I agree that we need more affordable housing in the City. I am not opposed to developing the available land with smaller houses or smaller lots with increased density and subsequently selling these more affordable properties to lower income families. But the proposed development does not sell any property to homeowners, the Church maintains ownership of the property. Additionally, the “Parcel B” is sold to a development company for the Assisted Living Facility (ALF). Therefore, the Church becomes a landlord. This does not help anyone become a homeowner; this does not help anyone be invested in the location; this does not fit within the neighborhood model; and this does not align with the proposed meaning of affordable housing.

Churches change. As a 50-year resident of the City, I can only think of a handful of churches that have maintained membership and ownership within that time. Palm Lake Church cannot guarantee ownership of the property(ies) and/or control of who lives at the property(ies). A “72 bed, 3-story” affordable building sounds awful like a new location for the Mosely Motel.

As an Engineer, I seriously doubt that the existing sanitary drainage system can handle the increased use from such a development. We already have drainage and wastewater problems. The pipes are 70+ years-old and have questionable integrity. Even now, this City is dealing with water treatment issues and this neighborhood is not an exception. I can attest that the electrical grid in this neighborhood will not support this type of development. Therefore, extensive drainage and electrical expansion and refurbishment will be required. I do not think the developers have taken into account these considerations.

Upon review of the proposed site plan, I have several concerns. Initially, I am concerned about parking. The 14 cottages and 72-unit building will need at least 86 parking spaces (one per unit). All of the residents may not have a car (some will have 2 cars), however, if they do not have a car, they will have a caregiver. Some of those may arrive by bus or on foot, but that is unlikely, given the current mass transit. The Church indicated that they have 700 members (and the sanctuary holds about 300 people x 2 services would be an additional 100+ cars needing parking spaces each Sunday). Therefore, the proposed 169 parking spaces (91 paved and 78 "grass" spaces) would not nearly meet the need. In my estimation, they would need at least 50% more parking to meet the need.

I am also concerned that a main exit/entrance of the ALF parking lot is onto 53<sup>rd</sup> Street at the 24<sup>th</sup> avenue location. The increase in vehicles at this location would result in an increase in traffic, and negatively impact the neighborhood. We already have an afternoon backup on 22<sup>nd</sup> Avenue, due to the Northwest Elementary School pick-up line. Traffic on 24<sup>th</sup> Ave and 55<sup>th</sup> Street are also increased, due to the school. This would be disastrous for the traffic on 22<sup>nd</sup> Avenue and within the neighborhood during those times.

Throughout this discussion, I have ignored the increased crime, transient residents, etc. that would also affect the neighborhood. The separation of "Parcel B" indicates that the Church plans to sell that portion of the property to a development company. Whatever the initial plans are for that property, the Church cannot guarantee the occupancy of the property. Again, I refer to home ownership as a primary concern. We want the residents to have a vested interest in the property, and the neighborhood.; therefore, an apartment building (ALF) would not provide that interest.

In conclusion, I am not opposed to development, but I have listed multiple professional and personal reasons that this currently proposed development should not be approved.

Thank you,

Grant D. Crockett, P.E.

--

Grant Crockett

## Amy E. Foster

---

**From:** glubkeman@gmail.com  
**Sent:** Tuesday, February 7, 2023 2:33 PM  
**To:** Amy E. Foster  
**Subject:** Homeowners near entrance of Palm Lake Church

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Amy,

Home owners at 5237 23rd Ave. N., St. Petersburg, FL 33710

I am writing this email concerning the proposed development at Palm Lake Church known as Palm Lake urban sanctuary PL+ He US – RFA

My partner and I, and all of our neighbors, have many concerns about this proposal, before it goes up to city Council. I was advised by City Hall and by zoning that you were the person I needed to speak to. First we wanted to find out about the proposed city county meeting to vote on this and where we can go to make our voices heard as there are over 100 residents currently in our local vicinity that are starting a petition concerning this. As this paperwork, I am looking at says this is a proposed disabled housing. As I am disabled myself, and totally in for housing I also agree the property needs to have appropriate parking currently showing 64 paved spaces and 77 grass spaces. Those grass spaces currently all flood every hard summer rain we get so that's not real parking. As well with the parking still leaves zero places other than in the streets of our neighborhood for the people of the church to park. The housing I lived in in Indiana before I was with my current partner require that every unit have a parking space that is paved in accordance to follow ADA guidelines. Our understanding is the church plans to manage this property if they want to run a disabled site location, they may learn not to be so ignorant of the topic of being disabled as the one of the heads of the church responded to a question posted on Facebook to someone in the subdivision that asked about all the traffic this was going to add to our little area which already gets extremely excessive fast traffic down our side streets when the schools on 22nd are letting out every afternoon. Her response was which I have in photos on my phone that I saved since I am disabled, by the federal government for 14 years, she sounds extremely prejudice, towards the community or extremely ignorant, considering just her response was (MOST DISABLED PEOPLE DONT DRIVE .) Statistics actually show up almost 80% of disabled people do drive hence why they're required to have parking near the entrance of their home so they can safely get in and out of their vehicles. You don't require legs drive a car. As I read this response on Facebook, I was quite disgusted at this point as a disabled person myself and considered having attorney contact the city concerning the situation if they want to propose disability housing site, and the people that want to own and run this property think this way.

Also, ourself & every single one of our neighbors is just very disgusted that the city, or anyone with the city would even consider putting a three-story building in the middle of our one story housing area. Which also puts the houses on 53rd St., that face the street facing the back of a three-story buildin. From our driveway and yard I will look down the street to the back of a building. We did not buy a house a year and a half ago in Saint Pete to pay almost \$6000 in property taxes a year to be looking down the street at the back of a three-story building. A three-story building does not fit this neighborhood in any such way currently when you drive our neighborhood and drive down 22nd the closest thing to a three-story building that currently exist is all the way at Tyrone which is the new high school that has been built.

We are not against this church building on their property, but we ask the city look at their parking situation and the size and height of their buildings that they want to propose so it doesn't destroy our community that we currently own houses in. This should not overtake our homes by a structure that overpowers everything around us. Plus they're proposing 72 units in that three-story building that are 1000 square-foot each. We have friends living in the city that are



paying \$2200 a month in rent for a five and 600 square-foot studio. My apartment I lived in in Indiana that was subsidized with 600 square-foot which was plenty for one person to live in I do not understand why they think they're building needs to be thousand square-foot units. Our home on the street right in front of their church entrance is one of the largest homes on the street and our home is 1494 ft.<sup>2</sup>. Which we purchased for \$425,000 a year and a half ago, for our older home to retire in.

If you could please reach out to me via email or phone so I can get more information about the meeting. Maybe we can discuss some of the stuff that you may know about this property situation and then hopefully I can advise all my neighbors concerning the situation that everyone is so stressed out about here is my reference sheet that I am getting my info from apparently has been submitted to the city.

Thanks so much and look forward to hearing from you. Everyone from City Hall to zoning to the lady that you had call me today was very friendly and informative. And even though she did not know of the particular situation, she is very aware of where I am speaking as she grew up in this neighborhood and went to school right next-door.



**PALM LAKE CHRISTIAN – PUBLIC COMMENT LOG OF CALLS**  
**Housing & Community Development**

NAME	Date	PHONE #	Question/comments
Paul Weinberg	1/31/2023	929-923-2095	Lives across from Palm Lake & is asking about 55 <sup>th</sup> Street & 24 <sup>th</sup> Ave – and the fire access gate. He wants to know if this would be open to all traffic. Staff (S. Lampe) advised that no- it would be for fire dept. access only.
Paul Weinberg	2/08/2023 2:34 pm and again 4:04 pm	929-923-2095	Wanted clarification of whether units are for firefighters and teachers. Various News Articles he has read have been confusing to him. Staff advised that a maximum of 80% of the total units will be for those with Disabling Conditions. Provided the State Statute Number 420.0004 (7) so that he could look up the definition of disabling conditions. Staff further clarified that the 72 units are as follows: 54 at 60% AMI 11 at 33% AMI 7 at 22% AMI And 7 casitas for disabling conditions with incomes at or below 60%AMI.





# Pre-Application Meeting Notes

Meeting Date: June 14, 2022

Address/Location: 3901 30th Avenue North, St. Petersburg, FL 33713, Gladden Park Recreation Center

Attendees: Officers/Members of the Disston Heights Neighborhood Association, Pastor Oscar Banks, Darren Azdell, Palm Lake Christian Church Representatives, Interested Neighbors

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Disston Heights Neighborhood Association	Jennifer Joern	dhcastpete@gmail.com	727-692-4312

Notes: The Disston Heights Neighborhood Association invited Palm Lake Christian Church to speak at its June meeting. The date, time and location was announced at the PLCC June 6th meeting and through the Disston Heights Neighborhood Association's social media sites, At the meeting, Palm Lake presented the attendees with a detailed site plan for development of the church property that included all of the neighbors' suggestions from the previous meeting on June 6, 2022. Attendees were able to view a proposed site plan for a 72 unit housing development for people with disabling conditions/affordable housing. Architect, Darren Azdell, reviewed the site plan with the attendees. The floor was then open for attendees to ask clarifying questions. The board chair, Andrea Cate, fielded questions and moderated the discussion. Please see attached neighbor inspired site plan.



# Pre-Application Meeting Notes

Meeting Date: June 6, 2022

Address/Location: 5401 22nd Avenue North, St. Petersburg, FL 33710, Palm Lake Christian Church

Attendees: Pastor Oscar Banks, Darren Azdell, Church Representatives, Newstar Representatives, Residents of the neighborhood surrounding Palm Lake Christian Church

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Disston Heights Neighborhood Association	Jennifer Joern	dhcastpete@gmail.com	727-692-4312

Notes: On the week of May 30, 2022, members of Palm Lake Christian Church passed out flyers door-to-door to houses in the blocks surrounding the church's property. The flyers invited neighbors to meet at the church to have a neighborhood conversation. The Next Door app (Garden Manor) also had information posted regarding date and time of the meeting. The purpose of the meeting was to gather neighbors' ideas and concerns about future development of the church property. During the meeting, the microphone was open and neighbors were encouraged to voice their opinions. The concerns most often expressed by neighbors included the belief that affordable housing brings crime and/or lowers property values. Affirmative ideas conveyed by the neighbors included housing for seniors/disabled and open areas for neighborhood recreation.




PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT REVIEW SERVICES DIVISION

CITY COUNCIL APPEAL

**REGISTERED OPPONENT FORM**

(Registration available only if Appellant is the Owner/Applicant of the  
DRC action being appealed)

Contact Information

Name	Mafe Rajul
Street Address	5490 24 <sup>th</sup> St N
City ST ZIP Code	St. Petersburg, FL 33710
Telephone	206-349-6067
Email Address	MAFE.RAJUL@gmail.com
Signature	 Date 2/14/23

Date of Hearing

Date of Hearing	3/2/23
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Case No.

Case No.	AHSPR 23-01
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Case Address

Case Address	5401 22 <sup>nd</sup> Ave N, St. Petersburg FL 33710
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Special Requirements

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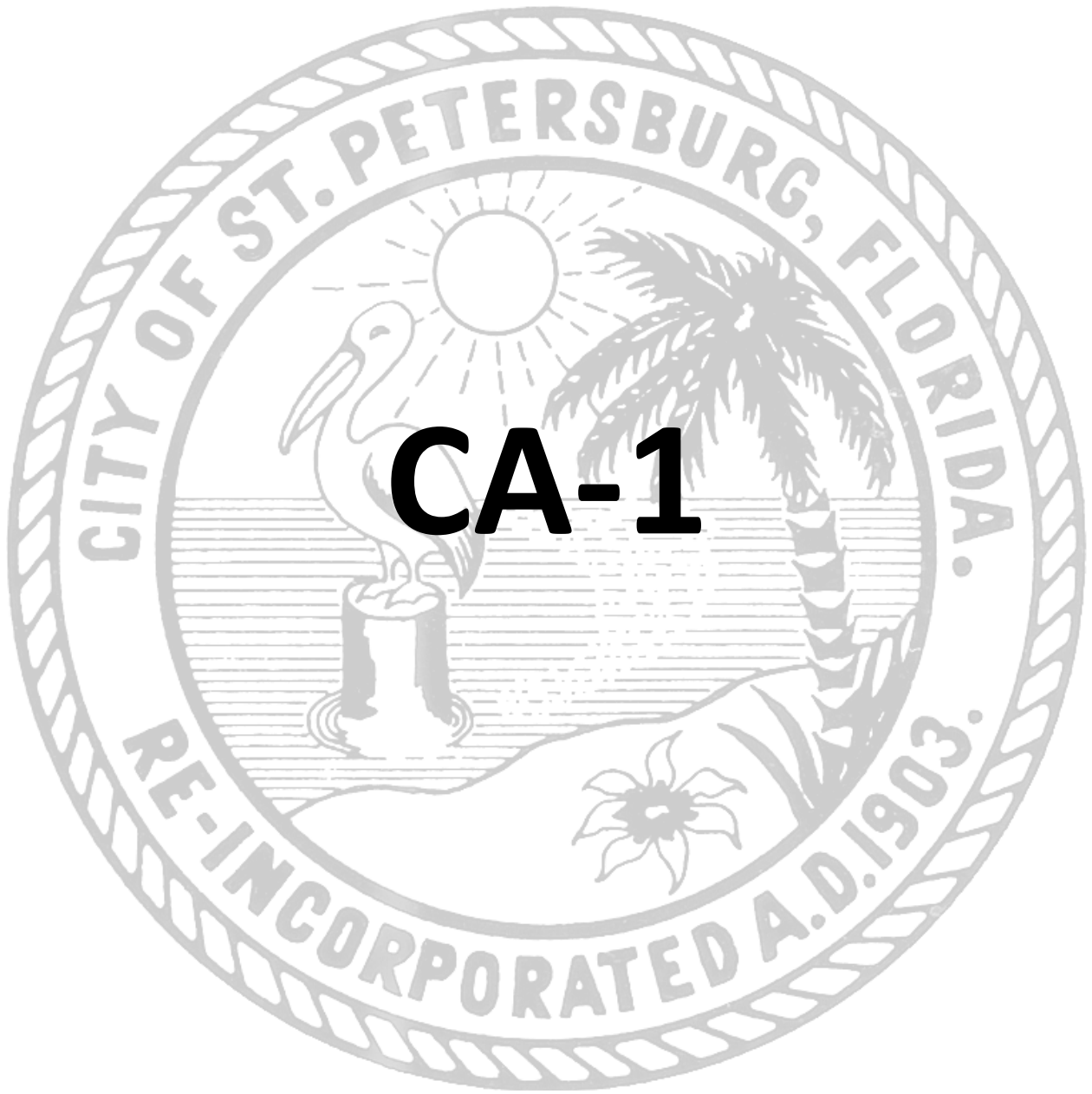
Information on Procedures for Hearing

- 1) Staff, applicant, and registered opponent, if applicable, will have a total of ten (10) minutes each to present their case.
- 2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
- 3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
- 4) The Commission Chair will then close the proceedings and go into Executive Session and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Office of City Clerk, at 175 5<sup>th</sup> Street North, St. Petersburg, FL 33701  
[chandrase.srinivasa@stpete.org](mailto:chandrase.srinivasa@stpete.org), (727) 893-7448

City of St. Petersburg, Development Review Services, One 4<sup>th</sup> Street North, PO Box 2842, St. Petersburg, FL 33731  
(727) 892-5498  
[www.stpete.org/drc](http://www.stpete.org/drc)

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for police camera equipment with Axon Enterprise, Inc. for the Police Department, in the amount of \$1,500,000, for a total contract amount of \$8,256,188.  
Please scroll down to view the backup material.



**CA-1**



**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of March 2, 2023**

**To: The Honorable Brandi Gabbard, Chair, and Members of City Council**

**Subject:** Approving an increase in allocation for police camera equipment with Axon Enterprise, Inc. for the Police Department, in the amount of \$1,500,000, for a total contract amount of \$8,256,188.

**Explanation:** On October 15, 2020, City Council approved a five-year agreement with Axon Enterprise, Inc through November 9, 2025 with one, five-year renewal option, followed by an indefinite number of successive additional renewal terms of one year each.

The Police Department has purchased additional police vehicles which require the camera systems. The additional cameras will be installed in the new vehicles being delivered through the initial term. The new mobile video system (MVS) devices will also include License Plate Reader (LPR) functionality. The systems will be deployed to marked patrol vehicles and used throughout the City.

The vendor will provide a complete system that will meet the needs of the Police Department. The complete system includes, but is not limited to, a mobile video system (MVS), body worn camera system (BWCS) and associated equipment, a digital evidence management system (DEMS), redaction capabilities, unlimited cloud storage solution, configuration, implementation, installation, and training services. The MVS devices will be permanently mounted in police vehicles and individual officers will utilize the BWCS in the field. The DEMS will be the repository of the data utilizing cloud services.

The Procurement and Supply Management Department, in cooperation with the Police Department, recommends:

Axon Enterprise, Inc. (Scottsdale, AZ) .....	\$1,500,000
Original agreed amount	\$6,756,188
Allocation increase	<u>1,500,000</u>
Total contract amount	\$8,256,188

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the General Fund (0001), Police Department, Information and Technology Services Division (140-1401).

**Attachments:** Resolution

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING AN INCREASE OF \$1,500,000 TO THE ALLOCATION FOR THE AGREEMENT WITH AXON ENTERPRISE, INC. FOR POLICE CAMERA EQUIPMENT; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$8,256,188; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 15, 2020, City Council approved the award of a five-year agreement with one five-year renewal option followed by an indefinite number of successive additional renewal options of one year each for police camera equipment with Axon Enterprise, Inc. for a total contract amount not to exceed \$6,756,188 through November 9, 2025; and

WHEREAS, an increase of \$1,500,000 to the allocation for the agreement is required for the purchase and installation of new camera systems due to the purchase of additional police vehicles which require the camera systems; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Police Department, recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase of \$1,500,000 to the allocation for the agreement with Axon Enterprise, Inc. for police camera equipment is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$8,256,188.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.


This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
\_\_\_\_\_  
00665326

DEPARTMENT:

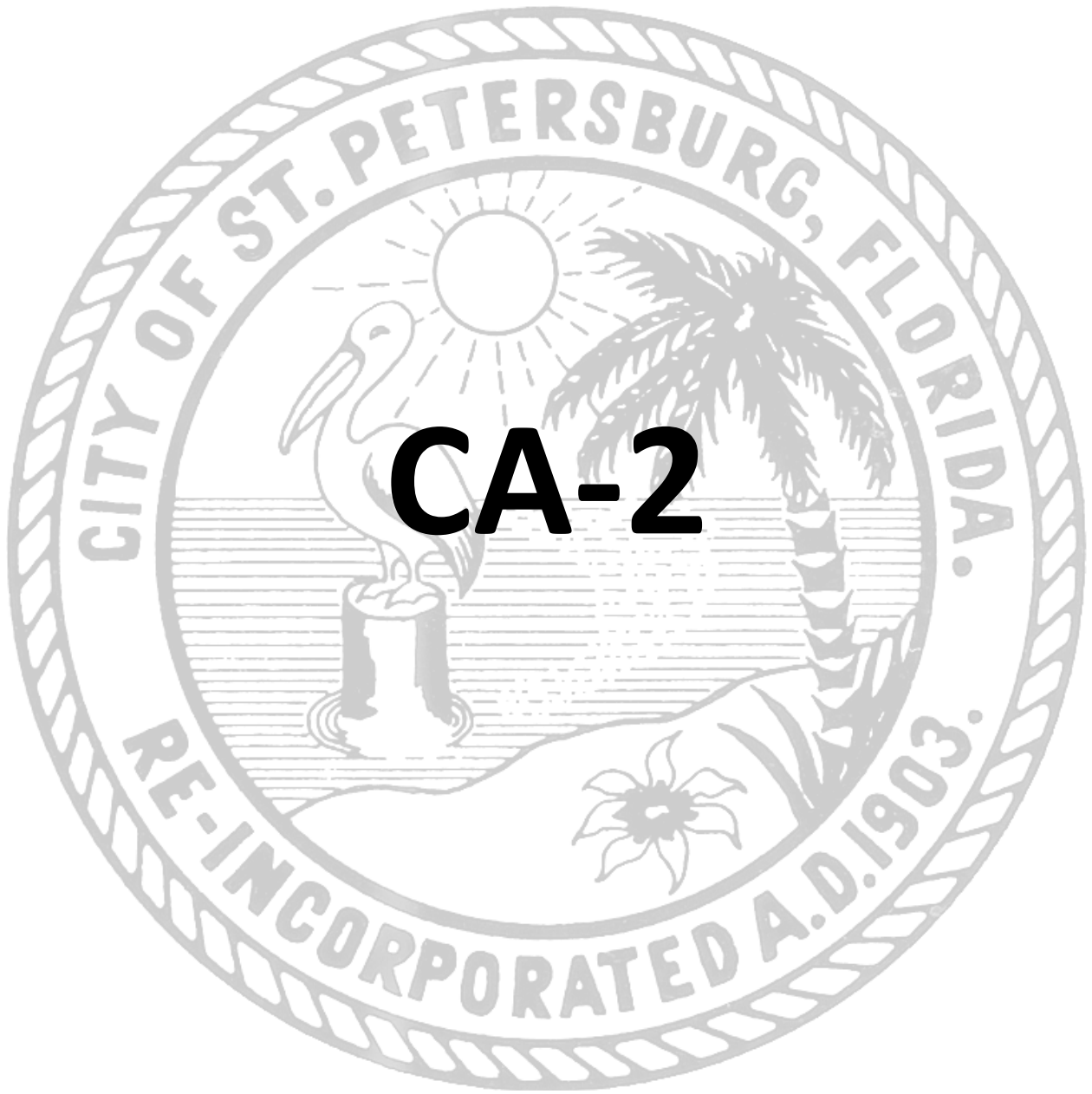
  
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 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- <b>General Authorization</b></p>					<b>Request #</b>
					200253
Name:	Pocengal, Nicholas W	Request Date:	08-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	Police Equipment, Cameras, March 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Police Equipment Cameras, scheduled to go before City Council on March 2, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	08-FEB-2023	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	09-FEB-2023	User Defined
2	McDonald, Michael L	McDonald, Michael L	APPROVE	09-FEB-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving Amendments to modify blanket purchase agreements with SAK Construction, LLC, LMK Pipe Renewal, LLC, and BLD Services, LLC for SAN Annual CIPP Pipe Lining – FY20, (20013-111), for the Water Resources Department, at a budgeted cost increase total not to exceed \$3,750,000 for FY23. Please scroll down to view the backup material.



**CA-2**

**ST. PETERSBURG CITY COUNCIL  
Consent Agenda  
Meeting of March 2, 2023**

**To: The Honorable Brandi Gabbard, Chair, and Members of City Council**

**Subject:** Approving Amendments to modify blanket purchase agreements with SAK Construction, LLC, LMK Pipe Renewal, LLC, and BLD Services, LLC for SAN Annual CIPP Pipe Lining – FY20, (20013-111), for the Water Resources Department, at a budgeted cost increase total not to exceed \$3,750,000 for FY23.

**Explanation:** On September 3, 2020, City Council approved blanket purchase agreements (BPAs) with SAK Construction, LLC, (“SAK”), LMK Pipe Renewal, LLC, (“LMK”) and BLD Services, LLC (“BLD”) for SAN Priority Area CIPP - FY20 (20048-111), each for an initial three-year term from the effective dates of September 24, 2020, October 1, 2020, and October 15, 2020, with one, two-year renewal option. The first, second, and third annual period of the initial three-year term were at a cost of up to \$3,465,000 for FY20, \$4,000,000 for FY21, and \$4,000,000 for FY22 respectively, for an estimated three-year cost not to exceed \$11,465,000. On September 1, 2021, City administration approved amendments to all three agreements at no change in cost, with an amended effective date of September 1, 2021 for the second annual period of the initial three-year term and amended expiration date of August 31, 2023. On July 14, 2022, City Council approved Amendment No. 2 to the agreement with SAK at an increased cost of up to \$700,000 for FY22, with an amended effective date of July 15, 2022 for the third annual period of the initial three-year term and an amended expiration date of August 31, 2023. This Amendment will approve an increase to the BPAs at a budgeted cost of \$3,750,000 in accordance with the City’s programmed budget for FY23.

The Procurement and Supply Management Department, in cooperation with the Engineering and Capital Improvement Department and Water Resources Department recommends for approval:

<b><u>BPA Contractor</u></b>	<b><u>SAK Construction, LLC</u></b>	<b><u>BLD Services, LLC</u></b>	<b><u>LMK Pipe Renewal, LLC</u></b>	<b><u>Total</u></b>
Original Amount (FY20-22)	\$5,936,000	\$3,500,000	\$2,029,000	\$11,465,000
Amendment No. 1	0	0	0	0
Amendment No. 2	\$700,000	Not applicable	Not applicable	700,000
New Amendment (FY23)	\$1,750,000	\$1,250,000	\$750,000	<u>\$3,750,000</u>
Total				\$15,915,000

Work under this project is citywide located within the City’s sanitary sewer service area and will include all labor, materials and equipment necessary to rehabilitate deteriorated gravity sanitary sewer mains and public laterals utilizing the trenchless CIPP lining method. Work also includes necessary ancillary activities of traffic control, bypass pumping/flow diversion, pipe cleaning, closed circuit television video inspection, excavation and installation of public clean-outs where required, and restoration of the right-of-way.

This work is required by the Amended Consent Order and supports the St. Pete Water Plan, and the Water Resources Department's updated Sanitary Sewer Asset Management Plan (SSAMP) completed in December 2019. Work is identified, scoped, and scheduled by the City on an ongoing basis, utilizing input from the Wet Weather Overflow Mitigation Program, a continuous asset inspection and evaluation program, work history from the City's work and asset management (WAM) system, and in response to customer complaints. Work prioritization

is given to high-risk assets. Capacity limited areas of the collection system will be considered in the overall asset risk score used to determine project prioritization. Repair locations will be issued to the contractor on a work order basis, according to citywide priorities as determined by the Water Resources Department. Trenchless CIPP lining is a cost-effective method of restoring the integrity of deteriorated sanitary sewer piping without the need for disruptive dewatering, sheeting and shoring, excavating and roadway replacement.

Blanket purchase agreements issued are binding only for the actual services rendered. Amounts paid to vendors pursuant to this award shall not exceed a combined total of \$15,915,000.

City Code 2-234, Small Business Enterprise Assistance Program, requires a goal to be assigned to all construction projects of over \$50,000. This project was left open because of the specialized nature of the work to be performed.

City Code Sec 2-261, Major Construction Project Requirements for Employing Apprentices, requires contractors to employ apprentices for at least 15 percent of the work on a major construction project of \$1 million or more. All three contractors have certified and agreed to comply with the 15% apprenticeship requirement by using their company-sponsored training program that meets the City Code requirements. BLD estimates apprentice utilization of 600 hours, SAK, 4,200 hours and LMK, 2,000 hours, for a total of 6,800 hours. All vendors are currently compliant or on track to meet these requirements: SAK 23%, BLD 12.9%, LMK 25.1%.

City Code Sec 2-268, Major Construction Project Requirements for Disadvantaged Workers, requires contractors to employ disadvantaged workers for at least 15 percent of the work hours on a major construction project of \$1 million or more. BLD estimates disadvantaged worker utilization of 270 hours, SAK, 2,800 hours and LMK, 1,800 hours, for a total of 4,870 hours. All vendors are currently compliant and on track to meet these requirements: SAK 16%, BLD 18%, LMK 56%.

City Code Sec. 2-277, Responsible Wage Requirements for Certain Construction Contracts, applies to any major construction contract valued at \$1 million or more. The Responsible Wage stipulates that every contractor shall pay, and ensure that all subcontractors pay, no less than the hourly wage for each craft or trade under the most recent Davis-Bacon Act wage rates listed for Pinellas County. In the event the hourly wage for the craft or trade under the most recent Davis-Bacon wage rates listed for Pinellas County is less than the living wage for the City, then every contractor shall pay, and shall ensure that all subcontractors pay no less than the living wage for the City. SAK, BLD, and LMK are all currently compliant with these requirements.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Citywide Infrastructure Fund (3027), SAN Annual Pipe CIPP Lining FY23 Project (19158).

**Attachments:** Resolution

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION APPROVING AN INCREASE OF \$3,750,000 TO THE ALLOCATION FOR THE BLANKET PURCHASE AGREEMENTS BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND (i) SAK CONSTRUCTION, LLC, (ii) LMK PIPE RENEWAL, LLC, AND (iii) BLD SERVICES, LLC WITH EFFECTIVE DATES OF SEPTEMBER 24, 2020, OCTOBER 1, 2020, AND OCTOBER 15, 2020, RESPECTIVELY, FOR THE SAN ANNUAL CIPP PIPE LINING - FY20 PROJECT FOR THE WATER RESOURCES DEPARTMENT; PROVIDING THAT THE TOTAL COMBINED CONTRACT AMOUNT FOR THE ABOVE-REFERENCED AGREEMENTS SHALL NOT EXCEED \$15,915,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) entered into three-year blanket purchase agreements (“Agreements”) with SAK Construction, LLC, LMK Pipe Renewal, LLC, and BLD Services, LLC (“Contractors”) effective September 24, 2020, October 1, 2020, and October 15, 2020 respectively, with two-year renewal options for the SAN Annual CIPP Pipe Lining – FY20 Project (“Project”) for a combined contract amount not to exceed \$11,465,000 for the initial three year term; and

WHEREAS, the Agreements have been subsequently amended to adjust the commencement dates for the second and third annual periods of the initial three-year term and to change the expiration date of the initial term to August 31, 2023; and

WHEREAS, an increase in the amount of \$3,750,00 to the allocation for the Agreements is necessary for Contractors to continue work on the Project during the third annual period of the initial three year term.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that an increase of \$3,750,000 to the allocation for the blanket purchase agreements between the City of St. Petersburg, Florida and (i) SAK Construction, LLC, (ii) LMK Pipe Renewal, LLC, and (iii) BLD Services, LLC with effective dates of September 24, 2020, October 1, 2020, and October 15, 2020, respectively, for the SAN Annual CIPP Pipe Lining -FY20 Project for the Water Resources Department is hereby approved.

BE IT FURTHER RESOLVED that the total combined contract amount for the above-referenced agreements shall not exceed \$15,915,000.



BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.


LEGAL:

  
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00665507

DEPARTMENT:

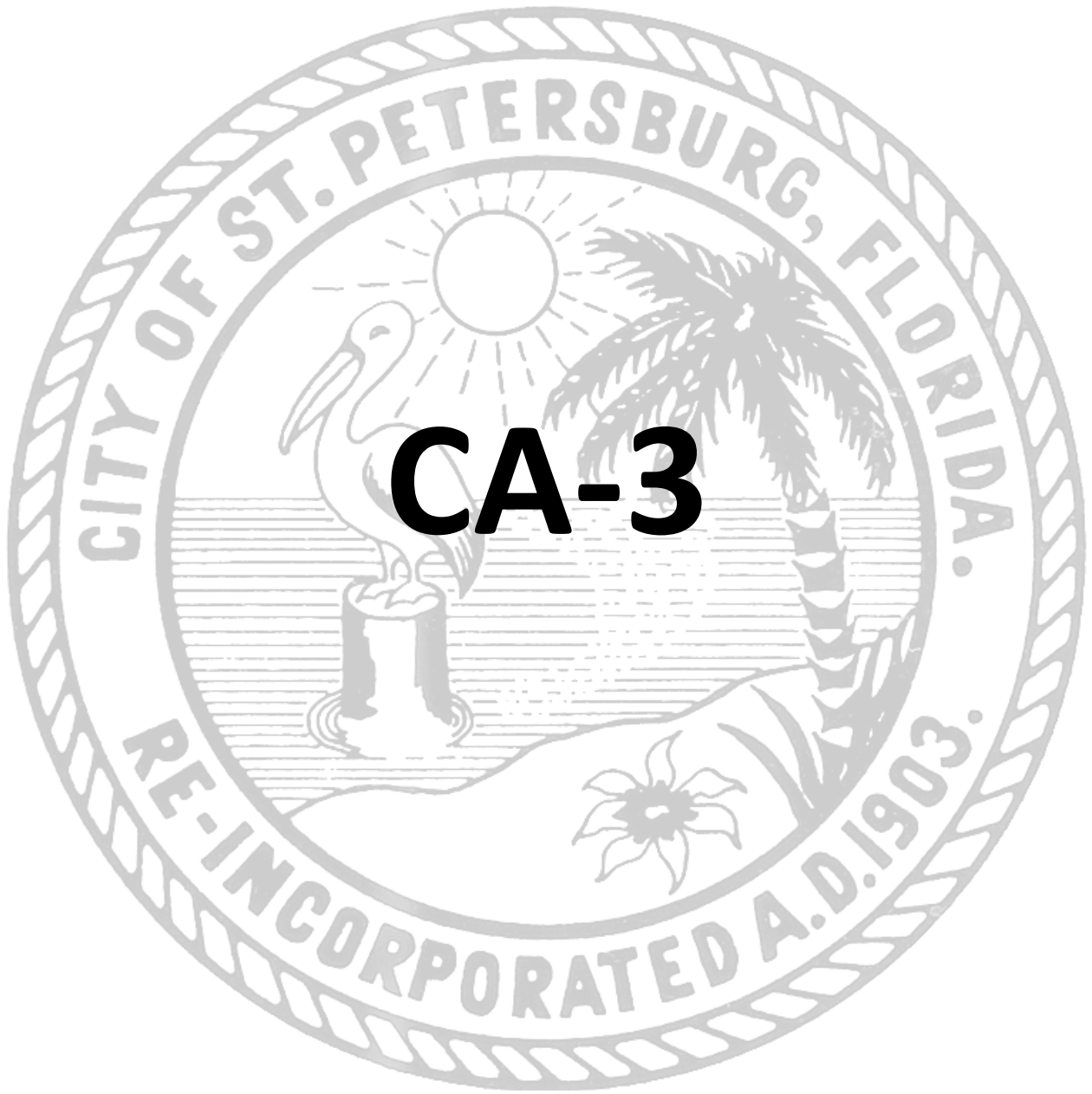
  
\_\_\_\_\_

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- <b>General Authorization</b></p>					<b>Request #</b>
					200939
Name:	Pocengal, Nicholas W	Request Date:	13-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	SAN Annual CIPP Lining - FY20 March 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for SAN Annual CIPP Lining - FY20, scheduled to go before City Council on March 2, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	13-FEB-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	13-FEB-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	14-FEB-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving Amendments to modify blanket purchase agreements with Insituform Technologies, LLC, BLD Services, LLC and LMK Pipe Renewal, LLC for SAN Priority Area CIPP - FY20 (20048-111), for the Water Resources Department, at a budgeted cost increase total not to exceed \$3,750,000 for FY23. Please scroll down to view the backup material.



**CA-3**

**ST. PETERSBURG CITY COUNCIL  
Consent Agenda  
Meeting of March 2, 2023**

**To: The Honorable Brandi Gabbard, Chair, and Members of City Council**

**Subject:** Approving Amendments to modify blanket purchase agreements with Insituform Technologies, LLC, BLD Services, LLC and LMK Pipe Renewal, LLC for SAN Priority Area CIPP - FY20 (20048-111), for the Water Resources Department, at a budgeted cost increase total not to exceed \$3,750,000 for FY23.

**Explanation:** On September 3, 2020, City Council approved blanket purchase agreements (BPAs) with Insituform Technologies, LLC, (“Insituform”) BLD Services, LLC (“BLD”) and LMK Pipe Renewal, LLC (“LMK”) for SAN Priority Area CIPP - FY20 (20048-111), each for an initial three-year term from the effective dates of September 29, 2020, October 1, 2020, and October 15, 2020, with one, two-year renewal option. The first, second, and third annual period of the initial three-year term were at a cost of up to \$3,750,000 for FY20, \$4,000,000 for FY21, and \$4,000,000 for FY22 respectively, for an estimated three-year cost not to exceed \$11,750,000. On September 1, 2021, City administration approved amendments at no change in cost, with an amended effective date of September 1, 2021 for the second annual period of the initial three-year term and amended expiration date of August 31, 2023. On September 26, 2022, City administration approved Amendment No. 2 with Insituform, at no change in cost, with an amended effective date of July 15, 2022 for the third annual period of the initial three-year term and an amended expiration date of August 31, 2023. This Amendment will approve an increase to the BPAs at a budgeted cost of \$3,750,000 in accordance with the City’s programmed budget for FY23.

The Procurement and Supply Management Department, in cooperation with the Engineering and Capital Improvement Department and Water Resources Department recommends for approval:

<b>BPA Contractor</b>	<u>Insituform Technologies, LLC</u>	<u>BLD Services, LLC</u>	<u>LMK Pipe Renewal, LLC</u>	<b>Total</b>
Original Amount (FY20-22)	\$6,500,000	\$3,750,000	\$1,500,000	\$11,750,000
Amendment No. 1	0	0	0	0
Amendment No. 2	0	Not applicable	Not applicable	0
New Amendment (FY23)	\$2,250,000	\$1,000,000	\$500,000	<u>3,750,000</u>
Total				\$15,500,000

Work under this project will be located within sanitary sewer basins prioritized for infiltration and inflow mitigation and will include all labor, materials and equipment necessary to rehabilitate deteriorated gravity sanitary sewer mains and public laterals utilizing the trenchless CIPP lining method. Work also includes necessary ancillary activities of traffic control, bypass pumping/flow diversion, pipe cleaning, closed circuit television video inspection, excavation and installation of public clean-outs where required, and restoration of the right-of-way. This work will be performed within sanitary sewer basins that are prioritized based on high inflow and infiltration.

This work is required by the Amended Consent Order and supports the St. Pete Water Plan, and the Water Resources Department's updated Sanitary Sewer Asset Management Plan (SSAMP) completed in December 2019. Work is identified, scoped, and scheduled by the City on an ongoing basis, utilizing input from the Wet Weather Overflow Mitigation Program, a continuous asset inspection and evaluation program, work history from the City's work and

asset management (WAM) system, and in response to customer complaints. Work prioritization is given to high-risk assets. Capacity limited areas of the collection system will be considered in the overall asset risk score used to determine project prioritization. Repair locations will be issued to the contractor on a work order basis, according to priority areas as determined by the Water Resources Department. Trenchless CIPP lining is a cost-effective method of restoring the integrity of deteriorated sanitary sewer piping without the need for disruptive dewatering, sheeting and shoring, excavating and roadway replacement.

Blanket purchase agreements issued are binding only for the actual services rendered. Amounts paid to vendors pursuant to this award shall not exceed a combined total of \$15,500,000.

City Code 2-234, Small Business Enterprise Assistance Program, requires a goal to be assigned to all construction projects of over \$50,000. This project was left open because of the specialized nature of the work to be performed.

City Code Sec 2-261, Major Construction Project Requirements for Employing Apprentices, requires contractors to employ apprentices for at least 15 percent of the work on a major construction project of \$1 million or more. All three contractors have certified and agreed to comply with the 15% apprenticeship requirement by using their company-sponsored training program that meets the City Code requirements. BLD estimates apprentice utilization of 600 hours, Insituform, 1,771 hours, and LMK, 2,000 hours, for a total of 4,371 hours. All vendors are currently compliant or on track to meet these requirements: BLD 12.9%, Insituform 16%, LMK Pipe 25.1%.

City Code Sec 2-268, Major Construction Project Requirements for Disadvantaged Workers, requires contractors to employ disadvantaged workers for at least 15 percent of the work hours on a major construction project of \$1 million or more. Insituform, BLD and LMK are currently compliant or on track to meet these requirements: BLD 8.3%, LMK 56%, Insituform 18.5%.

City Code Sec. 2-277, Responsible Wage Requirements for Certain Construction Contracts, applies to any major construction contract valued at \$1 million or more. The Responsible Wage stipulates that every contractor shall pay, and ensure that all subcontractors pay, no less than the hourly wage for each craft or trade under the most recent Davis-Bacon Act wage rates listed for Pinellas County. In the event that the hourly wage for the craft or trade under the most recent Davis-Bacon wage rates listed for Pinellas County is less than the living wage for the City, then every contractor shall pay, and shall ensure that all subcontractors pay no less than the living wage for the City. Insituform, BLD, and LMK are currently compliant with these requirements.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), SAN Priority Area CIPP FY23 Project (19347).

**Attachments:** Resolution

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION APPROVING AN INCREASE OF \$3,750,000 TO THE ALLOCATION FOR THE BLANKET PURCHASE AGREEMENTS BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND (i) INSITUFORM TECHNOLOGIES, LLC, (ii) BLD SERVICES, LLC, AND (iii) LMK PIPE RENEWAL, LLC WITH EFFECTIVE DATES OF SEPTEMBER 29, 2020, OCTOBER 1, 2020, AND OCTOBER 15, 2020, RESPECTIVELY, FOR THE SAN PRIORITY AREA CIPP – FY20 PROJECT FOR THE WATER RESOURCES DEPARTMENT; PROVIDING THAT THE TOTAL COMBINED CONTRACT AMOUNT FOR THE ABOVE-REFERENCED AGREEMENTS SHALL NOT EXCEED \$15,500,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) entered into three-year blanket purchase agreements (“Agreements”) with Insituform Technologies, LLC, BLD Services, LLC, and LMK Pipe Renewal, LLC (“Contractors”) effective date September 29, 2020, October 1, 2020, and October 15, 2020 respectively, with two-year renewal options for the SAN Priority Area CIPP – FY20 Project (“Project”) for a combined contract amount not to exceed \$11,750,000 for the initial three year term; and

WHEREAS, the Agreements have been subsequently amended to adjust the commencement dates for the second and third annual periods of the initial three-year term and to change the expiration date of the initial term to August 31, 2023; and

WHEREAS, an increase in the amount of \$3,750,00 to the allocation for the Agreements is necessary for Contractors to continue work on the Project during the third annual period of the initial three year term.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that an increase of \$3,750,000 to the allocation for the blanket purchase agreements between the City of St. Petersburg, Florida and (i) Insituform Technologies, LLC, (ii) BLD Services, LLC, and (iii) LMK Pipe Renewal, LLC with effective dates of September 29, 2020, October 1, 2020, and October 15, 2020, respectively, for the SAN Priority Area CIPP – FY20 Project for the Water Resources Department is hereby approved.

BE IT FURTHER RESOLVED that the total combined contract amount for the above-referenced agreements shall not exceed \$15,500,000.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.


LEGAL:

  
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00665332

DEPARTMENT:

  
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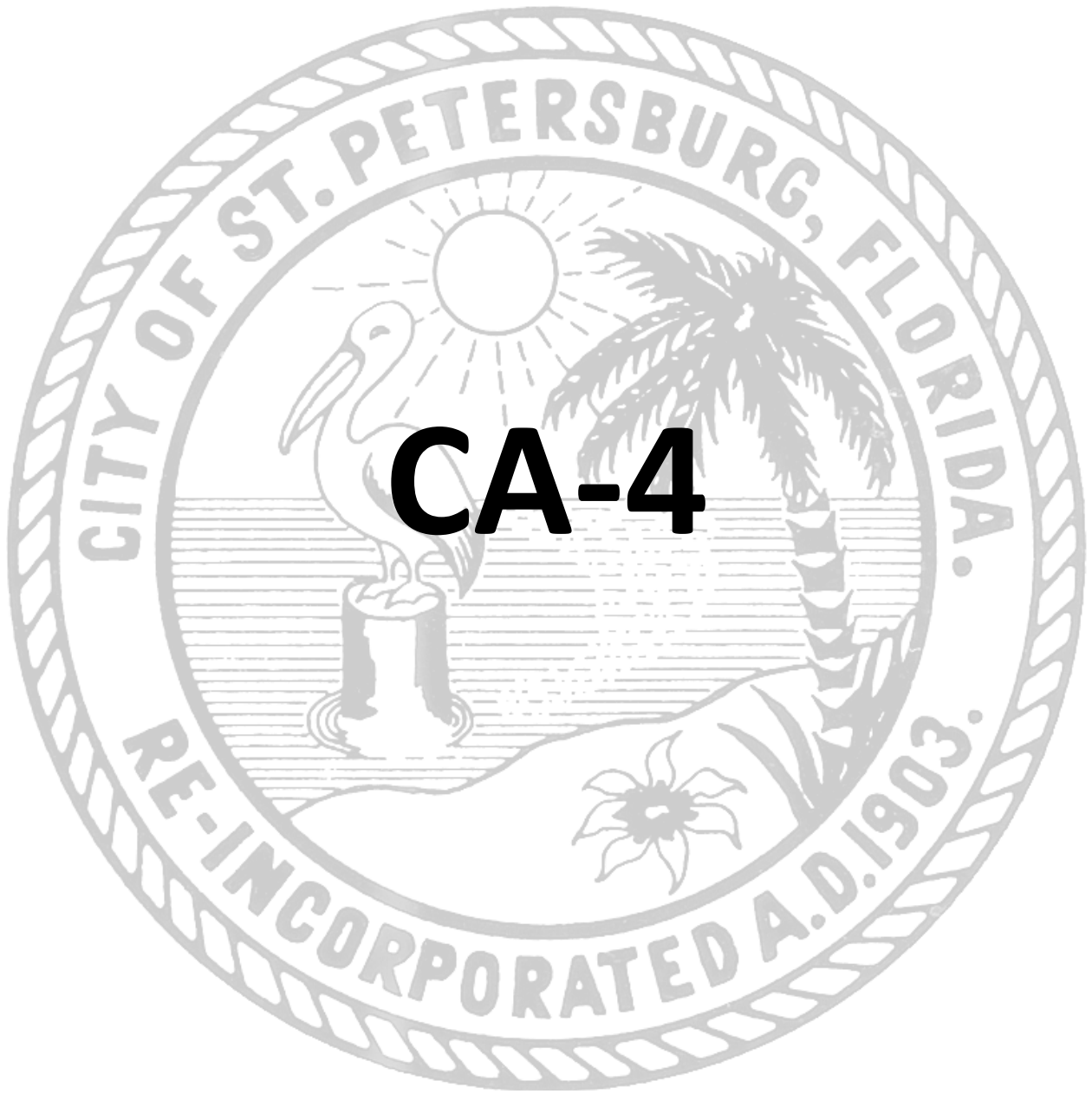


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					200935
Name:	Pocengal, Nicholas W	Request Date:	13-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	SAN Priority Area CIPP FY20 March 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for SAN Priority Area CIPP - FY20, scheduled to go before City Council on March 2, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	13-FEB-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	13-FEB-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	14-FEB-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the utilization of Florida State Contract 56120000-19-ACS for purchasing and installation of office furniture for various locations throughout the City in an amount not to exceed \$750,000.  
Please scroll down to view the backup material.



**CA-4**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of March 2, 2023**

**To: The Honorable Brandi Gabbard, Chair, and Members of City Council**

**Subject:** Approving the utilization of Florida State Contract 56120000-19-ACS for purchasing and installation of office furniture for various locations throughout the City in an amount not to exceed \$750,000.

**Explanation:** The City is actively renovating office spaces within City facilities on a recurring basis. The City has utilized the Florida State Contract in the past to make purchases for various office space improvements from a single vendor and wishes to continue to utilize the contract and any of the participating vendors for current and future purchases until the end of the contract term on December 1, 2023.

The vendors will provide all labor, material, and equipment to remove and dispose of existing furniture and for installation of modular workstations, private office furniture, seating, tables, conference room furniture, break room furniture, outdoor tables and seating, and other ancillary furniture.

The Procurement and Supply Management Department in cooperation with Real Estate and Property Management Department, recommends for approval:

Office Furniture ..... \$750,000

The vendor has met the specifications, terms and conditions of Florida State Contract No. 56120000-19-ACS, dated June 14, 2019. This purchase is made in accordance with Section 2-219(b) of the Procurement Code, which authorizes the Mayor or his designee to utilize competitively bid contracts of other governmental entities. A purchase order will be issued to the awarded vendors selected to install new office furniture on an as needed basis at the various City locations and will be binding for actual services provided.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the respective fund/department budgets or will be appropriated before a purchase order is issued.

**Attachments:** State Contractors List (2 pages)  
Resolution

**Contractors on State of Florida Contract No. 56120000-19-ACS**

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Affordable Interior Systems, Inc. (Leomister, MA)  
Allseating Corporation (MISSISSAUGA, ONTARIO, CA)  
Allsteel Inc. (Muscatine, IA)  
Arcadia Chair Company (La Palma, CA)  
Artopex, Inc. (Granby, Quebec, Canada)  
Aurora Storage Products, Inc. (Aurora, IL)  
Biofit Engineered Products (Waterville, OH)  
Blockhouse Company Inc. (York, PA)  
Darran Furniture Industries, Inc. (Highpoint, NC)  
ErgoGenesis Workplace Solutions, LLC (Navasota, TX)  
ESI Ergonomic Solutions (Mesa, AZ)  
Evans Consoles, Inc. (Vienna, VA)  
Exemplis, LLC (Cypress, CA)  
Fleetwood Group (Holland, MI)  
Global Industries, Inc. dba Global Furniture Group (Marlton, NJ)  
Groupe Lacasse, LLC (Chicago, IL)  
Haworth, Inc. (Holland, MI)  
Herman Miller, Inc. (Zeeland, MI)  
Hertz Furniture Systems, LLC. (Ramsey, NJ)  
High Point Furniture Industries, Inc. (High Point, NC)  
Humanscale Corporation (Piscataway, NJ)  
Indiana Furniture Industries, Inc. (Jasper, IN)  
Integra, Inc. (Walworth, WI)  
Jasper Seating Company, Inc. (Jasper, IN)  
John Savoy and Son, Inc. (Montoursville, PA)  
Keilhauer LTD (Toronto, ON)  
Kimball International Brands, Inc. (formerly Kimball Office, Inc.)  
Knoll, Inc. (Miami, FL)  
KNU, LLC (Ferdinand, IN)  
Krueger International, Inc. dba KI (Green Bay, WI)  
Krug, Inc. (Kitchener, ON)  
ModuForm, Inc. (Fitchburg, MA)  
National Office Furniture, Inc. (Jasper, IN)  
Neutral Posture, Inc. (Bryan, TX)  
Nightingale Corporation (Mississauga, ON)  
Norix Group, Inc. (West Chicago, IL)  
Office Master, Inc. (Ontario, CA)  
OFS Brands, Inc. (Huntingburg, IN)  
Palmer Hamilton, LLC. (Elkhorn, WI)  
Safco Products Co. (New Hope, MN)  
Sauder Manufacturing Company dba WIELAND, Sauder Education, and Butler Human Services (Archbold, OH)  
Sedia Systems, Inc. dba Sedia Systems (Asheboro, NC)  
Source International Corporation of MA (Sutton, MA)  
Spec Furniture, Inc. (Toronto, Ontario, CA)  
Steelcase, Inc. (Grand Rapids, MI)

Teknion, LLC (Mt Laurel, NJ)  
The Gunlocke Company, LLC (Muscatine, IA)  
The HON Company, LLC (Muscatine, IA)  
Trendway Corporation (Holland, MI)  
Trinity Furniture, Inc. (Trinity, NC)  
Workrite Ergonomics, LLC (Petaluma, CA)

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION APPROVING THE AWARD OF BLANKET PURCHASE AGREEMENTS WITH FIFTY-ONE (51) VENDORS FOR THE PURCHASE OF OFFICE FURNITURE UTILIZING FLORIDA STATE CONTRACT 56120000-19-ACS FOR A TOTAL COMBINED CONTRACT AMOUNT NOT TO EXCEED \$750,000 THROUGH DECEMBER 1, 2023; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg (“City”) desires to purchase and install office furniture for various locations throughout the City; and

WHEREAS, Section 2-219(b) of the St. Petersburg City Code allows the City to use competitively bid contracts of other government entities or consortiums; and

WHEREAS, fifty-one (51) vendors have met the specifications, terms and conditions of Florida State Contract 56120000-19-ACS dated June 14, 2019; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Real Estate and Property Management Department, recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the award of blanket purchase agreements with fifty-one (51) vendors for the purchase of office furniture utilizing Florida State Contract 56120000-19-ACS for a total combined contract amount not to exceed \$750,000 through December 1, 2023 is hereby approved.

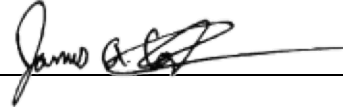
BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate these transactions.


This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
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00665752

DEPARTMENT:

  
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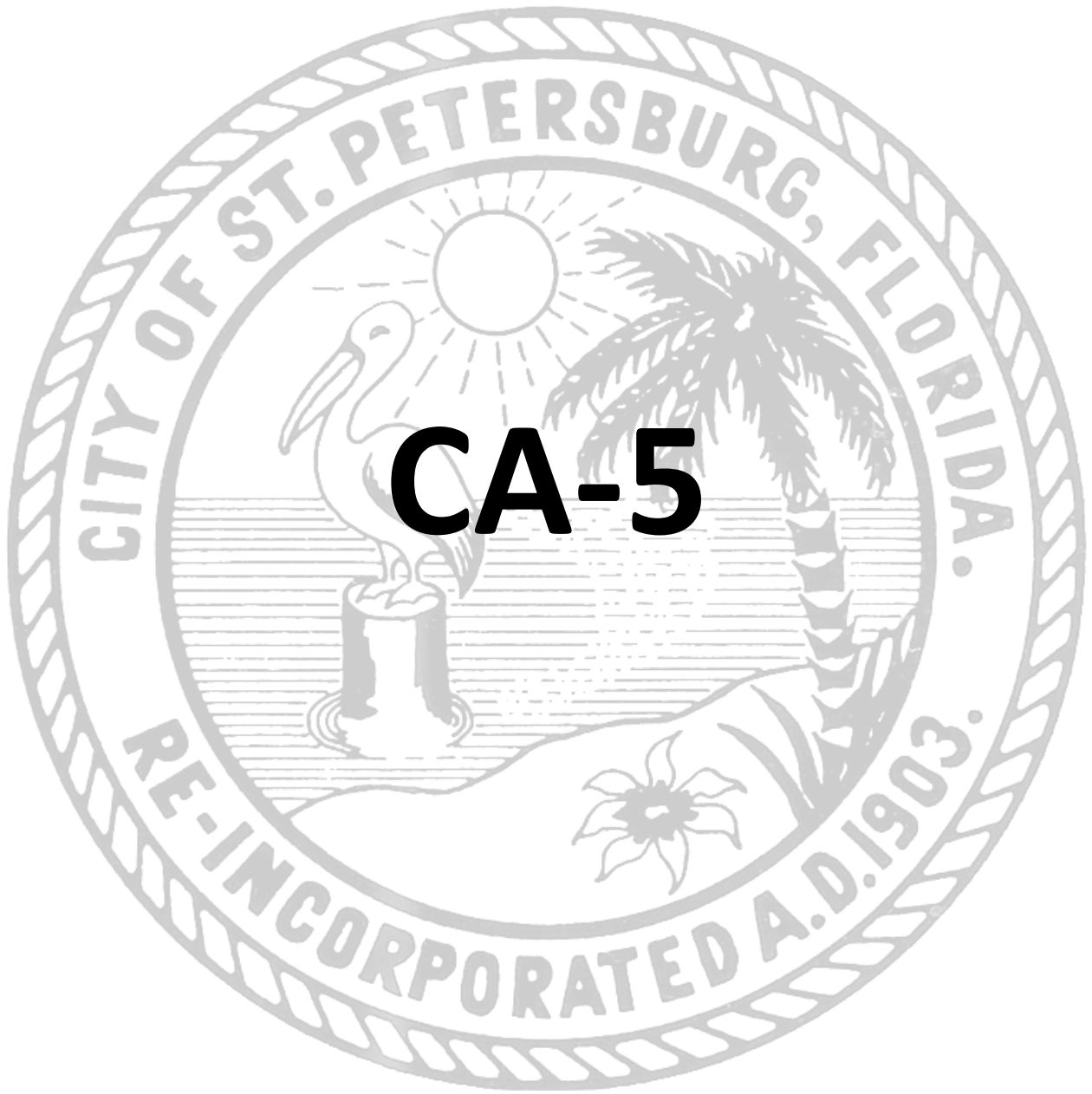
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					201437
Name:	Pocengal, Nicholas W	Request Date:	16-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	City Office Furniture, March 2 Council Item
Message:	Submitted for your approval, please find attached Consent Write-up for City Office Furniture, scheduled to go before City Council on March 2, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval REquest.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	16-FEB-2023	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	16-FEB-2023	User Defined
2	Corbett, James Anthony	Corbett, James Anthony	APPROVE	16-FEB-2023	User Defined



The following page(s) contain the backup material for Agenda Item: A resolution authorizing The Mayor or his designee to (i) accept additional Emergency Rental Assistance Funding in the amount of \$2,549,783.33 from The U.S. Department Of The Treasury and (ii) execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount Of \$2,549,783.33 from the increase in the unappropriated balance of the Operating Grant Fund (1720), resulting from these additional revenues, to the Housing And Community Development Department, Administration Division (082-1089); and providing an effective date.  
Please scroll down to view the backup material.



**CA-5**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of March 2, 2023**

**TO:** The Honorable Brandi Gabbard, Chair, and Members of City Council

**SUBJECT:** A resolution authorizing the Mayor or his designee to accept additional Emergency Rental Assistance (“ERA2”) funding in the amount of \$2,549,783.33 from the U.S. Department of the Treasury (“Treasury”); approving a supplemental appropriation in the amount of \$2,549,783.33 from the increase in the unappropriated balance of the Operating Grant Fund (1720), resulting from these additional revenues, to the Housing and Community Development Department, Administration Division (082-1089); to execute all documents necessary to effectuate this transaction; and providing an effective date.

**EXPLANATION:** On March 11, 2021, President Biden approved the second Emergency Rental Assistance (“ERA2”) program established by section 3201 of the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (the “Act”). Funding was approved to ensure that one or more persons in the household who qualified for unemployment, experienced a reduction in household income, incurred significant costs or experienced other financial hardship during or due to the Coronavirus (COVID-19) pandemic continued to have the resources to pay their rent and utilities.

On September 9, 2021, City Council approved Resolution No. 2021-408, which authorized the Mayor or his designee to accept the City initial ERA2 award of \$6,339,881.40 in two installments and appropriated such funds to be used for emergency rental assistance to persons/households under 80% Area Median Income (AMI) who were impacted during the COVID-19 pandemic. As of May 13, 2022, all funding was fully expended.

On June 28, 2022, the Treasury announced an in-depth plan to reallocate unencumbered ERA2 funding and, the City immediately applied for additional funding on July 15, 2022 and received a third installment of 2,452,502.37 on November 18, 2022. On January 5, 2023, City Council by Resolution No. 2023-11, accepted and appropriated the third installment of funding.

On November 3, 2022, the City applied once more for subsequent funding and was notified on January 24, 2023 that a fourth installment of \$2,549,783.33 was awarded with funding expected to be received in February 2023. All ERA2 funding must be obligated by September 30, 2025 and fully expended no later than 120 days after September 30, 2025.

The statute establishing ERA provides that a grantee (City) may use any of its ERA2 funds that are unobligated on October 1, 2022, for affordable rental housing and eviction prevention purposes serving very low-income families. However, in accordance with the ERA2 statute, prior to obligating any funds for such purposes, the City must have obligated at least 75 percent (%) of the total ERA2 funds allocated to it for financial assistance to eligible households and for eligible administrative costs.

In addition, on July 27, 2022, the Treasury identified that ERA2 funding could be used for: 1) construction, rehabilitation, or preservation of affordable rental housing projects serving very low-income families (under 50% AMI) with an affordability period of at least 20 years, and 2) operation of affordable rental housing projects serving very low-income families that were constructed,

rehabilitated, or preserved using ERA2 funds. To be eligible for use of the ERA2 funds for affordable rental housing, in whole or in part, the funds must conform to and meet the program regulations of at least one of the following federal programs: Low-Income Housing Tax Credit (LIHTC), HOME Investment Partnership Program (HOME), HOME-ARP, Section 811 Supportive Housing for Persons with Disabilities, Section 202 Supportive Housing for the Elderly, Housing Trust Fund Program, or Public Housing Capital Fund.

After receiving the third installment of ERA2 funding, the City demonstrated that it met the 75% obligation requirement for financial assistance to eligible households and for eligible administrative costs, which would allow the remaining funding totaling \$2,198,095.94 of the third installment to be used for affordable rental housing. At this time, the City has not obligated the \$2,198,095.94 and must obligate it, prior to obligating funding for affordable rental housing related to the fourth installment.

The City has to re-calculate the 75% obligation (\$8,506,625.33) requirement based on the new total amount of funding of \$11,342,167.10. The table below with the detailed calculations shows the City currently obligated/expended \$6,594,287.83 of the \$11,342,167.10 in funding and must first obligate the remaining \$2,198,095.94 of the third installment towards an affordable rental housing project. When this obligation has been met, the entire fourth installment in the amount of \$2,549,783.33 will be eligible to be used for affordable rental housing as the City will have exceeded the 75% requirement.

Installments	Amount	Obligation/Expended	Remains to be Obligated
1 <sup>st</sup>	\$ 2,535,952.56	\$2,535,952.56	\$ 0.00
2 <sup>nd</sup>	\$ 3,803,928.84	\$3,803,928.84	\$ 0.00
3 <sup>rd</sup>	\$ 2,452,502.37	\$ 254,406.43	\$2,198,095.94
4 <sup>th</sup>	\$ 2,549,783.33	\$ 0.00	\$2,549,783.33
<b>Total</b>	<b>\$11,342,167.10</b>	<b>\$6,594,287.83</b>	<b>\$4,747,879.27</b>
75% Calculation before obligating the \$2,198,095.94: $\$2,535,952.56 + \$3,803,928.84 + \$254,406.43 / \$11,342,167.10 = 58\%$			
75% Calculation after obligating the \$2,198,095.94: $\$2,535,952.56 + \$3,803,928.84 + \$2,452,502.37 / \$11,342,167.10 = 77\%$			

Administration recommends the entire fourth installment of ERA2 funding in the amount of \$2,549,783.33 be used to produce more affordable rental housing units because of the continued high demand for affordable housing. Once an eligible project is identified, a resolution for approval of a project will be brought back to City Council.

In addition, Administration is requesting a supplemental appropriation in the amount of \$2,549,783.33 in additional ERA2 funding from the increase in the unappropriated balance of the Operating Grant Fund (1720) resulting from the grant funding.

**RECOMMENDATION:** Administration recommends approval of the resolution authorizing the Mayor or his designee to accept additional Emergency Rental Assistance (“ERA2”) funding in the amount of \$2,549,783.33 from the U.S. Department of the Treasury (“Treasury”); approving a supplemental appropriation in the amount of \$2,549,783.33 from the increase in the unappropriated balance of the Operating Grant Fund (1720), resulting from these additional revenues, to the Housing and Community Development Department, Administration Division (082-1089); to execute all documents necessary to effectuate this transaction; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Revenues of \$2,549,783.33 are expected to be received from the U.S. Department of the Treasury (“Treasury”) and will be deposited into the Operating Grant Fund (1720). Funds will be available after the approval of a supplemental appropriation in the amount of \$2,549,783.33 from the increase in the unappropriated balance of the Operating Grant Fund (1720), resulting from these additional revenues, to the Housing and Community Development Department, Administration Division (082-1089).

Attachments: Resolution

APPROVALS:

Administration:           *McFoster*          

Budget:           *Lance Stanford*

RESOLUTION NO. 2023 - \_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO (I) ACCEPT ADDITIONAL EMERGENCY RENTAL ASSISTANCE FUNDING IN THE AMOUNT OF \$2,549,783.33 FROM THE U.S. DEPARTMENT OF THE TREASURY AND (II) EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$2,549,783.33 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE OPERATING GRANT FUND (1720), RESULTING FROM THESE ADDITIONAL REVENUES, TO THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, ADMINISTRATION DIVISION (082-1089); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 11, 2021, President Biden approved the second Emergency Rental Assistance program (“ERA2”) established by section 3201 of the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (the “Act”); and

WHEREAS, ERA2 funding was approved to ensure that one or more persons in a household who qualified for unemployment, experienced a reduction in household income, incurred significant costs or experienced other financial hardship during or due to the Coronavirus (COVID-19) pandemic continued to have the resources to pay their rent and utilities; and

WHEREAS, on September 9, 2021, City Council approved Resolution No. 2021-408, which authorized the Mayor or his designee to accept the City initial allocation of \$6,339,881.40 in ERA2 funding and appropriated such funds to be used for emergency rental assistance to persons/households under 80% Area Median Income (80%) who were impacted during the COVID-19 pandemic; and

WHEREAS, as of May 13, 2022, all initial ERA2 funding was fully expended; and

WHEREAS, on June 28, 2022, the U.S. Department of the Treasury (“Treasury”) announced an in-depth plan to reallocate unencumbered ERA2 funding and the City immediately applied for additional ERA2 funding on July 15, 2022; and

WHEREAS, on January 5, 2023, City Council approved Resolution No. 2023-11, which authorized the Mayor or his designee to accept additional ERA2 funding in the amount of \$2,452,502.37 and appropriated such funds to be used for administrative costs and affordable rental housing; and

WHEREAS, on January 24, 2023 the Treasury notified the City that it would be receiving an additional \$2,549,783.33 in ERA2 funding; and

WHEREAS, this additional ERA2 funding must be obligated by September 30, 2025 and fully expended no later than 120 days after September 30, 2025; and

WHEREAS, on July 27, 2022, the Treasury established other eligible affordable rental housing and prevention purposes for ERA 2 funding under the Act to include:

- Construction, rehabilitation, or preservation of affordable rental housing serving very low-income families (under 50% AMI) with an affordability period of a least 20 years;
- Operation of affordable rental housing serving very low-income families that were constructed, rehabilitated, or preserved using ERA2 funds; and

WHEREAS, after accepting the additional ERA2 funding in the amount of \$2,452,502.37 in January 2023, the City demonstrated that it met the 75% obligation requirement for financial assistance to eligible households and for eligible administrative costs by obligating \$254,406.43 of the additional ERA2 funding for administrative costs, allowing the remaining funding totaling \$2,198,095.94 to be used for affordable rental housing; and

WHEREAS, the City has to re-calculate the 75% obligation (\$8,506,625.33) requirement based on the new total amount of ERA2 funding (\$11,342,167.10); and

WHEREAS, the City will meet the 75% requirement after obligating the remaining \$2,198,095.94 of additional ERA 2 funding accepted in January 2023 towards an affordable rental housing project, thus allowing the ERA2 funding in the amount of \$2,549,783.33 to be used for affordable rental housing; and

WHEREAS, this additional ERA2 funding will be available after a supplemental appropriation in the amount of \$2,549,783.33 from the increase in the unappropriated balance of the Operating Grant Fund (1720), resulting from these additional revenues, to the Housing and Community Development Department, Administration Division (082-1089); and

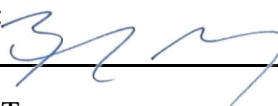
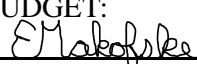
WHEREAS, Administration recommends approval of this Resolution.


NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to (i) accept the additional ERA2 funding in the amount of \$2,549,783.33 from the U.S. Department of the Treasury and (ii) to execute all documents necessary to effectuate this transaction.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the Operating Grant Fund (1720), resulting from these additional revenues, the following supplemental appropriation for FY23.

<u>Operating Grant Fund (1720)</u>	
Housing and Community Development Department	
Administration Division (082-1089)	\$2,549,783.33

This Resolution shall become effective immediately upon its adoption.

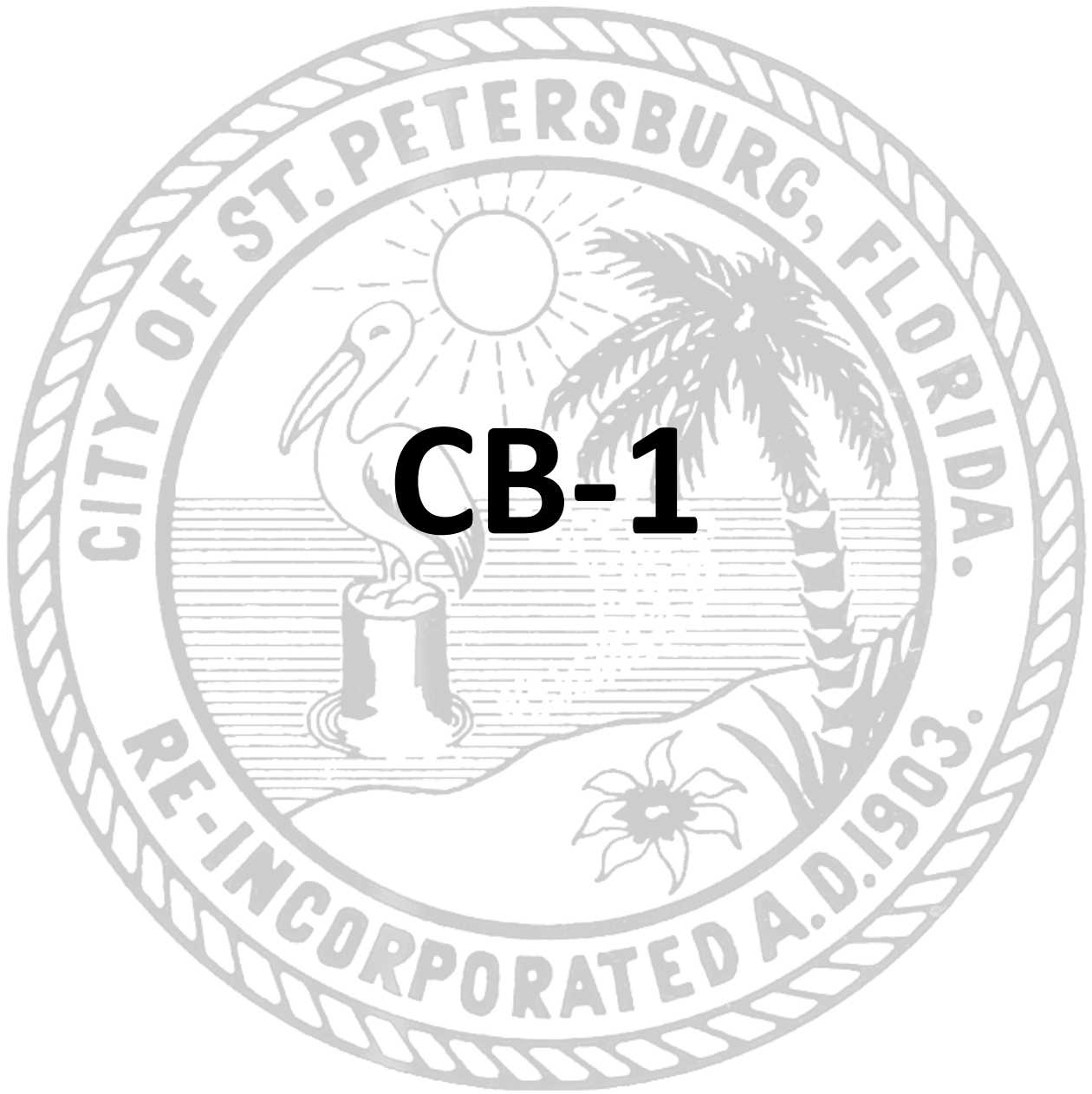
LEGAL:   
00663560  
BUDGET: 

DEPARTMENT: 

The following page(s) contain the backup material for Agenda Item: Accepting two proposals with Advanced Environmental Laboratories, Inc. and Eurofins Environment Testing Southeast, LLC for laboratory testing services, for the Water Resources Department, for a three-year contract amount of \$400,000.

Please scroll down to view the backup material.





**CB-1**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of March 2, 2023**

**To: The Honorable Brandi Gabbard, Chair, and Members of City Council**

**Subject:** Accepting two proposals with Advanced Environmental Laboratories, Inc. and Eurofins Environment Testing Southeast, LLC for laboratory testing services, for the Water Resources Department, for a three-year contract amount of \$400,000.

**Explanation:** The Procurement and Supply Management Department received two proposals for laboratory testing services.

The proposals were received from:

**# Offerors**

1. Advanced Environmental Laboratories, Inc.
2. Eurofins Environment Testing Southeast, LLC

The proposals were evaluated by a cross-functional team from the Water Resources Department. They include:

- John Stanley, Environmental Compliance Manager
- Leslie Boardman, Environmental Laboratory Supervisor
- Nicholas Kalpakis, Environmental Analyst

The proposals were evaluated based on the following criteria:

<b>Criteria</b>	<b>Weight</b>
Price	40%
Performance on Proficiencies	20%
Completeness of Scope of Certifications vs Analyses listed in Appendix B (Price Page)	20%
Favorable biannual assessment and demonstrated corrective action response	20%

- Price
- Performance on Proficiencies
- Completeness of Scope of Certifications vs Analyses listed an Appendix B (Price Page)
- Favorable biannual assessment and demonstrated corrective action response.

The vendors will provide environmental analysis testing on potable water, domestic wastewater, industrial wastewater, salt water, ground water, reclaimed water, as well as soil sediments, and sludge for the Water Resources Department. These tests will be performed as required by the Safe Drinking Water Act and the Clean Water Act. The vendors will also perform testing for the City's certified laboratory if instruments are temporarily offline, capacity is limited, or if the laboratory is not certified to perform the tests in-house.

The Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends for award:

Environmental Laboratory Testing Services ..... \$400,000  
(Three-Years @ approximately \$133,000 per year)

Advanced Environmental Laboratories, Inc. (Jacksonville, FL)  
Eurofins Environment Testing Southeast, LLC (Savannah, GA)

The offerors have met the specifications and requirements of RFP No. 8550,1 dated December 7, 2022. This agreement will be effective for three-years after contract execution with two, one-year renewal options available. Blanket purchase agreements will be issued and will be binding only for actual services rendered.

City Code Sec 2-276, Living Wage Requirements for Major contracts requires every contractor that employs more than 50 persons and provides to the City pursuant to a major contract pay employees a living wage.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department, Northeast WRF Division (420-2173), Northwest WRF Division (420-2177), Southwest WRF Division (420-2181), Lift Station Maintenance Division (420-2205), and Environmental Compliance Laboratory Division (420-2153).

**Attachments:** Technical Evaluation (2 pages)  
Resolution

## **Technical Evaluation 961-48 Environmental Laboratory Testing Services**

### **Summary Work Statement**

The City received two proposals for RFP No. 8550, Environmental Laboratory Testing Services. The successful offeror will assist with providing laboratory testing services for the Water Resources Departments. The proposals were received from:

1. Advanced Environmental Laboratories
2. Eurofins Environment Testing Southeast, LLC

### **Evaluation Committee**

Evaluation of the proposals were conducted by:

- John Stanley, Environmental Compliance Manager
- Leslie Boardman, Environmental Laboratory Supervisor
- Nicholas Kalpakis, Environmental Analyst

### **Evaluation Criteria**

The proposals were evaluated based on the following criteria:

- Price
- Performance on Proficiencies
- Completeness of Scope of Certifications vs Analyses listed an Appendix B (Price Page)
- Favorable biannual assessment and demonstrated corrective action response.

### **Offerors' Profiles**

Below is a profile of the offeror and a summary of the criteria as reported after the initial independent review.

**Advanced Environmental Laboratories** is headquartered in Jacksonville, Florida, and was incorporated 1994. The firm has been in business for twenty-seven years and has 140 employees.

Based on the evaluation criteria: The agency's proposal contained the lowest price for the services; passed 97.2% of proficiency tests; possesses a comprehensive certification list; has a proven record of addressing deficiency findings, and their corrective action response was acceptable by the Florida Department of Health (DOH) and has had no repeated deficiencies.

The proposal meets the City's requirements.

**Eurofins Environment Testing Southeast, LLC** is headquartered in Savannah, Georgia, and was incorporated on September 9, 2021. The firm has been in business for sixty-five years and has seventy-five employees.

Based on the evaluation criteria: The agency's proposal contained the more expensive cost for the testing services; passed 95.5% of proficiency tests; possesses the requested analytes on their

DOH scope of accreditation allowing for minimal sub-contracting; experienced repeat deficiencies but successfully completed the corrective action program.

The proposal meets the City's requirements.

### **Shortlisting**

On January 18, 2023, the proposals were initially evaluated solely on the evaluation criteria established in the RFP. Clarification questions were provided to the offerors to provide answers to questions related to the proposals submitted.

### **Recommendation for Award**

On January 25, 2023, the evaluation committee reviewed the clarification answers from both offerors and requested further clarifications from Eurofins Environment Testing Southeast, LLC.

On February 1, 2023 the evaluation committee recommended Advanced Environmental Laboratories and Eurofins Environment Testing Southeast, LLC to provide environmental laboratory testing services with the Water Resources. The agencies meet the requirements of RFP No. 8550 and both proposals were determined to be the most advantageous to the City, taking into consideration the evaluation criteria set forth in the RFP.

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION ACCEPTING THE PROPOSALS AND APPROVING THE AWARD OF THREE YEAR AGREEMENTS WITH A TWO ONE-YEAR RENEWAL OPTION TO ADVANCED ENVIRONMENTAL LABORATORIES, INC. AND EUROFINS ENVIROMENT TESTING SOUTHEAST, LLC FOR LABORATORY TESTING SERVICES; PROVIDING THAT THE TOTAL COMBINED CONTRACT AMOUNT FOR THE ABOVE REFERENCED AGREEMENTS SHALL NOT EXCEED \$400,000 FOR THE INITIAL TERM THROUGH MARCH 28, 2026; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department issued RFP No. 8550,1 for laboratory testing services dated December 7, 2022 (“RFP”); and

WHEREAS, the Procurement & Supply Management Department received two (2) proposals in response to the RFP; and

WHEREAS, a cross-functional team from the Water Resources Department evaluated the two proposals based on the criteria set forth in the RFP and recommended both vendors, Advanced Environmental Laboratories, Inc. and Eurofins Enviroment Testing Southeast, LLC, for laboratory testing services; and

WHEREAS, Advanced Environmental Laboratories, Inc. and Eurofins Enviroment Testing Southeast, LLC have met the specifications and requirements of the RFP; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the proposals are accepted and the award of three year agreements with a two one-year renewal option to Advanced Environmental Laboratories, Inc. and Eurofins Enviroment Testing Southeast, LLC for laboratory testing services are hereby approved.

BE IT FURTHER RESOLVED that the total combined contract amount for the above referenced agreements shall not exceed \$400,000 for the initial term through March 28, 2026.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate these transactions.

This Resolution shall become effective immediately upon its adoption.


LEGAL:

  
\_\_\_\_\_

00665327

DEPARTMENT:

  
\_\_\_\_\_

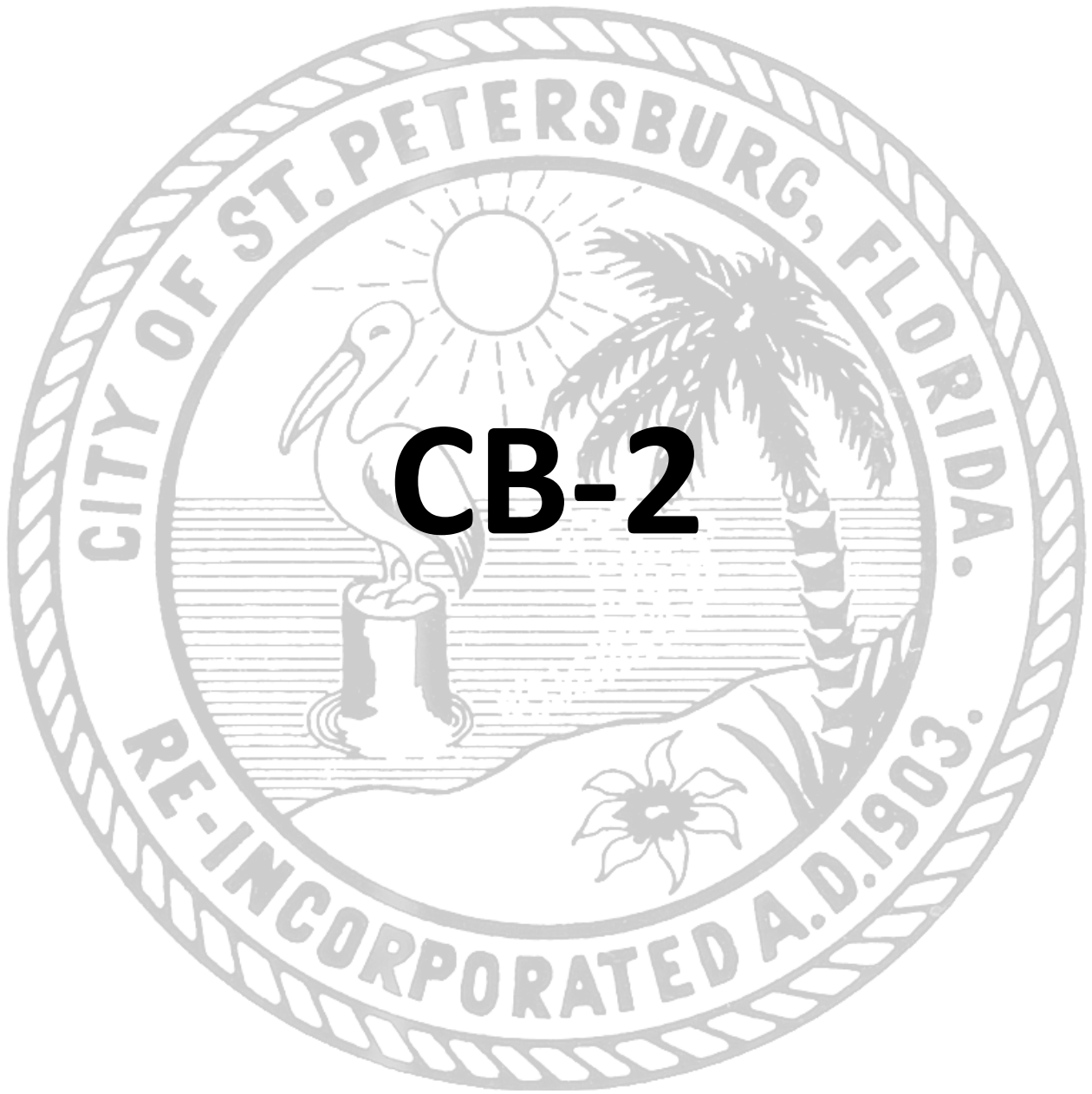
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					200260
Name:	Pocengal, Nicholas W	Request Date:	08-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	Environmental Lab Testing Svcs, March 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Environmental Laboratory Testing Svcs., scheduled to go before City Council on March 2, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	08-FEB-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	08-FEB-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	09-FEB-2023	User Defined



The following page(s) contain the backup material for Agenda Item: Accepting a proposal from Xylem Water Solutions U.S.A., Inc., a sole source supplier, for thirty backwash water troughs, for the Northeast Water Reclamation Facility (NEWRF), for a total cost of \$274,865. Please scroll down to view the backup material.



**CB-2**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of March 2, 2023**

**To: The Honorable Brandi Gabbard, Chair, and Members of City Council**

**Subject:** Accepting a proposal from Xylem Water Solutions U.S.A., Inc., a sole source supplier, for thirty backwash water troughs, for the Northeast Water Reclamation Facility (NEWRF), for a total cost of \$274,865.

**Explanation:** The vendor will furnish and deliver thirty Leopold deep bed fiberglass-reinforced backwash filter troughs, matched die weir plates, and all associated hangars and hardware. The backwash water troughs will be a direct replacement for the existing troughs located in the filtration system at the NEWRF, eliminating the need to complete extensive installation modifications. The currently installed troughs are thirty-two years old and have exceeded their maximum recommended operational lifespan. These assets are vital in the reclaimed operations process, as they prevent the filter media from leaving the filter cell while backwashing, enable sustained concurrent air/water filter backwash, and reduce backwash water consumption. Due to the poor condition and ongoing failure of the existing troughs, replacement of all backwash troughs is necessary. Utilizing new backwash troughs will help to conserve media while removing backwash water, thus increasing efficiency and reducing overall operational costs. Therefore, a sole source purchase is recommended.


The Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends for award:

Xylem Water Solutions U.S.A., Inc., (Zelienople, PA) .....\$274,865

This purchase is made in accordance with Section 2-212(a)(1) of the Procurement Code, which authorizes the use of sole source procurement where the compatibility of equipment, accessories, or replacement parts is the paramount consideration.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), WRF NE Filter Rehab FY23 Project (19358).

**Attachments:** Sole Source  
Resolution

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					129024
Name:	Sparks, Robert E	Request Date:	30-SEP-2021	Status:	APPROVED

Authorization Request	
Subject:	Xylem-Leopold Sole Source
Message:	Xylem-Leopold Sole Source
Supporting Documentation:	A Leopold Sole Source.pdf

	Approver	Completed By	Response	Response Date	Type
0	Sparks, Robert E		SUBMITTED	30-SEP-2021	
1	Witbracht, Chad William	Witbracht, Chad William	APPROVE	30-SEP-2021	User Defined
2	Rhea, Lisa Robinson	Rhea, Lisa Robinson	APPROVE	30-SEP-2021	User Defined
3	Palenchar, John Edward	Palenchar, John Edward	APPROVE	01-OCT-2021	User Defined
4	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	13-OCT-2021	User Defined
5	Dewar, Karen M	Dewar, Karen M	APPROVE	25-OCT-2021	User Defined
		Note:	Justified as SS per CC.		
6	Ross, Fredrick Brandon	Ross, Fredrick Brandon	APPROVE	25-OCT-2021	User Defined

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION ACCEPTING THE PROPOSAL AND APPROVING THE PURCHASE OF THIRTY (30) LEOPOLD DEEP BED FIBERGLASS-REINFORCED BACKWASH FILTER TROUGHS, MATCHED DIE WEIR PLATES, AND ALL ASSOCIATED HANGARS AND HARDWARE FROM XYLEM WATER SOLUTIONS U.S.A., INC. FOR A TOTAL COST OF \$274,865; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase thirty (30) Leopold deep bed fiberglass-reinforced backwash filter troughs, matched die weir plates, and all associated hangars and hardware; and

WHEREAS, Xylem Water Solutions, U.S.A., Inc. is the only source for Leopold backwash troughs; and

WHEREAS, Section 2-212 of the St. Petersburg City Code provides for sole source procurement when a supply or service is available from only one source (“the Sole Source Procurement Section”); and

WHEREAS, the Procurement Director (i.e. the “POD”) has made the determination that the purchase of Leopold backwash troughs from Xylem Water Solutions, U.S.A. shall be made pursuant to the Sole Source Procurement Section and has prepared a written statement to the City Council certifying the condition and circumstances for this sole source purchase.

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this award.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the proposal is accepted and the purchase of thirty (30) Leopold deep bed fiberglass-reinforced backwash filter troughs, matched die weir plates, and all associated hangars and hardware from Xylem Water Solutions U.S.A., Inc. for a total cost of \$274,865 is hereby approved.

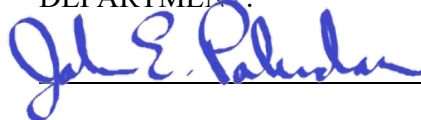
BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute all documents necessary to effectuate this transaction.


This resolution shall become effective immediately upon its adoption.

LEGAL:

00664706

DEPARTMENT:

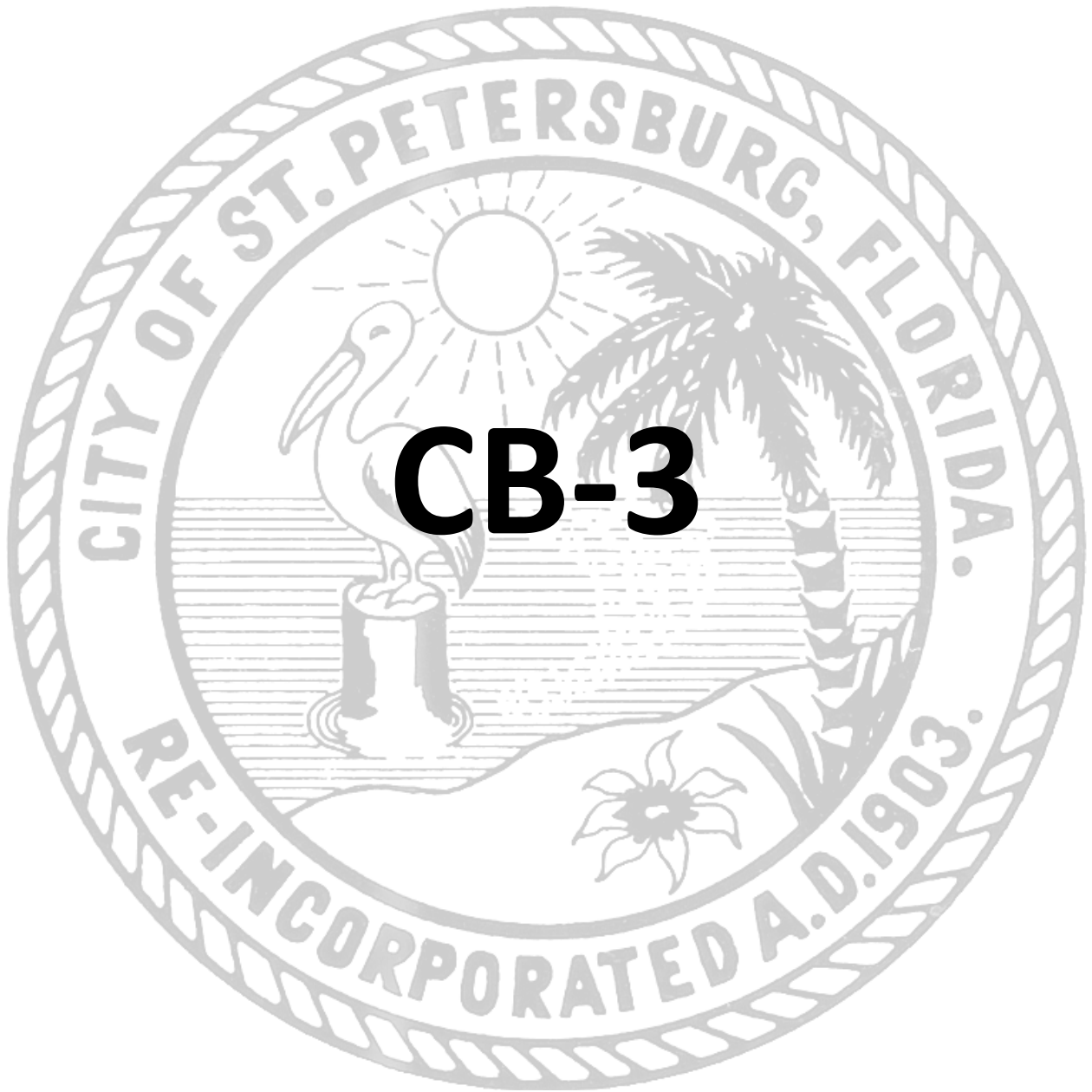


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					200254
Name:	Pocengal, Nicholas W	Request Date:	08-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	Filter Troughs, March 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Filter Troughs, scheduled to go before City Council on March 2, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	08-FEB-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	08-FEB-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	09-FEB-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for video broadcasting system maintenance with CLADA Productions LLC, in the amount of \$75,000, for a total contract amount of \$180,000.  
Please scroll down to view the backup material.



**CB-3**



**ST. PETERSBURG CITY COUNCIL  
Consent Agenda  
Meeting of March 2, 2023**

**To: The Honorable Brandi Gabbard, Chair, and Members of City Council**

**Subject:** Approving an increase in allocation for video broadcasting system maintenance with CLADA Productions LLC, in the amount of \$75,000, for a total contract amount of \$180,000.

**Explanation:** On November 19, 2020, City Council approved a three-year blanket purchase agreement for video broadcasting system maintenance through November 30, 2023. The agreement has one, two-year renewal option.

The vendor provides on-site video broadcasting system maintenance and engineering services. This service includes configurations, new equipment installation, troubleshooting, equipment system maintenance, and repairs. They also provide related consulting services for all equipment owned and operated by St Pete TV and the City Council chambers.

Costs associated with an overhaul of live meeting coverage within City Hall, including, but not limited to, new 4k pan, tilt, zoom robotic cameras in Room 100 and Council Chambers, and a new control board in SPTV studio to modernize our live coverage to industry standards were not captured in the original agreed amount. Therefore, an increase in allocation is requested.

The Procurement and Supply Management Department, in cooperation with the Marketing Department, recommends approval of:

CLADA Productions LLC (St. Petersburg, FL)(SBE) .....\$75,000

Original agreement amount	\$105,000
Allocation increase	<u>75,000</u>
Total agreement amount	\$180,000

CLADA Productions LLC is a certified Small Business Enterprise (SBE).

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the General Fund (0001), Marketing and Communications Department, Television Division (230-1757).

**Attachments:** Resolution

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$75,000 TO THE ALLOCATION FOR THE AGREEMENT WITH CLADA PRODUCTIONS LLC FOR VIDEO BROADCASTING SYSTEM MAINTENANCE SERVICES; PROVIDING THAT THE TOTAL CONTRACT AMOUNT FOR THE ABOVE REFERENCED AGREEMENT SHALL NOT EXCEED \$180,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 19, 2020, City Council approved the award of a three-year agreement with one, two-year renewal option to CLADA Productions LLC for video broadcasting equipment maintenance services for a total contract amount not to exceed \$105,000 through November 30, 2023; and

WHEREAS, an increase in the amount of \$75,000 to the allocation for the agreement is necessary due to costs associated with modernizing the City's live meeting coverage system that were not contemplated in the original agreement; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Marketing Department, recommend approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase in the amount of \$75,000 to the allocation for the agreement with CLADA Productions LLC for video broadcasting equipment maintenance services is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount for the above referenced agreement shall not exceed \$180,000.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

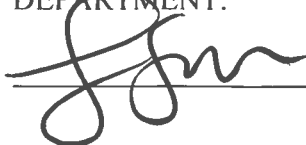
This Resolution shall become effective immediately upon its adoption.


LEGAL:



00665756

DEPARTMENT:



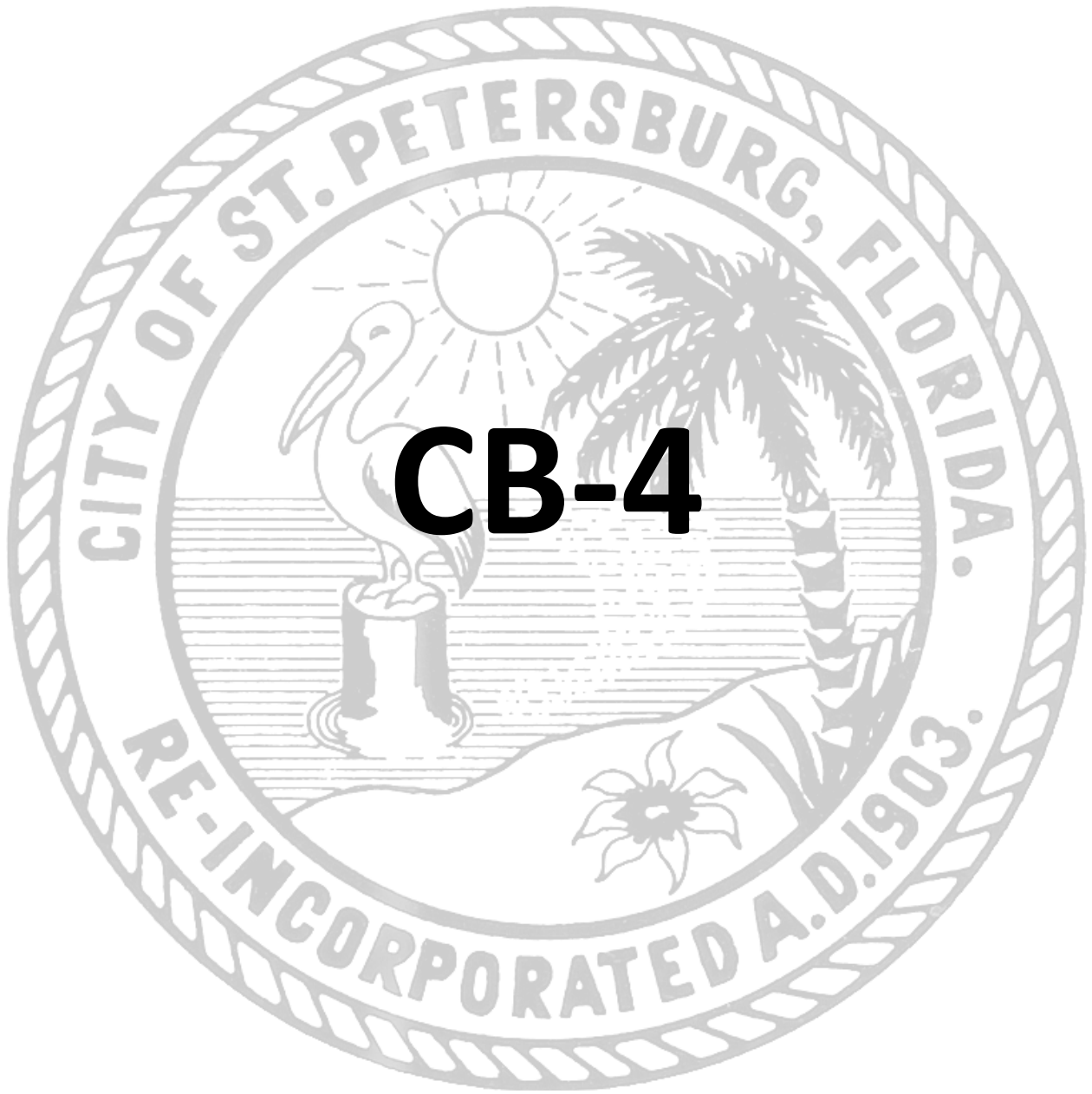
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					200258
Name:	Pocengal, Nicholas W	Request Date:	08-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	Video Broadcast Services, March 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Video Broadcast Services, scheduled to go before City Council on March 2, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	08-FEB-2023	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	09-FEB-2023	User Defined
2	Walsh, Jordan Doyle (Doyle)	Walsh, Jordan Doyle (Doyle)	APPROVE	09-FEB-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the renewal of three-year blanket purchase agreement with HRE, LLC dba Tenzinga, for software performance management services for the Fire Rescue Department, at an estimated annual cost of \$25,000 for a total contract amount of \$145,229.

Please scroll down to view the backup material.



**CB-4**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of March 2, 2023**

**To: The Honorable Brandi Gabbard, Chair, and Members of City Council**

**Subject:** Approving the renewal of three-year blanket purchase agreement with HRE, LLC dba Tenzinga, for software performance management services for the Fire Rescue Department, at an estimated annual cost of \$25,000 for a total contract amount of \$145,229.

**Explanation:** On April 16, 2020, the City entered into an agreement with HRE, LLC dba Tenzinga for software implementation, usage and support services through April 16, 2023. The agreement has one, three-year renewal option. This is the first and only renewal.

The vendor provides a performance management system that allows for a central location to house and enhance the department's evaluation process as well as manage employees' performance via development plans, a goal setting module, employee dashboards, annual performance reporting capabilities, etc. The software also allows the ability to attach documents, pictures and videos to various areas within the system which aide in the evaluation process. In addition, there is a leadership component of the software that includes mentoring forms, team assessment forms and counseling and coaching forms. The software provides a "one-stop shop" approach for the department as far as evaluation, counseling, leadership development and goal management is concerned.

The Procurement and Supply Management Department, in cooperation with the Fire Rescue Department recommends for renewal:

HRE, LLC dba Tenzinga (Ft Myers, FL) .... \$145,229

Original agreed amount	\$70,229
Renewal	75,000
Total agreement amount	\$145,229

The vendor has agreed to renew under the same terms and conditions of the City agreement dated April 16, 2020. Administration recommends renewal of the agreement based on the vendor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement. The renewal will be effective through April 16, 2026.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the General Fund (0001), Fire Rescue Department, Fire Suppression Division (150-1497).

**Attachments:** Resolution

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION APPROVING THE RENEWAL OPTION TO THE AGREEMENT WITH HRE, LLC DBA TENZINGA FOR PERFORMANCE MANAGEMENT SOFTWARE IMPLEMENTATION, USAGE AND SUPPORT SERVICES FOR THE FIRE RESCUE DEPARTMENT TO EXTEND THE TERM FOR THE THREE-YEAR RENEWAL PERIOD AND INCREASE THE CONTRACT AMOUNT BY AN AMOUNT NOT TO EXCEED \$75,000; PROVIDING THAT THE TOTAL CONTRACT AMOUNT FOR THE ABOVE-REFERENCED AGREEMENT SHALL NOT EXCEED \$145,229; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 16, 2020, the City entered into a three-year agreement with one three-year renewal option (“Agreement”) with HRE, LLC dba Tenzinga for performance management software implementation, usage and support services for the Fire Rescue Department at a total contract amount not to exceed \$70,229 for the initial term; and

WHEREAS, the City desires to exercise the renewal option to extend the term of the Agreement for the three-year renewal term and to increase the contract amount by an amount not to exceed \$75,000; and

WHEREAS, HRE, LLC dba Tenzinga has agreed to renew under the same terms and conditions of the Agreement; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Fire Rescue Department, recommend approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the renewal option to the agreement with HRE, LLC dba Tenzinga for performance management software implementation, usage and support services to extend the term for the three-year renewal period and increase the contract amount by an amount not to exceed \$75,000 is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount for the above-referenced agreement shall not exceed \$145,229.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

LEGAL:




00665751

DEPARTMENT:

*James D. Large*



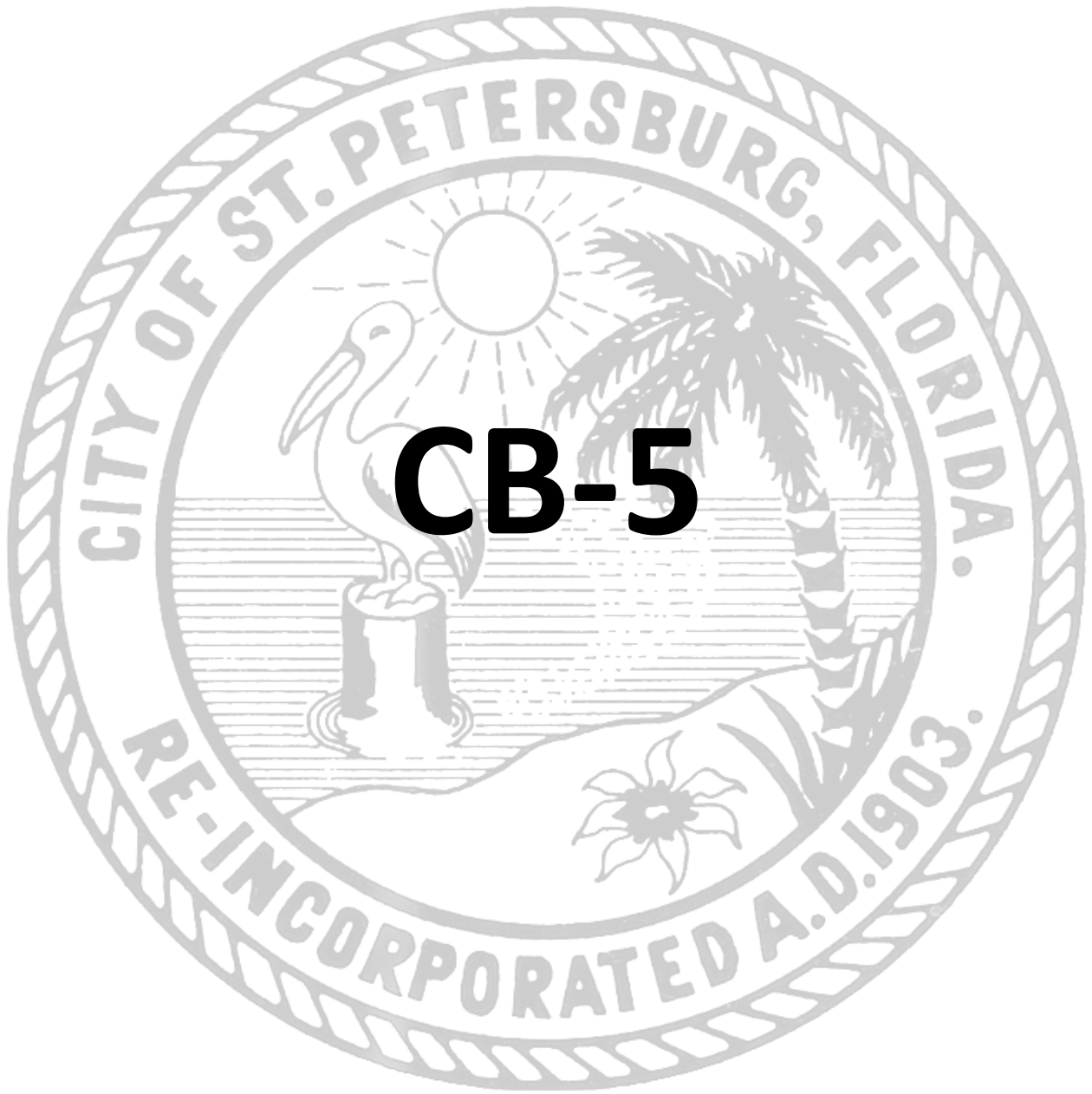
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					200259
Name:	Pocengal, Nicholas W	Request Date:	08-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	Software, Performance Mgmt Svcs, March 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Software, Performance Mgmt. Svcs., scheduled to go before City Council on March 2, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	08-FEB-2023	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	09-FEB-2023	User Defined
2	Schultz, Kimberly Anne	Schultz, Kimberly Anne	APPROVE	09-FEB-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Accepting a bid from Wolen, LLC for Air Traffic Control Tower (ATCT) weather & recorder equipment replacement, in the amount of \$125,876.00.

Please scroll down to view the backup material.



**CB-5**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of March 2, 2023**

**To: The Honorable Brandi Gabbard, Chair, and Members of City Council**

**Subject:** Accepting a bid from Wolen, LLC for Air Traffic Control Tower (ATCT) weather & recorder equipment replacement, in the amount of \$125,876.00.

**Explanation:** The Procurement and Supply Management Department received two bids for the ATCT weather & recorder equipment replacement project. The bids were opened on January 26, 2023 and are tabulated as follows:

<u>Bidders</u>	<u>Amount</u>
1. Wolen, LLC	\$125,876
2. Phoenix NavTech LLC	\$199,747

A required piece of equipment for the ATCT is a Manual Limited Aviation Weather Reporting Station (LAWRS). The LAWRS system that was originally installed and approved by the Federal Aviation Administration (FAA) for Albert Whitted's ATCT in 2011, was the *Orion 510 Weather Station* as manufactured by Columbia Weather Systems, Inc. This system currently does not function. In addition, the FAA has specifically decertified this model, which had been installed in multiple towers in addition to Albert Whitted Airport. Another required piece of equipment is a Digital Voice Recorder System (DVRS). The current DVRS installed at Albert Whitted Airport's ATCT is the *Advantage Series Recorder* as manufactured by Atis, Ltd. The current system's time function does not work correctly, and the overall equipment does not meet the current FAA requirement to make certified recordings.

Vendor will remove the obsolete weather reporting equipment and digital voice recorder system. Vendor will provision, site, and install a new LAWRS, DVRS, and all system components that may be needed on the building exterior and/or at a remote location away from the physical ATCT site (i.e., antennas, sensors, etc.). This work will include any necessary connection(s) between (i.e., data cabling, power, etc.)

The Procurement and Supply Management Department, in cooperation with Albert Whitted Airport, recommends an award to:

Wolen, LLC (Merritt Island, FL)..... \$125,876

Wolen, LLC, the lowest responsible and responsive bidder, has met the specifications, terms and conditions of Invitation for Bid No. 8542, dated January 26, 2023. They have performed similar work for Albert Whitted Airport and have performed satisfactorily.

**Cost/Funding/Assessment Information:** Funds have been appropriated in the General Capital Improvement Fund (3001), Replace FCT Equipment project (19163).

**Attachments:** Resolution

RESOLUTION NO. 2023-\_\_\_\_

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO WOLEN, LLC FOR THE AIR TRAFFIC CONTROL TOWER WEATHER AND RECORDER EQUIPMENT REPLACEMENT PROJECT AT THE ALBERT WHITTED AIRPORT IN THE AMOUNT OF \$125,876; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received two (2) bids for the Air Traffic Control Tower (ATCT) Weather and Recorder Equipment Replacement Project pursuant to IFB No. 8542 dated January 26, 2023; and

WHEREAS, Wolen, LLC, the lowest responsible and responsive bidder, has met the specifications, terms and conditions of IFB No. 8542; and

WHEREAS, the Procurement Department, in cooperation with Enterprise Facilities, recommends approval of this award.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bid is accepted and the award of an agreement to Wolen, LLC for the Air Traffic Control Tower Weather and Recorder Equipment Replacement Project at the Albert Whitted Airport in the amount of \$125,876 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction

This Resolution shall become effective immediately upon its adoption.


LEGAL:

  
\_\_\_\_\_

00664705

DEPARTMENT:

  
\_\_\_\_\_

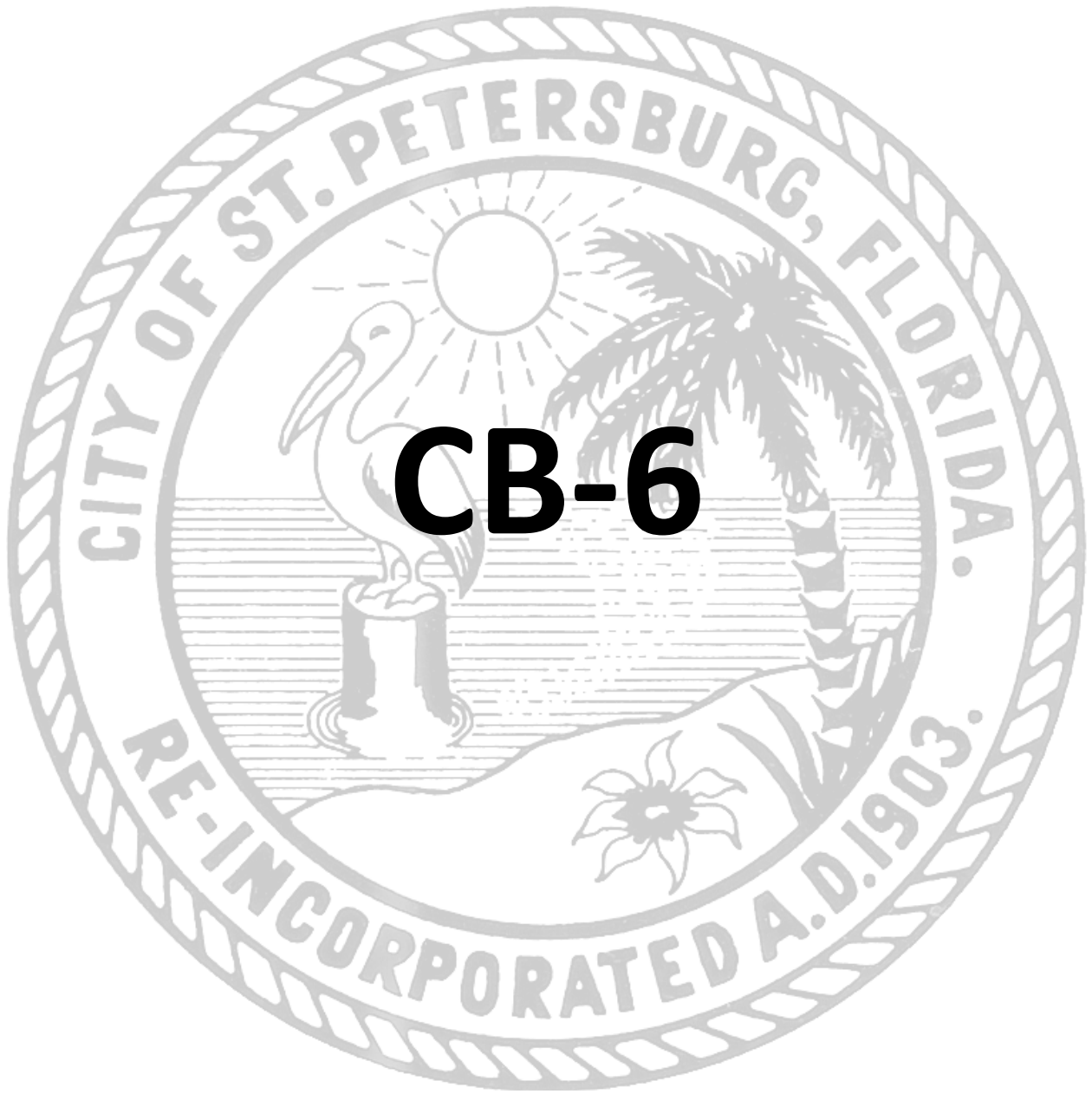
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- <b>General Authorization</b></p>					<b>Request #</b>
					200257
Name:	Pocengal, Nicholas W	Request Date:	08-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	ATCT Weather & Recorder Equipment, March 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for ATCT Weather & Recorder Equipment Replacement, scheduled to go before City Council on March 2, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	08-FEB-2023	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	09-FEB-2023	User Defined
2	Corbett, James Anthony	Corbett, James Anthony	APPROVE	09-FEB-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a License Agreement with David Alan Stanley and Janice Beach Stanley to allow for a dock and related improvements over a portion of City-owned submerged land generally located within Grande Bayou, for a term of thirty-six (36) months, at an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term. (Requires affirmative vote of at least six (6) members of City Council.)

Please scroll down to view the backup material.



**CB-6**



**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda**

**Meeting of March 2, 2023**

**TO:** The Honorable Brandi Gabbard, Chair and Members of City Council

**SUBJECT:** A resolution authorizing the Mayor, or his designee, to execute a License Agreement with David Alan Stanley and Janice Beach Stanley to allow for a dock and related improvements over a portion of City-owned submerged land generally located within Grande Bayou, for a term of thirty-six (36) months, at an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term; and to execute all documents necessary to effectuate same; and providing an effective date. ***(Requires affirmative vote of at least six (6) members of City Council.)***

**EXPLANATION:** The City owns submerged lands within a portion of Grande Bayou that are part of Mangrove Bay and Northeast Park properties as described in the Deed dated June 9, 1975, recorded in the Official Records of Pinellas County, Florida in Book 4298, Page 1622 ("City Property"). David Alan Stanley and Janice Beach Stanley ("Licensee") own real property located at 956 San Carlos Court Northeast, adjacent to the City Property, described in the Warranty Deed dated October 11, 2022, recorded in the Official Records of Pinellas County, Florida in Book 22233, Page 2231 ("Licensee Property"). The Licensee purchased the Licensee Property without a written agreement to install a dock and other equipment and structures related to the docking of vessels including, but not limited to, pilings, buildings, sea walls, retaining walls, docks and accessory structures, equipment and machinery thereto and thereon ("Improvements"), on a portion of the City Property ("Premises"). The City requires that the City and the Licensee formalize the authorization for the installation, maintenance and use of the Improvements by executing the appropriate license agreement.

On September 1, 2022, Real Estate & Property Management received a request from the Licensee to enter into an agreement for use of the Premises. At the direction of the Parks and Recreation department, the Real Estate & Property Management department drafted a License Agreement ("License"), for a term of thirty-six (36) months, which has been executed by the Licensee, subject to City Council approval. The Licensee will pay an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term. The Licensee is responsible for all maintenance to the Premises and Improvements and any dredging on the Premises necessary for the Licensee's use of the Premises and Improvements, at its sole cost and expense and for paying all costs (including installation, deposits, and usage) for telephone services, internet, cable television, sewerage, garbage and trash collection, if any, in association with its use of the Premises.

Additionally, the Licensee will maintain a general liability insurance policy in the amount of \$100,000 per occurrence, as well as a watercraft liability insurance policy with a minimum per occurrence limit of \$100,000, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises. Under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances.

Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for three (3) years, or less, on residentially zoned property with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned Neighborhood Suburban-1 (NS-1).

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with David Alan Stanley and Janice Beach Stanley to allow for a dock and related improvements over a portion of City-owned submerged land within Grande Bayou, for a term of thirty-six (36) months, at an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term; and to execute all documents necessary to effectuate same; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustration and Resolution

**APPROVALS:** Administration:  AMF  
Budget: N/A

ILLUSTRATION "A"  
AERIAL VIEW - LOCATION OF PREMISES



Resolution No. 2023 - \_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH DAVID ALAN STANLEY AND JANICE BEACH STANLEY TO ALLOW FOR A DOCK AND RELATED IMPROVEMENTS OVER A PORTION OF CITY-OWNED SUBMERGED LAND WITHIN GRANDE BAYOU, FOR A TERM OF THIRTY-SIX (36) MONTHS, AT AN AGGREGATE FEE OF ONE HUNDRED FIFTY DOLLARS (\$150.00) FOR THE ENTIRE TERM; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City owns submerged lands within a portion of Grande Bayou that are part of Mangrove Bay and Northeast Park properties as described in the Deed dated June 9, 1975, recorded in the Official Records of Pinellas County, Florida in Book 4298, Page 1622 ("City Property"); and

WHEREAS, David Alan Stanley and Janice Beach Stanley ("Licensee") own real property located at 956 San Carlos Court Northeast, adjacent to the City Property, described in the Warranty Deed dated October 11, 2022, recorded in the Official Records of Pinellas County, Florida in Book 22233, Page 2231 ("Licensee Property"); and

WHEREAS, the Licensee purchased the Licensee Property without a written agreement to install a dock and other equipment and structures related to the docking of vessels, including, but not limited to pilings, buildings, sea walls, retaining walls, docks and accessory structures, equipment and machinery thereto and thereon, ("Improvements"); and

WHEREAS, the City requires that the City and the Licensee formalize the authorization for the installation, maintenance and use of the Improvements by executing the appropriate license agreement; and

WHEREAS, on September 1, 2022, Real Estate & Property Management received a request from the Licensee to enter into an agreement for use of the Premises; and

WHEREAS, the Licensee has executed a License Agreement ("License"), for a term of thirty-six (36) months, with an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term, subject to City Council approval; and

WHEREAS, the Licensee is responsible for all maintenance to the Premises and Improvements and any dredging on the Premises necessary for the Licensee's use of the Premises and Improvements, at its sole cost and expense and paying for all costs (including installation, deposits, and usage) for telephone services, internet, cable television, sewerage, garbage and trash collection, if any, in association with its use of the Premises; and

WHEREAS, Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for three (3) years or less on residentially zoned property with approval by an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a License Agreement with David Alan Stanley and Janice Beach Stanley to allow for a dock and related improvements over a portion of City-owned submerged land within Grande Bayou, for a term of thirty-six (36) months, at an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

Legal:

  
\_\_\_\_\_  
City Attorney (Designee)

Real Estate & Property Management:

  
\_\_\_\_\_  
Aaron Fisch, Interim Director

Leisure Services Administration:

\_\_\_\_\_  
Michael J. Jefferis, Administrator  
00664780

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a First Amendment to the Lease Agreement with St. Pete Aviation Services, LLC d/b/a St. Pete Air, a Florida limited liability company, which provides for a five (5) year extension to the term for continued use of ±5,950 sq. ft. of space for office/lobby/restroom/shop/storage, within a portion of Hangar No. 1, located at 107 Eighth Avenue Southeast, St. Petersburg, and seven (7) aircraft tie-down spots at Albert Whitted Airport. - (Requires affirmative vote of at least six (6) members of City Council.)  
Please scroll down to view the backup material.



**CB-7**

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda**

**Meeting of March 2, 2023**

**TO:** The Honorable Brandi Gabbard, Chair and Members of City Council

**SUBJECT:** A resolution authorizing the Mayor, or his designee, to execute a First Amendment to the Lease Agreement with St. Pete Aviation Services, LLC d/b/a St. Pete Air, a Florida limited liability company, which provides for a five (5) year extension to the term for continued use of ±5,950 sq. ft. of space for office/lobby/restroom/shop/storage, within a portion of Hangar No. 1, located at 107 Eighth Avenue Southeast, St. Petersburg, and seven (7) aircraft tie-down spots at Albert Whitted Airport; and to execute all documents necessary to effectuate same; and providing an effective date. ***(Requires affirmative vote of at least six (6) members of City Council.)***

**EXPLANATION:** On April 12, 2018, the City of St. Petersburg ("City") and St. Pete Aviation Services, LLC, d/b/a St. Pete Air ("Tenant") a Florida limited liability company, entered into a Lease Agreement ("Lease"), for a five (5) year term, commencing April 1, 2018 and expiring March 31, 2023 ("Term"), for Tenant's use of ±5,950 square feet of space within Hangar No. 1 for office/lobby/restroom/shop/storage, located at 107 Eighth Avenue Southeast, St. Petersburg, and seven (7) accompanying aircraft tie-down locations (collectively, "Premises") within Albert Whitted Airport. The Premises is utilized as a flight school and certified testing center. The Lease provides for a renewal term of five (5) years and the Tenant has expressed its desire to exercise this renewal option.

Effective April 1, 2023, the Term of the Lease will be extended to March 31, 2028 and the initial monthly rent for the first year of the extended Term will be adjusted to \$3,277.00, plus applicable sales tax, subject to City Council's approval of the First Amendment to the Lease. All provisions of the Lease not specifically amended shall remain in full force and effect.

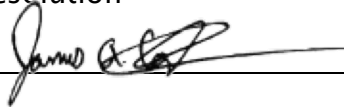
This Lease is in compliance with Section 1.02(c)(4)A.1 of the City Charter, which permits the leasing of property on Albert Whitted Airport not exceeding twenty-five (25) years with an affirmative vote of at least six (6) members of City Council.

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a First Amendment to the Lease Agreement with St. Pete Aviation Services, LLC d/b/a St. Pete Air, a Florida limited liability company, which provides for a five (5) year extension to the term for continued use of ±5,950 sq. ft. of space for office/lobby/restroom/shop/storage, within a portion of Hangar No. 1, located at 107 Eighth Avenue Southeast, St. Petersburg, and seven (7) accompanying aircraft tie-down locations at Albert Whitted Airport; and to execute all documents necessary to effectuate same; and providing an effective date.



**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustration and Resolution

**APPROVALS:** Administration: \_\_\_\_\_  *AMF*

Budget: \_\_\_\_\_ N/A

**ILLUSTRATION  
LOCATION OF THE PREMISES**



Resolution No. 2023 - \_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A FIRST AMENDMENT TO THE LEASE AGREEMENT WITH ST. PETE AVIATION SERVICES, LLC D/B/A ST. PETE AIR, A FLORIDA LIMITED LIABILITY COMPANY, WHICH PROVIDES FOR A FIVE (5) YEAR EXTENSION TO THE TERM FOR CONTINUED USE OF ±5,950 SQ. FT. OF SPACE FOR OFFICE / LOBBY / RESTROOM / SHOP / STORAGE, WITHIN A PORTION OF HANGAR NO. 1, LOCATED AT 107 EIGHTH AVENUE SOUTHEAST, ST. PETERSBURG, AND SEVEN (7) ACCOMPANYING AIRCRAFT TIE-DOWN LOCATIONS AT ALBERT WHITTED AIRPORT; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, St. Pete Aviation Services, LLC d/b/a St. Pete Air ("Tenant") desires to continue use of ±5,950 square feet of space within Hangar No. 1 for office/lobby/restroom/shop/storage, located at 107 Eighth Avenue Southeast, St. Petersburg, and seven (7) accompanying aircraft tie-down locations (collectively, "Premises") within Albert Whitted Airport, that the Tenant has utilized as a flight school and certified testing center since April 1, 2018; and

WHEREAS, the Lease provides for one (1) 5-year renewal term upon expiration of the initial 5-year term expiring on March 31, 2023; and

WHEREAS, the First Amendment to the Lease will extend the term for an additional five (5) year period, commencing April 1, 2023, and expiring March 31, 2028; and

WHEREAS, the initial monthly rent for the first year of the extended Term will be adjusted to \$3,277.00, plus applicable sales tax, subject to City Council's approval of the First Amendment to the Lease; and

WHEREAS, all provisions of the Lease not specifically amended shall remain in full force and effect; and

WHEREAS, this Lease is in compliance with Section 1.02(c)(4)A.1, of the City Charter, which permits the leasing of property at Albert Whitted Airport for a term not to exceed twenty-five (25) years with an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a First Amendment to the Lease Agreement with St. Pete Aviation Services, LLC d/b/a St. Pete Air, a Florida limited liability company, which provides for a five (5) year extension to the term for continued use of ±5,950 sq. ft. of space for office/lobby/restroom/shop/storage, within a portion of Hangar No. 1, located at 107 Eighth Avenue Southeast, St. Petersburg, and seven (7) aircraft tie-down spots at Albert Whitted Airport; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.


Legal:

  
\_\_\_\_\_  
City Attorney (Designee)

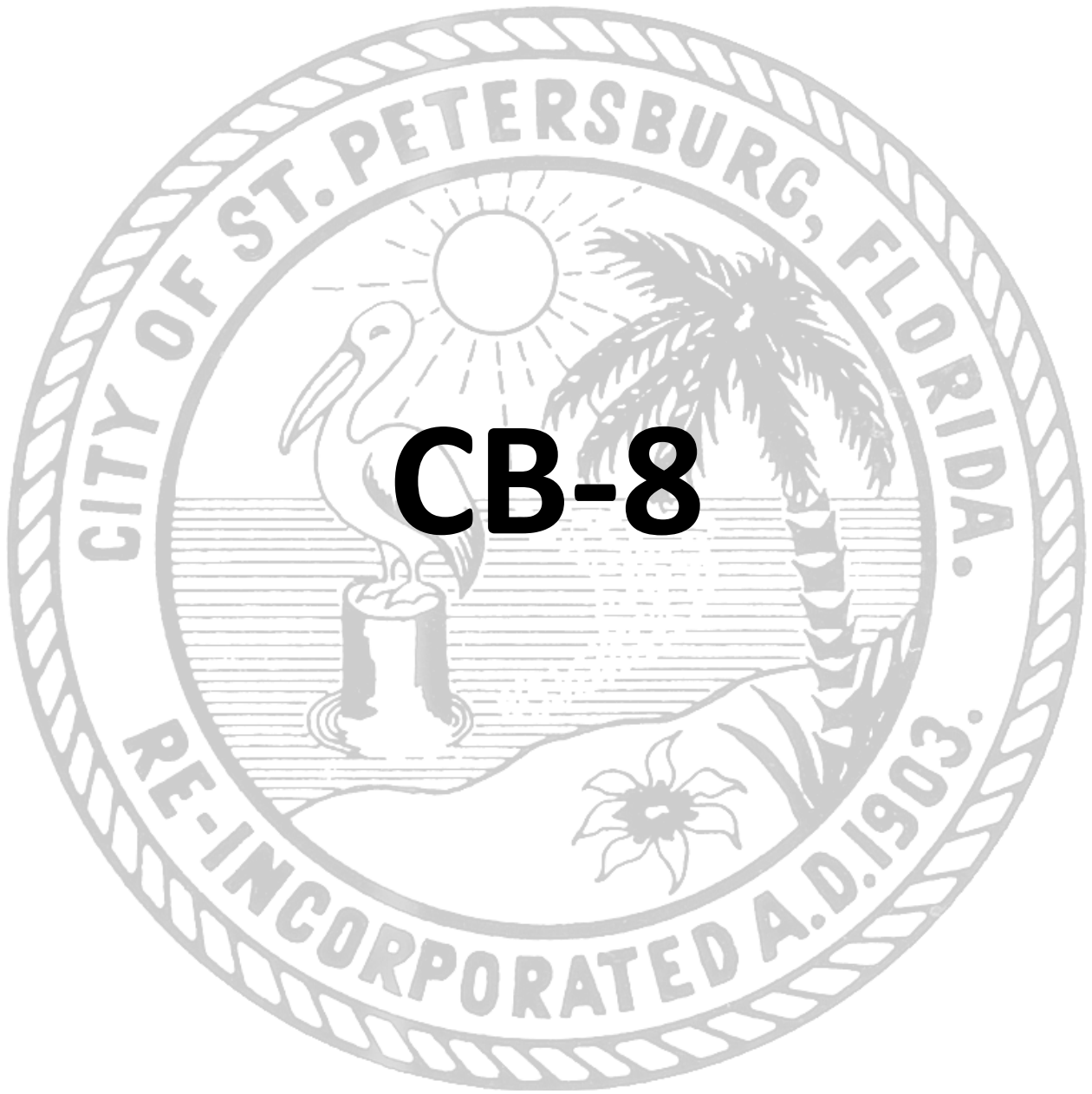
City Development Administration:

  
\_\_\_\_\_  
Chris Ballestra, Managing Director  
Development Coordination

Real Estate & Property Management:

  
\_\_\_\_\_  
Aaron Fisch, Interim Director  
00664700

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a three (3) year License Agreement with TLLC Enterprises, LLC for the use of certain land located within Albert Whitted Airport for the continued placement of a privately-owned, portable aircraft storage hangar known as Port-a-Port No. 5. (Requires affirmative vote of at least six (6) members of City Council.)  
Please scroll down to view the backup material.



**CB-8**

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda**

**Meeting of March 2, 2023**

**TO:** The Honorable Brandi Gabbard, Chair and Members of City Council

**SUBJECT:** A resolution authorizing the Mayor, or his designee, to execute a three (3) year License Agreement with TLLC Enterprises, LLC for the use of certain land located within Albert Whitted Airport for the continued placement of a privately-owned, portable aircraft storage hangar known as Port-a-Port No. 5; and to execute all documents necessary to effectuate same; and providing an effective date. *(Requires affirmative vote of at least six (6) members of City Council.)*

**EXPLANATION:** On December 14, 2017, City Council approved Resolution No. 2017-701 authorizing the Mayor, or his designee, to execute license agreements with individual owners ("Owners") of the eight (8) portable aircraft storage hangars, also known as Port-a-Ports ("PAP"), situated on certain land within Albert Whitted Airport ("Airport"), generally located to the South of Airport Taxi Lane "C". The PAP are owned, operated, and maintained by the Owners for storage of their aircraft and have been located in various locations at the Airport, since the 1980's. Of the nine (9) PAP sites, eight (8) are occupied and one (1), PAP No. 1, had been removed due to damage from Hurricane Irma.

The current license with TLLC Enterprises, LLC ("Licensee") for the location of PAP No. 5 expires March 16, 2023. The Licensee has requested to enter into a new license agreement. At the request of the Airport Manager, Real Estate and Property Management has created a new Agreement.

The new License Agreement for the location of PAP No. 5 ("License") has been executed by the Licensee for a term of three (3) years ("Term"), subject to City Council approval, with the terms and conditions providing the Licensee with the same basic rights and privileges that was enjoyed during the preceding three (3) year Term. The initial annual license fee is \$2,172.00 ("Fee"), payable in equal monthly installments of \$181.00 per month, plus applicable sales tax, and will be adjusted annually based upon the Consumer Price Index. The Licensee is responsible for all costs associated with its use of the Premises. The Licensee will maintain a commercial general liability insurance policy in the amount of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises.

This License may be terminated without cause by the City or Licensee by providing the other party with written notice of intent to terminate no less than forty-five (45) business days prior to the scheduled date of termination. The City is under no obligation to provide a replacement facility under any circumstances. This License is in compliance with Section 1.02(c)(4)A.1, of the City Charter, which permits the leasing of property at the Airport for a term not to exceed twenty-five (25) years with an affirmative vote of at least six (6) members of City Council. This property is zoned IT (Industrial Traditional).

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a three (3) year License Agreement with TLLC Enterprises, LLC, for the use of certain land located within Albert Whitted Airport for the continued placement of a privately-owned, portable aircraft storage hangar known as Port-a-Port No. 5; and to execute all documents necessary to effectuate same; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustration and Resolution

**APPROVALS:** Administration:  *AMF*  
Budget: N/A



**ILLUSTRATION  
PREMISES**



**Description:**

On Albert Whitted Airport, one of nine concrete slabs to the south of Taxi Lane "C", depicted as Location No. 5 above.

Resolution No. 2023 - \_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A THREE (3) YEAR LICENSE AGREEMENT WITH TLLC ENTERPRISES, LLC FOR THE USE OF CERTAIN LAND LOCATED WITHIN ALBERT WHITTED AIRPORT FOR THE CONTINUED PLACEMENT OF A PRIVATELY-OWNED, PORTABLE AIRCRAFT STORAGE HANGAR KNOWN AS PORT-A-PORT NO. 5; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 14, 2017, City Council approved Resolution No. 2017-701 authorizing the Mayor, or his designee, to execute license agreements with individual owners ("Owners") of the eight (8) portable aircraft storage hangars, also known as Port-a-Ports ("PAP"), situated on certain land within Albert Whitted Airport ("Airport"), generally located to the South of Airport Taxi Lane "C"; and

WHEREAS, the PAP are owned, operated, and maintained by the Owners for storage of their aircraft and have been located in various locations at the Airport, since the 1980's; and

WHEREAS, TLLC Enterprises, LLC ("Licensee") has executed a new License Agreement for the location of PAP No. 5 ("License"), for a term of three (3) years ("Term"), subject to City Council approval, with the terms and conditions providing the Owner with the same basic rights and privileges they have enjoyed during the preceding three (3) year term; and

WHEREAS, the initial annual license fee is \$2,172.00 ("Fee"), payable in equal monthly installments of \$181.00 per month, plus applicable sales tax, and will be adjusted annually based upon the Consumer Price Index; and


WHEREAS, the Licensee shall be responsible for all costs associated with its use of the Premises and will maintain a commercial general liability insurance policy in the amount of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of Licensee's use of the Premises; and

WHEREAS, this License is in compliance with Section 1.02(c)(4)A.1, of the City Charter, which permits the leasing of property at the Airport for a term not to exceed twenty-five (25) years with an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a three (3) year License Agreement with TLLC Enterprises, LLC for the use of certain land located within Albert Whitted Airport for the continued placement of a privately-owned, portable aircraft storage hangar known as Port-a-Port No. 5; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

Legal:

  
\_\_\_\_\_  
City Attorney (Designee)

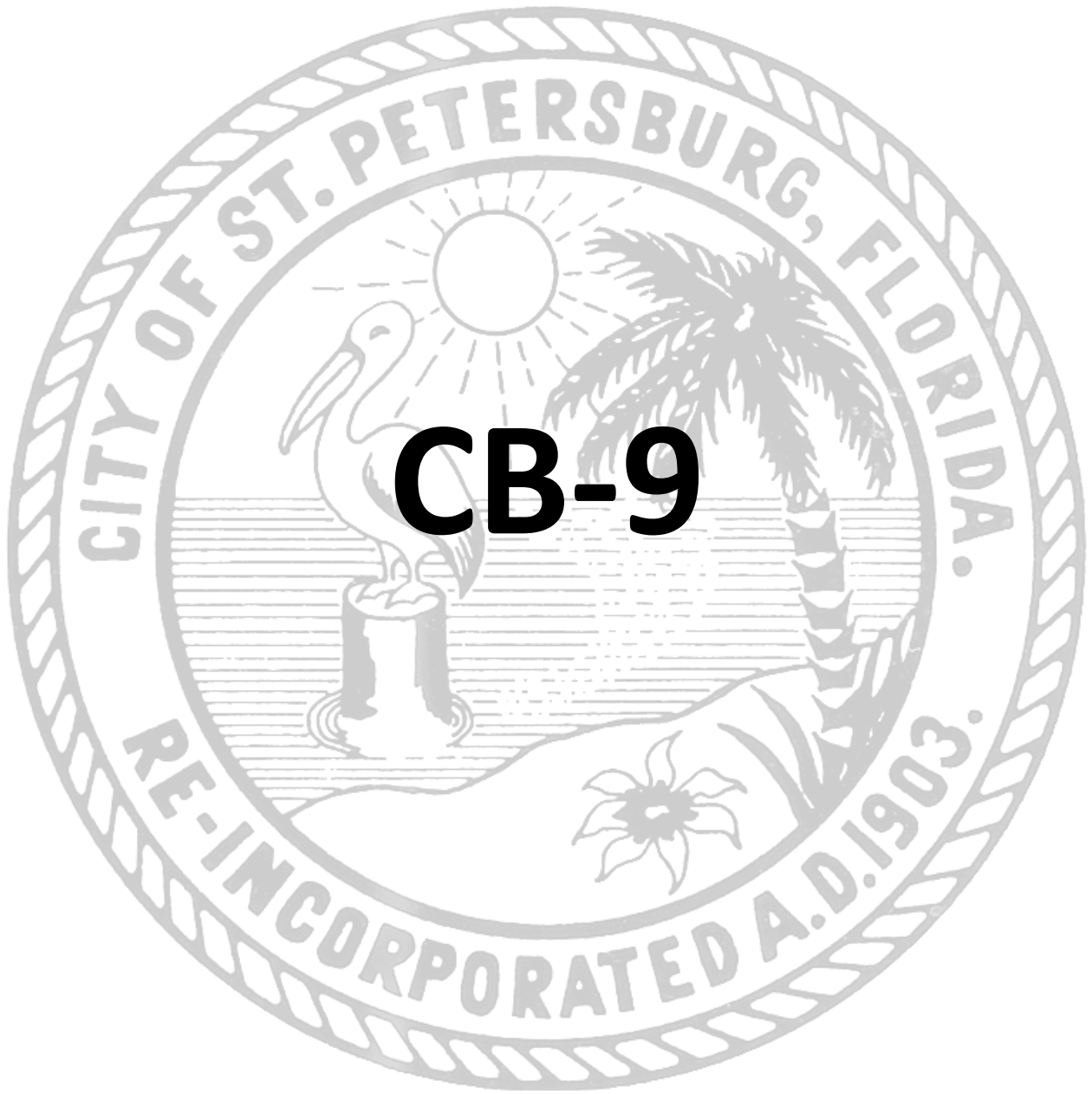
City Development Administration:

  
\_\_\_\_\_  
Chris Ballestra, Managing Director  
Development Coordination

Real Estate & Property Management:

  
\_\_\_\_\_  
Aaron Fisch, Interim Director  
00664694

The following page(s) contain the backup material for Agenda Item: A resolution approving an agreement between the City of St. Petersburg and the St. Petersburg Arts Alliance to continue to strengthen the arts in St. Petersburg by providing collaborative services intended to unite segments of the arts and culture community, specifically in programming and marketing, as well as uniting the community in general.  
Please scroll down to view the backup material.



**CB-9**

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda  
Meeting of March 2, 2023**

**TO:** The Honorable Chair Brandi Gabbard and Members of City Council

**SUBJECT:** A resolution approving an agreement between the City of St. Petersburg and the St. Petersburg Arts Alliance to continue to strengthen the arts in St. Petersburg by providing collaborative services intended to unite segments of the arts and culture community, specifically in programming and marketing, as well as uniting the community in general.

**EXPLANATION:** The St. Petersburg Arts Alliance (Consultant) is an umbrella organization serving St. Petersburg's vital arts and cultural community by advocating for the arts, facilitating the growth of our arts community and driving arts-related economic development in the City.

The City provides funds to the Consultant to produce the monthly St. Petersburg Second Saturday ArtWalk; provide individual artist grants; produce the Arts Business Professional Development Education program; continue to credit city for sponsorship of all arts business education programming; produce materials for arts endowment funding; contribute donated funds to the arts endowment fund that supports the city's arts grants; assist emerging St. Petersburg artists and start-up creative businesses; provide individual artist grants; collaborate with Arts Education Programs; produce Arts for Complete Education Pinellas program (including Principals' Arts Recognition breakfast); provide updated City of the Arts presentation to visitors, local and national media; provide information regarding jobs & grant opportunities for artists and non-profits; and run the annual Shine Mural Festival.

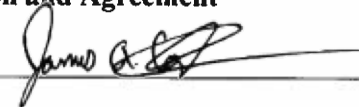

In addition to these services the Consultant will conduct an annual awards presentation to recognize individuals and emerging creative businesses; provide and promote an online resource of artists and creative industries contacts; and submit quarterly tracking and progress reports to include equitable development, diversity and inclusion.

The FY 2023 Adopted Budget includes \$95,000 to provide funding to the Consultant for the above services.

**RECOMMENDATION:** Administration recommends that City Council approve \$95,000 funding to the St. Petersburg Arts Alliance through the attached agreement.

**COST/FUNDING ASSESSMENT INFORMATION:** Funds have been previously appropriated in the General Fund (0001), City Development Administration Department, Arts, Culture, and Tourism Division (100-1777)

**ATTACHMENTS:** Resolution and Agreement

**APPROVALS:** Administrative:  

Budget: 

RESOLUTION NO. 2023-\_\_\_\_\_

A RESOLUTION APPROVING A ONE-YEAR AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA ("CITY") AND THE ST. PETERSBURG ARTS ALLIANCE, INC. ("ARTS ALLIANCE") FOR THE ARTS ALLIANCE TO PROVIDE ARTISTIC SERVICES TO THE CITY IN AN AMOUNT NOT TO EXCEED \$95,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the arts are an important part of the economic development of the City of St. Petersburg ("City"); and

WHEREAS, using public funds to further the economic development of the City constitutes a valid public purpose; and

WHEREAS, artistic services are exempt from the requirements of the City's Procurement Code pursuant to City Code Section 2-202(h); and

WHEREAS, the St. Petersburg Arts Alliance, Inc. ("Arts Alliance") has been the City's designated umbrella arts organization since 2014; and

WHEREAS, Administration desires to enter into a one-year agreement with the Arts Alliance for artistic services for the City, including consulting, event production, artist grants, and educational programming.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a one-year agreement between the City of St. Petersburg, Florida ("City") and the St. Petersburg Arts Alliance, Inc. ("Arts Alliance") for the Arts Alliance to provide artistic services to the City in an amount not to exceed \$95,000 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This resolution shall take effect immediately upon its adoption.

Approvals



Legal



Administration

## AGREEMENT

**THIS AGREEMENT, (“Agreement”)** is made and entered into on the 2<sup>nd</sup> day of March, 2023 (“Execution Date”), by and between St. Petersburg Arts Alliance, Inc. (“Consultant”), and the City of St. Petersburg, Florida, (“City”) (collectively, “Parties”).

### WITNESSETH:

**NOW, THEREFORE,** in consideration of the promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Consultant’s Duties.** Consultant shall perform the services and work and provide the deliverables set forth in this Agreement and Exhibit A, which is attached to this Agreement and made a part hereof for the City in full and complete accordance with this Agreement. Where not clearly specified in the Exhibit A, the format and level of detail for deliverables shall be mutually agreed upon by the Parties. The City shall solely own all right, title and interest in and to the deliverables provided pursuant to this Agreement, including but not limited to patent, copyright, trademark and other intellectual property rights therein. Without limiting the generality of the foregoing, Consultant will provide artistic services that shall include but not be limited to: (i) managing the Arts Alliance; (ii) attracting new artists and arts organizations to St. Petersburg; and (iii) assisting in building an endowment for the arts.
2. **Term.** The term of this Agreement commences on the Execution Date and terminates on September 30, 2023 (“Term”) unless this Agreement is earlier terminated as provided for herein.
3. **Payment.**
  - A. In consideration for Consultant performing the general consulting services and work and providing the deliverables identified in Exhibit A (hereinafter, “General Consulting Services”), the City shall pay Consultant fifty thousand dollars (\$50,000). The Payment may be increased only in strict accordance with this Agreement. The City will make the Payment within thirty (30) days after the execution of this Agreement.
  - B. In addition to the Payment, the City shall provide Consultant forty-five thousand dollars (\$45,000) (“Grant Funds”) which shall only be utilized by Consultant to (i) award grants to individual artists, and (ii) at least twenty-five thousand dollars (\$25,000) to organize and market a mural festival in St. Petersburg with no less than ten murals, including providing funding to individual artists to paint murals in St. Petersburg. Unless otherwise agreed upon by the Parties in writing, any Grant Funds (which shall only be utilized for the purposes set forth above) that are not disbursed upon expiration or earlier termination of this Agreement shall be returned to the City within fifteen (15) days upon expiration or earlier termination of this Agreement.



4. **Repayment of City Funds.** If Consultant fails to perform the services and work and provide the deliverables set forth in Exhibit A, or if the Consultant fails to utilize the Grant Funds in accordance with this Agreement, the City may require Consultant to repay the City funds within thirty (30) days after notice to repay the City funds from the City.

5. **Indemnification.**

A. Consultant shall defend at its expense, pay on behalf of, hold harmless and indemnify the City, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "Claims"), whether or not a lawsuit is filed, including but not limited to Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities; and costs, expenses and attorneys' and experts' fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly:

- i. The performance of this Agreement (including any amendments thereto) by Consultant, its employees, agents, representatives or subcontractors; or
- ii. The failure of Consultant, its employees, agents, representatives or subcontractors to comply and conform with applicable Laws, as hereinafter defined; or
- iii. Any negligent act or omission of the Consultant, its employees, agents, representatives, or subcontractors, whether or not such negligence is claimed to be either solely that of the Consultant, its employees, agents, representatives or subcontractors, or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or
- iv. Any reckless or intentional wrongful act or omission of the Consultant, its employees, agents, representatives, or subcontractors.

B. The provisions of this paragraph are independent of, and will not be limited by, any insurance required to be obtained by Consultant pursuant to this Agreement or otherwise obtained by Consultant, and shall survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

6. **Insurance**

A. Consultant shall carry the following minimum types and amounts of insurance at its own expense:

- i. Commercial general liability insurance in an amount of at least One Million Dollars (\$1,000,000) per occurrence, Two Million Dollars (\$2,000,000) aggregate in occurrences form. This policy shall include coverage for (i) personal injury or death or property damage or destruction; (ii) business

interruption; (iii) fire legal liability in the minimum amount of One Hundred Thousand Dollars (\$100,000); and (iv) contractual liability under this Agreement.

ii. Workers' Compensation insurance as required by Florida law and Employers' Liability Insurance in an amount of at least \$100,000 each accident, \$100,000 per employee, and \$500,000 for all diseases.

B. Consultant's commercial general liability policy shall name the Indemnified Parties as additional insureds. All policies shall provide that the City shall be notified at least thirty (30) days prior to any cancellation, reduction or material change in coverage. Consultant shall provide the City with Certificates of Insurance on a standard ACORD form reflecting all required coverage. At the City's request, Consultant shall provide copies of current policies with all applicable endorsements. All insurance required shall be provided by responsible insurers licensed in the State of Florida and rated at least A- in the then current edition of Best's Insurance Guide.

C. Consultant hereby waives all subrogation rights of its insurance carriers in favor of the Indemnified Parties. This provision is intended to waive fully, and for the benefit of the Indemnified Parties, any rights or claims which might give rise to a right of subrogation in favor of any insurance carrier.

7. **Notices.** Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by either party to the other shall be in writing and shall be deemed given and delivered on the date delivered in person, upon the expiration of five (5) days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the address provided below, or upon the date delivered by overnight courier (signature required) to the address provided below.

**CITY:**

City of St. Petersburg, Florida  
P. O. Box 2842  
St. Petersburg, FL 33731  
Attn: Celeste Davis  
Phone: 727-551-3250  
Celeste.Davis@stpete.org

**CONSULTANT:**

St. Petersburg Arts Alliance, Inc.  
100 Second Avenue North, Suite 150  
St. Petersburg, Florida 33701  
Attn: Terry Marks  
Phone: 727-518-5142  
terry@stpeteartsalliance.org

8. **Severability.** Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid or unenforceable by any court of law for any reason, such determination shall not render void, invalid or unenforceable any other paragraph or portion of this Agreement.
9. **Due Authority.** Each party to this Agreement that is not an individual represents and warrants to the other party that (i) it is a duly organized, qualified and existing entity authorized to do business under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the person executing this Agreement to so execute the same and fully bind the party on whose behalf he or she is executing.
10. **Assignment.** Consultant shall make no assignment of any of its rights, duties, or obligations under this Agreement without the City's prior written consent, which consent may be withheld by the City in its sole and absolute discretion.
11. **Termination.** This Agreement may be terminated at any time by the City for any reason upon thirty (30) days written notice to Consultant. Additionally, the City may terminate this Agreement as provided in Florida Statute section 287.135 and 448.095. In the event of termination pursuant to this paragraph, Consultant to return to the City within thirty (30) days after the effective date of termination (i) any Grant Funds not disbursed prior to the effective of termination and (ii) a pro-rata portion of the Payment for services and work not preformed and deliverables not provided as of the effective date of termination.
12. **Governing Law and Venue.** This Agreement shall be interpreted and construed in accordance with the laws of the State of Florida and shall inure to and be binding upon the Parties, their successors and assigns. Venue for any action brought in state court shall be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in St. Petersburg or Pinellas County, in which case the action shall be brought in that division. The Parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.
13. **Contract Adjustments.**
  - A. Either party may propose additions, deletions or modifications to the services, work and deliverables set forth in Exhibit A or this Agreement ("Contract Adjustments") in whatever manner such party determines to be reasonably necessary for the proper completion of the work and services. Proposals for Contract Adjustments shall be submitted to the non-requesting party on a form provided by the City. Contract Adjustments shall be effectuated through written amendments to this Agreement, signed by authorized representatives of the Parties ("Change Orders").
  - B. In the event the Consultant proposes a Contract Adjustment and the City does not approve such Contract Adjustment, the Consultant will continue to perform the original services and work and provide the original deliverables in accordance with the terms and conditions of this Agreement.

- C. Notwithstanding anything to the contrary contained in this Agreement, there shall be no change in the Payment or Grant Funds except pursuant to a Change Order duly executed by both Parties.
14. **Amendment.** This Agreement may be amended only in writing executed by the Parties.
15. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, whether oral or written, between them.
16. **Compliance with Laws.** Consultant shall comply with all applicable federal, state, and local laws, ordinances, rules and regulations, the federal and state constitutions, and orders and decrees of any lawful authorities having jurisdiction over the matter at issue (collectively, "Laws"), including but not limited to Florida Public Records Laws (e.g. Chapter 119, Florida Statute). Consultant hereby makes all certifications required under Florida Statute section 287.135.
17. **Third Party Beneficiary.** No persons other than the Consultant and City and their successors and assigns shall have any rights whatsoever under this Agreement.
18. **No Liens.** Consultant shall not suffer any liens to be filed against any City property by reason of any work, labor, services or materials performed at or furnished to City property, to Consultant, or to anyone using City property through or under Consultant. Nothing contained in this Agreement shall be construed as a consent on the part of the City to subject City property or any part thereof to any lien or liability under any Laws.
19. **No Construction Against Preparer of Agreement.** This Agreement has been prepared by the City and reviewed by the Consultant and its professional advisors. The City, Consultant and Consultant's professional advisors believe that this Agreement expresses their agreement and that it should not be interpreted in favor of either the City or the Consultant or against the City or the Consultant merely because of their efforts in preparing it.
20. **Non-appropriation.** The obligations of the City as to any funding required pursuant to this Agreement shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligation of the City pursuant to this Agreement.
21. **City Consent and Action.**
- A. For purposes of this Agreement, any required written permission, consent, acceptance, approval, or agreement ("Approval") by the City means the Approval of the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.

- B. For purposes of this Agreement, any right of the City to take any action permitted, allowed, or required by this Agreement may be exercised by the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.
22. **Captions.** Captions are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.
23. **Records and Reports.**
- A. Consultant shall maintain financial books, records, and accounting information related to this Agreement. These books, records, and information shall comply with generally accepted accounting principles. Consultant shall provide an independent audit of such books, records and information by a Certified Public Accountant upon request by the City, at no cost to the City, within ninety (90) days of such request. Except as otherwise authorized by the City, all books and records with respect to this Agreement must be kept by Consultant and must be open to examination or audit by the City during the term of this Agreement and for the retention periods set forth in the most recent General Records Schedule GS1-SL for State and Local Government Agencies. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by the statutes of the State of Florida.
- B. Consultant shall, at any reasonable time requested by the City and as often as the City may deem necessary, make available to the City for examination all of its books, records and information with respect to all matters covered by this Agreement and shall permit the City or its designated authorized representatives to audit and inspect all such books, records and information relating to all matters covered by this Agreement.
- C. Consultant shall require all recipients of the Grant Funds to maintain books, records and information related to use of the Grant Funds. Consultant shall also (i) require all recipients of the Grant Funds to make available to the Consultant and City (at any reasonable time requested by the Consultant or City and as often as the Consultant or the City may deem necessary) for examination all of its books, records and information with respect to the Grant Funds and (ii) permit the Consultant or City (or their designated authorized representatives) to audit and inspect all such books, records and information relating to use of the Grant Funds.
- D. Consultant shall provide the City with all reports required under this Agreement.
24. **Survival.** All obligations and rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to those obligations and rights related to indemnification, shall survive such expiration or earlier termination.
25. **No Waiver.** No provision of this Agreement will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver shall be implied by

delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the City's consent respecting any action by Consultant shall not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.

26. **Permits and Licenses.** Consultant shall be responsible for obtaining any and all necessary permits, licenses, certifications and approvals which may be required by any government agency in connection with Consultant's performance of this Agreement. Upon request of the City, the Consultant shall provide the City with written evidence of such permits, licenses, certifications and approvals.
27. **Successors and Assigns.** This Agreement shall inure to the benefit of and be enforceable by and against the Parties, their heirs, personal representatives, successors, and assigns, including successors by way of reorganization.
28. **Subcontract.** The hiring or use of outside services or subcontractors in connection with the performance of Consultant's obligations under this Agreement shall not be permitted without the prior written approval of the City, which approval may be withheld by the City in its sole and absolute discretion. Consultant shall promptly pay all subcontractors and suppliers.
29. **Relationship of Parties.** Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained herein, nor any acts of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts.
30. **Warranty.** Consultant warrants that the services and work required by this Agreement shall be performed by Consultant with reasonable care in a diligent, professional and competent manner.
31. **Consultant's Personnel.** Terry Marks shall be responsible for administering this Agreement. Consultant shall not remove Terry Marks without the prior written approval from the City.
32. **Grant Agreements.** All grant agreements shall be entered into between Consultant (in its own name) and the grantee, unless otherwise directed by the City. Consultant shall be responsible for negotiating the terms and conditions of all grant agreements, provided that such terms and conditions are consistent with this Agreement (including paragraph 23.C.), and further provided that Consultant shall ensure that all grant agreements require the grantee to (i) name the Indemnified Parties (as hereinafter defined) as additional insureds on all insurance required to be obtained by the grantee pursuant to the grant agreement, and (ii) defend and indemnify the Indemnified Parties against any and all Claims arising out of or in connection with grantee's use of the Grant Funds.

33. **Public Records.**

A. Consultant shall (i) keep and maintain public records (as defined in Florida's Public Records law) required by the City to perform the services pursuant to this Agreement; (ii) upon request from the City Clerk's Office, provide the City (at no cost to the City) with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under Florida's Public Records law or other applicable Laws; (iii) ensure that public records in Consultant's possession that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by applicable Laws for the Term and after the expiration or earlier termination of this Agreement; and (iv) after the expiration or earlier termination of this Agreement, at the City's request, either transfer, at no cost, to the City all public records in Consultant's possession within ten (10) days following the City's request and/or keep and maintain any public records required by the City to perform the services pursuant to this Agreement. If Consultant transfers all public records to the City upon the expiration or earlier termination of this Agreement, Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant keeps and maintains public records upon the expiration or earlier termination of this Agreement, Consultant shall meet all applicable requirements for retaining public records in accordance with this Agreement and all applicable Laws. At the City's request, all public records stored electronically by Consultant shall be provided to the City in a format approved by the City.

**B. IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY CLERK'S OFFICE (THE CUSTODIAN OF PUBLIC RECORDS) AT (727) 893-7448, CITY.CLERK@STPETE.ORG, OR 175 FIFTH ST. N., ST. PETERSBURG FL 33701.**

C. Nothing contained herein shall be construed to affect or limit Consultant's obligations including but not limited to Consultant's obligations to comply with all other applicable Laws and to maintain books and records pursuant to this Agreement.

34. **Execution of Agreement.** This Agreement may be executed in any number of counterparts, each of which is deemed to be an original, and such counterparts collectively constitute a single original Agreement. Additionally, each party is authorized to sign this Agreement electronically using any method authorized by applicable law or City policy, including any of the following: (i) a typed name on an electronic document; (ii) an image of a physical signature sent via email, fax, or other electronic transmission method; (iii) clicking a button to indicate agreement or acceptance in an electronic signature system; or (iv) a handwritten signature that is digitally captured on a touch device such as a tablet or smartphone.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**



IN WITNESS WHEREOF the Parties have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

**ST. PETERSBURG ARTS ALLIANCE,  
INC:**

By: 

Print: Teray Monks

Title: CEO

**CITY OF ST. PETERSBURG, FLORIDA**

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**Attest:**

\_\_\_\_\_  
City Clerk

(SEAL)

Approved as to Content and Form:

\_\_\_\_\_  
City Attorney (Designee)

00662043

## **Exhibit A**

### **A. Overall Goals.** Consultant will:

1. Work to strengthen the arts in St. Petersburg
2. Serve as collective voice for the arts community and the greater good of St. Petersburg's non-profit arts organizations, creative businesses, and its artists
3. Raise endowment funds for arts grants for the City of St. Petersburg
4. Provide educational and research programs
5. Market events in the City
6. Promote the City's 5 arts districts and two emerging districts to best position St. Petersburg as a place to buy and collect art as well as to experience the arts.
7. Be intentional in the promotion and encouragement of, equitable business development, diversity and inclusion.

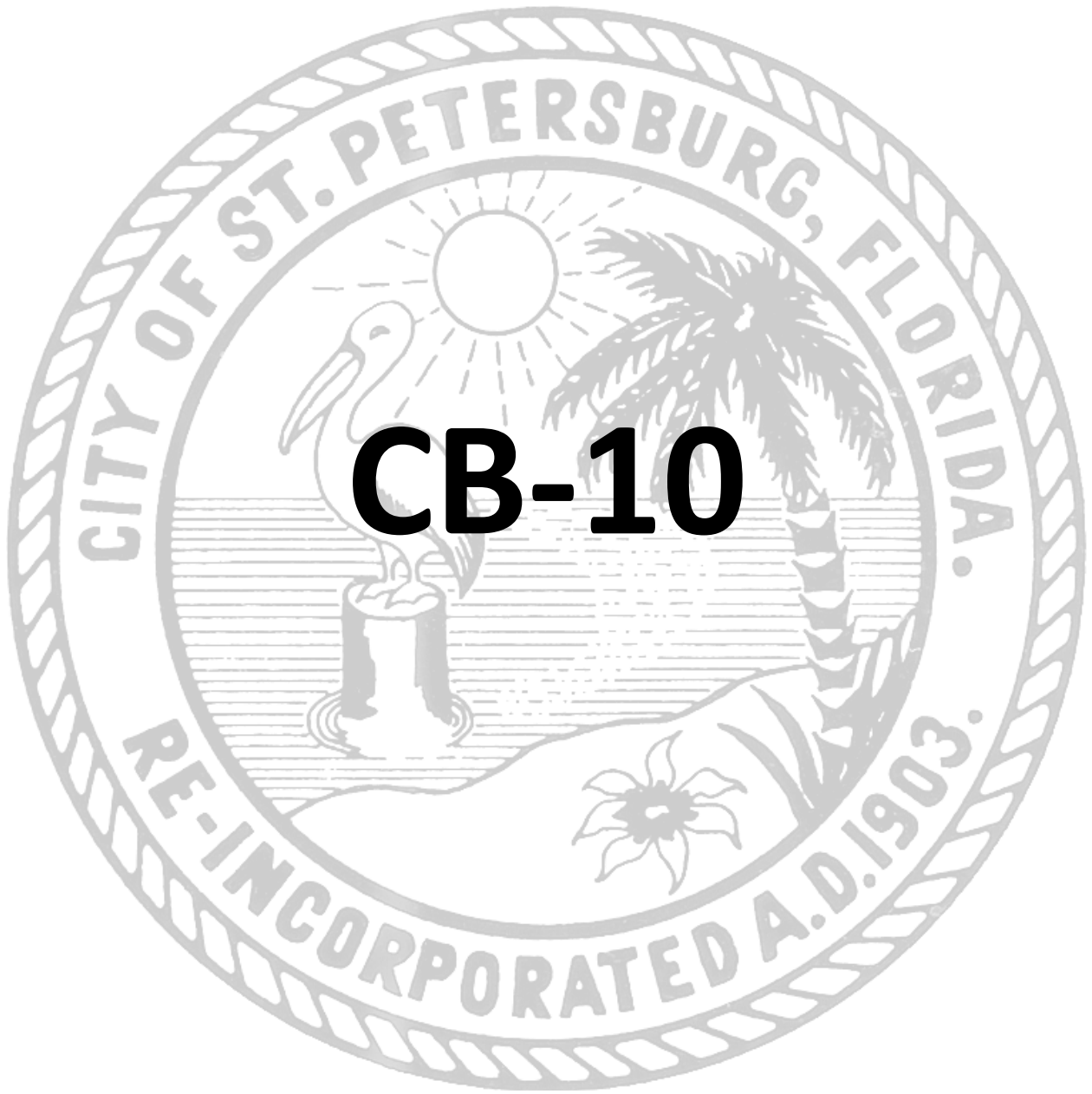
### **B. Work, Services, and Deliverables**

1. Produce the monthly St. Petersburg Second Saturday ArtWalk.
2. Produce the Arts Business Professional Development Education program for artists, creative businesses and non-profits. Continue a partnership with the City, incorporating city resources, i.e., the Greenhouse, for arts business education. Continue to credit the City for sponsorship of all arts business education programming. Conduct quarterly tracking and quarterly progress report to include equitable development, diversity, and inclusion.
3. Produce materials for arts endowment funding. Contribute donated funds to the arts endowment fund that supports the City's arts grants.
4. Assist emerging St. Petersburg artists and start-up creative businesses. Conduct quarterly tracking to include equitable development, diversity, and inclusion.
5. Collaborate with Arts Education Programs. Quarterly report on participation with demographics
6. Produce Arts for Complete Education Pinellas program (including Principals' Arts Recognition breakfast.)
7. Provide updated City of the Arts presentation to visitors and local and national media.
8. Provide information regarding jobs & grant opportunities for artists and non-profits.
9. Conduct an annual awards presentation to recognize individuals and emerging creative businesses.
10. Provide an aggressive (actively add artists and organizations) online resource of the creative industries for buyers/collectors/industry to easily contact artists in a variety of categories. Promote same to potential buyers. Quarterly report to include equitable development, diversity, and inclusion.
11. Provide logo and support recognition to the City of St. Petersburg in proportion to the City's contribution to the St. Petersburg Arts Alliance.
12. Quarterly reports required hereunder must be provided on or before the following deadlines:
  - a. Report for Quarter 1 (i.e., January-March): due March 10, 2023
  - b. Report for Quarter 2 (i.e., April-June): due May 17, 2023
  - c. Report for Quarter 3 (i.e., July-September): due August 16, 2023
  - d. Report for Quarter 4 (i.e., October-December): due November 15, 2023

### **C. Guidelines**

In order to maintain the City's family friendly atmosphere, Consultant shall not market any art and cultural forms that are sexual in nature or that depict or show any Specified Anatomical Area as defined in Chapter 16 of the St. Petersburg City Code (collectively, "Guidelines"). Consultant shall be responsible for all screening to ensure compliance with the Guidelines. In the event the City determines in its sole and absolute discretion that any art and cultural forms does not comply with the Guidelines, the City may prohibit such art and cultural form from being marketed.

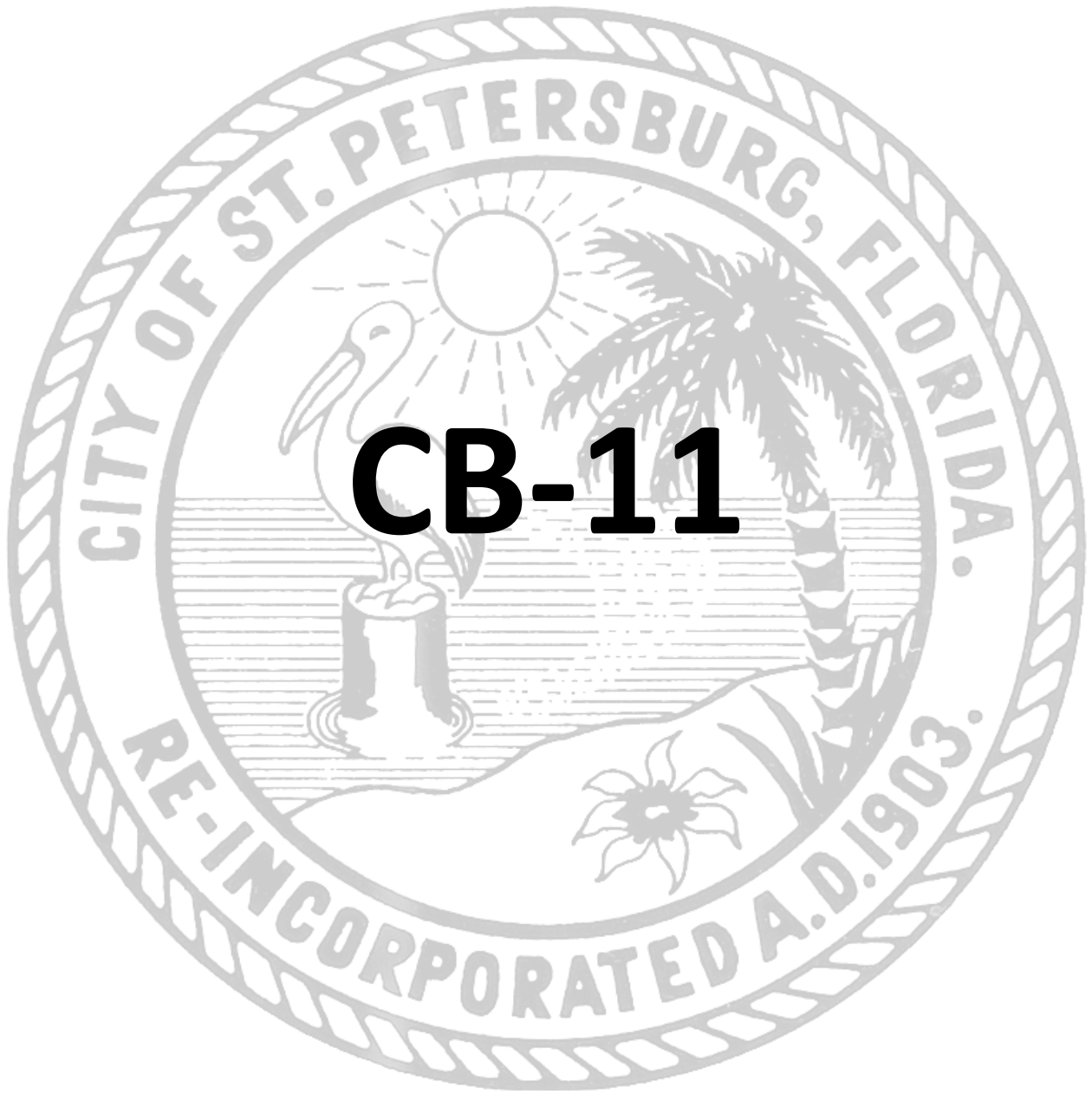
The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to execute a License Agreement for up to twelve (12) months with Studio@620, Inc. to display four paintings by Nick Davis, aka NDArtLife within the Mayor's Office reception area location in City Hall; and providing an effective date.  
Please scroll down to view the backup material.



**CB-10**

Backup for item will be available at a later date.

The following page(s) contain the backup material for Agenda Item: A resolution confirming the reappointment Of Sean King and Travis Brown as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2025; confirming the appointment of Roger Key, Amy Keith, Jocelyn Howard And Nikki Barfield as regular members to The Social Services Allocations Committee, Each To serve a term ending September 30, 2025; and providing an effective date.  
Please scroll down to view the backup material.



**CB-11**





## MEMORANDUM

Council Meeting of March 2, 2023

**TO:** Honorable Chair Brandi Gabbard and Members of City Council  
**FROM:** Mayor Kenneth T. Welch  
**RE:** Confirming the reappointments and new appointments of members to the Social Services Allocation Committee

I respectfully request that Council confirm the reappointment of Sean King and Travis Brown to serve as regular members, with terms expiring on September 30, 2025. Both gentlemen were originally appointed on October 17, 2019, to full terms and their terms expired September 30, 2022. Both have provided exemplary service.

In addition to these two recommendations, I'm also recommending the following four residents as new members of the Social Services Allocations Committee:

Roger Key

Amy Keith

Joycelyn Howard

Nikki Barfield

The terms for each of these appointments will be effective through September 30, 2025. A copy of the resumes for all these individuals has been provided to the City Clerk's office for your information and review.

KW/tj

Attachments

cc: Amy Foster, Community & Neighborhood Affairs Administrator

Theresa D. Jones, Veterans, Homeless and Social Services Manager

Resolution No. \_\_\_\_

**A RESOLUTION CONFIRMING THE REAPPOINTMENT OF SEAN KING AND TRAVIS BROWN AS REGULAR MEMBERS TO THE SOCIAL SERVICES ALLOCATIONS COMMITTEE, EACH TO SERVE A TERM ENDING SEPTEMBER 30, 2025; CONFIRMING THE APPOINTMENT OF ROGER KEY, AMY KEITH, JOCELYN HOWARD AND NIKKI BARFIELD AS REGULAR MEMBERS TO THE SOCIAL SERVICES ALLOCATIONS COMMITTEE, EACH TO SERVE A TERM ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of St. Petersburg, Florida allocates funds for use by social service agencies that benefit the citizens of St. Petersburg; and

WHEREAS, the Social Services Allocations Committee (“Committee”) is a nine-member advisory committee that was created by City Council to review applications for social action funding and make recommendations for funding; and

WHEREAS, Sean King and Travis Brown have been serving terms on the Committee that expired September 30, 2022; and

WHEREAS, Sean King and Travis Brown have expressed their interest in being reappointed as a regular members to the Committee to serve another full term; and

WHEREAS, Roger Key, Amy Keith, Jocelyn Howard and Nikki Barfield have expressed their interest in being appointed as regular members to the Committee to serve a full term; and


WHEREAS, these appointments and reappointments are for a three-year term, ending September 30, 2025.

NOW THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the reappointment of Sean King and Travis Brown as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2025.

BE IT FURTHER RESOLVED that this Council hereby confirms the appointment of Roger Key, Amy Keith, Jocelyn Howard, and Nikki Barfield as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2025.

This resolution shall become effective immediately upon its adoption.

Approvals:

  
\_\_\_\_\_  
Legal

  
\_\_\_\_\_  
Department

The following page(s) contain the backup material for Agenda Item: A resolution approving a supplemental appropriation in the amount of \$45,000 from the unappropriated balance of the Federal Justice Forfeiture Fund (1602) to the Police Department, Federal Justice Forfeiture Division (140-2858); authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution; and providing an effective date.  
Please scroll down to view the backup material.



**CB-12**

St. Petersburg City Council  
Consent Agenda  
Meeting of March 2, 2023

**To: The Honorable Brandi Gabbard, Council Chair, and Members of City Council**

**SUBJECT:** A resolution approving a supplemental appropriation in the amount of \$45,000 from the unappropriated balance of the Federal Justice Forfeiture Fund (1602) to the Police Department, Federal Justice Forfeiture Division (140-2858); authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution; and providing an effective date.

**EXPLANATION:** The Administration requests a supplemental appropriation in the amount of \$45,000 from the unappropriated balance of the Federal Justice Forfeiture Fund (1602) to the Police Department, Federal Justice Forfeiture Division (140-2858).

The funds appropriated from the Federal Justice Forfeiture Fund (1602) in the amount of \$45,000 will be used to purchase rifle shields, replacing the Department's existing non-rifle shields.

**RECOMMENDATION:** The Administration recommends that City Council adopt the attached resolution approving a supplemental appropriation in the amount of \$45,000 from the unappropriated balance of the Federal Justice Forfeiture Fund (1602) to the Police Department, Federal Justice Forfeiture Division (140-2858); authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution; and providing an effective date.

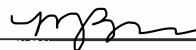
**COST/FUNDING INFORMATION:** Funds for the purchase of rifle shields will be available after the approval of a supplemental appropriation in the amount of \$45,000 from the unappropriated balance of the Federal Justice Forfeiture Fund (1602) to the Police Department, Federal Justice Forfeiture Division (140-2858). The estimated fund balance of the Federal Justice Forfeiture Fund (1602) after this appropriation is \$170,431.00.

Attachment: Resolution  
Approvals:

Administration:



Budget:



Resolution No. 2023 - \_\_\_\_\_

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$45,000 FROM THE UNAPPROPRIATED BALANCE OF THE FEDERAL JUSTICE FORFEITURE FUND (1602) TO THE POLICE DEPARTMENT, FEDERAL JUSTICE FORFEITURE DIVISION (140-2858); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Administration has requested a supplemental appropriation in the amount of \$45,000 from the unappropriated balance of the Federal Justice Forfeiture Fund (1602) to the Police Department, Federal Justice Forfeiture Division (140-2858); and

WHEREAS, the funds appropriated from the Federal Justice Forfeiture Fund (1602) will be used to purchase rifle shields replacing the Police Department's existing non-rifle shields; and

WHEREAS, the requested appropriation is for an authorized use of the Federal Justice Forfeiture Fund (1602).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that there is hereby approved from the unappropriated balance of the Federal Justice Forfeiture Fund (1602), the following supplemental appropriation for FY 2023:

Federal Justice Forfeiture Fund (1602)

Police Department, Federal Justice Forfeiture Division (140-2858) \$45,000

This Resolution shall take effect immediately upon its adoption.

Approvals:

Legal: Chris  
00664627

Administration: [Signature]

Budget: E Makofske

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor or his Designee to accept a grant from the National League of Cities in the amount of \$35,000 for the City's NLC SCEI Economic Equity Initiative; approving a supplemental appropriation in the amount of \$35,000 from the increase in the unappropriated balance of the General Fund (0001) resulting from these grant revenues, to the Community Services Department, Administration Division (083-1081), NLC SCEI Project (19026); authorizing the Mayor or his designee to execute all documents necessary to effectuate the grant; and providing an effective date.  
Please scroll down to view the backup material.





**CB-13**

**St. Petersburg City Council**  
**Meeting of March 2, 2023**

**Consent Agenda**

TO: The Honorable Brandi Gabbard, Chair, and Members of City Council

SUBJECT: Authorizing the Mayor or his Designee to accept a grant from the National League of Cities in the amount of \$35,000 for the City's NLC SCEI Economic Equity Initiative; approving a supplemental appropriation in the amount of \$35,000 from the increase in the unappropriated balance of the General Fund (0001) resulting from these grant revenues, to the Community Services Department, Administration Division (083-1081), NLC SCEI Project (19026); authorizing the Mayor or his designee to execute all documents necessary to effectuate the grant; and providing an effective date.

BACKGROUND: The City of St. Petersburg has been awarded, in the past, several grants from the National League of Cities for financial inclusion efforts (Billing and Collections for LIFT-UP and Urban Affairs/Community Services for FISCL – financial inclusion systems and city leadership), and planning grant for Southern Cities Economic Initiative planning grant.

The COVID-19 pandemic, economic decline and systemic racial injustice have all had a significant impact in cities across the South over the past year. To assist communities, the National League of Cities launched a new initiative, Southern Cities Economic Inclusion. The Southern Cities Economic Inclusion (SCEI) initiative builds the capacity of cities to implement economic inclusion strategies that close racial, economic equity gaps, and expand economic opportunities for residents and businesses of color. SCEI is a partnership made possible with support from and collaboration with the W. K. Kellogg Foundation, the Annie E. Casey Foundation, and the Federal Reserve Bank of Atlanta.

Since the award of the NLC SCEI planning grant, a project framework was developed to: *Provide opportunities for ALL to achieve economic stability and wealth building by building awareness through direct community engagement with our communities' economic ecosystem by creating pathways to connect the existing and future economic mobility efforts.* The NLC Southern Cities award will provide the opportunity and NLC technical assistance to review and assess our processes to identify intentional, impactful, potential equitable economic opportunities for all. The focus of the NLC SCEI project will be to gather data through non-traditional efforts related to current economic conditions within the South Petersburg CRA. The community outreach will be in conjunction with the upcoming neighborhood plan updates in Melrose Mercy, 13<sup>th</sup> Street Heights and the corridor plan for the 16<sup>th</sup> Street South Business District. A youth component will be included to assist with community conversations and story telling while providing the opportunity for youth to learn and talk about economic opportunities including wealth building.

RECOMMENDATION: Administration recommends approval of the attached resolution authorizing the Mayor or his Designee to accept a grant from the National League of Cities in the amount of \$35,000 for the City's NLC SCEI Economic Equity Initiative.

COST/FUNDING/ASSESSMENT INFORMATION: Revenues of \$35,000 are to be received from the National League of Cities in support of the City's NLC SCEI economic equity efforts and deposited into the General Fund (0001). A supplemental appropriation in the amount of \$35,000 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Community Services Department, Administration Division (083-1081), NLC SCEI (19026) is required.

APPROVALS

Administration: *McFoster*

Budget and Management: *Lance Stanford*

RESOLUTION NO. \_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A GRANT FROM THE NATIONAL LEAGUE OF CITIES IN THE AMOUNT OF \$35,000 FOR THE CITY'S NLC SCEI ECONOMIC EQUITY INITIATIVE; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$35,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001), RESULTING FROM THESE GRANT REVENUES, TO THE COMMUNITY SERVICES DEPARTMENT, ADMINISTRATION DIVISION (083-1081), NLC SCEI PROJECT (19026); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE GRANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of St. Petersburg ("City") wants to be known as a leader in economic equity; and

WHEREAS, one of Mayor Kenneth Welch's priorities is economic equity; and

WHEREAS, the City applied for and received an implementation grant in the amount of \$35,000 from the National League of Cities Southern Cities Economic Inclusion Initiative (NLC SCEI) for economic equity efforts; and

WHEREAS, a supplemental appropriation in the amount of \$35,000 from the increase in the unappropriated balance of the General Fund (0001), resulting from these grant revenues, to the Community Services Department, Administration Division (083-1081), NLC SCEI Project (19026) is required.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept a grant from the National League of Cities in the amount of \$35,000 for the City's NLC SCEI Economic Equity Initiative.

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Fund (0001), resulting from these grant revenues, the following supplemental appropriation for FY23:

General Fund (0001)  
Community Services Department, Administration  
Division (083-1081), NLC SCEI Project (19026); \$35,000

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate the grant.

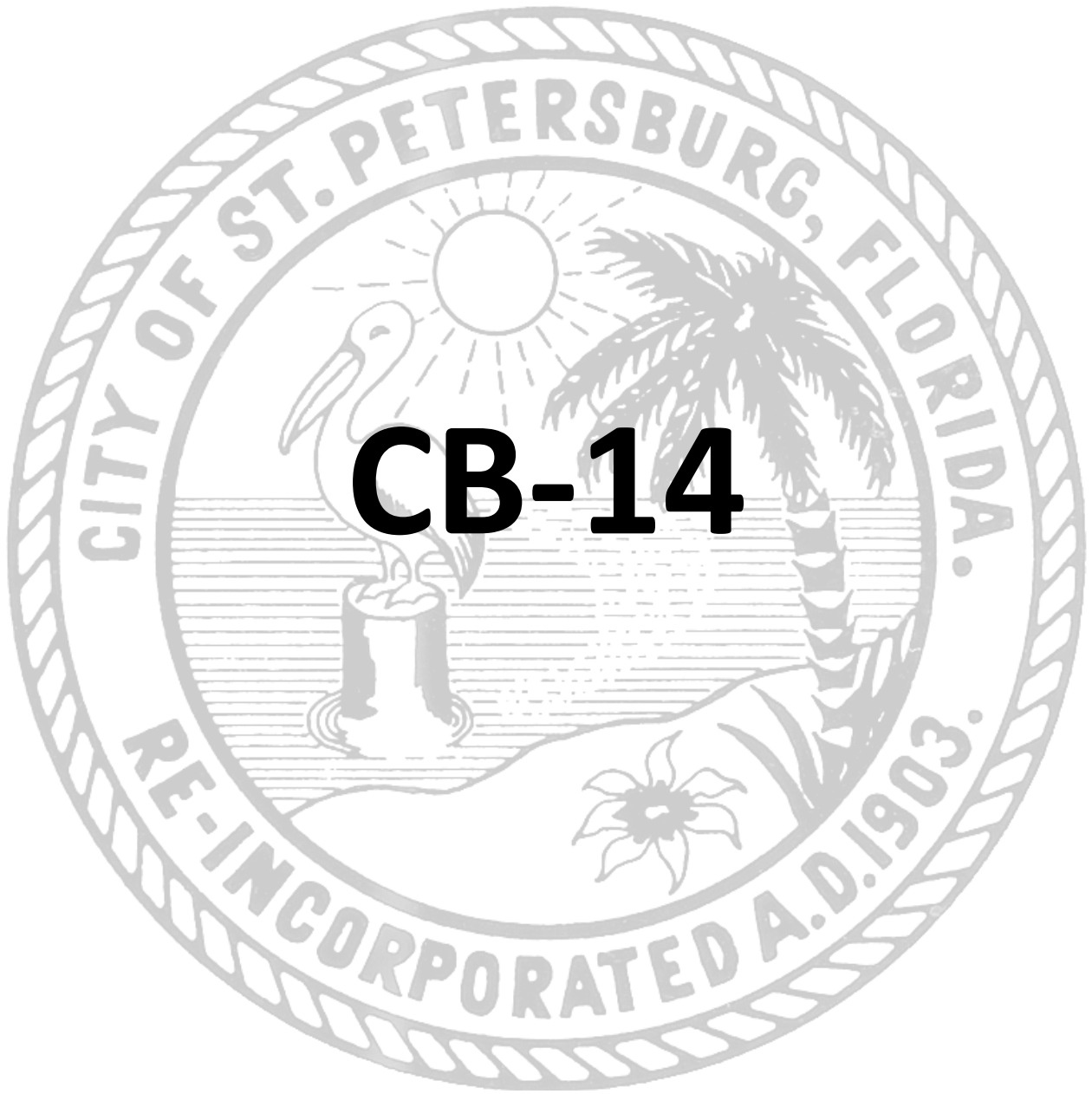
This Resolution shall take effect immediately upon its adoption.

Approvals:

Legal:  \_\_\_\_\_

Budget: E Makofske \_\_\_\_\_

The following page(s) contain the backup material for Agenda Item: Legislative Affairs  
Intergovernmental Relations Committee Meeting Minutes (December 8, 2022)  
Please scroll down to view the backup material.



**CB-14**

**City of St. Petersburg**  
**Legislative Affairs and Intergovernmental Relations Committee**  
**December 08, 2022 Meeting Minutes**  
*City Hall, Room 100*

**Present:** Committee Chair Brandi Gabbard, Committee Vice-Chair Ed Montanari, Council Chair Gina Driscoll, Council Member Lisset Hanewicz, Council Member Deborah Figgs-Sanders (alternate) Council Member Copley Gerdes and Council Member John Muhammad

**Absent:** None

**Also Present:** Senator Nick DiCeglie, Senator Darryl Rouson, Representative Lindsay Cross, District 62 Aide Olivia Canto, Assistant City Attorney Jane Wallace, Chief of Staff Doyle Walsh, Capitol Counsel LLC Partner Robert Diamond (zoom), The Southern Group Partner Laura Boehmer, and City Clerk Assistant Paul Traci

**Support Staff:** Kimberly Amos – City Council Legislative Aide

1. **Call to Order** – 1:17 PM
2. **Approval of Agenda** – Item 4C to finalize the 2023 State Legislative Priorities was deferred to the January meeting, with this change, Committee Vice-Chair Montanari motioned for approval. All voted in favor.
3. **Approval of October 27, 2022 Minutes** – Councilmember Hanewicz motioned for approval. All voted in favor.
4. **New Business – December 08, 2022**

**Current Status in Tallahassee** – *Laura Boehmer, The Southern Group*

Ms. Boehmer provided a quick overview of scheduling timeline for the pending special session, interim committee weeks, Pinellas delegation meeting, regular session, and appropriation requests.

**St. Petersburg Delegation Legislative Priorities**

Due to a last-minute cancellation of attendance Committee Chair Gabbard read a statement of Representative Linda Chaney’s priorities as follows: property insurance reform, public safety efforts, balancing the needs of business while supporting the environment such as grease recycling methods to improve water quality, and workforce housing.

Senator Nick DiCeglie discussed committee assignments and the property insurance special session. Expressed session priorities as supporting the business community by streamlining their processes, tackling the vacation rental issue, and advocating for the USF appropriations request for the marine science center.

Senator Darryl Rouson shared his committee assignments emphasizing several leadership appointments to appropriation committees. Referenced session priorities as follows: affordable and workforce housing initiatives, addressing the statewide teaching shortage, expanding mental health & substance abuse resource access, and funding for the arts.

Representative Lindsay Cross expressed her priorities as follows: environmental/resiliency efforts including water quality & renewable energy sources improvements, access to public transportation, affordable housing, and behavioral & mental healthcare support for students. Reviewed committee assignments and discussed the pending special session on property insurance. Discussed opportunities to increase stock of affordable & workforce housing by expanding the work of HB 1339 and encouraging involvement from local businesses. Representative Cross is supportive of appropriations funding for USF, workforce housing, and infrastructure needs such as programs to help homeowners inspect lateral lines.



District 62 Aide Olivia Canto shared the current events Representative Michele Rayner-Goolsby's office is holding, relayed committee assignments, and conveyed priorities as follows: food insecurity, public safety, and voting rights. Shared bills in development relating to social media privacy rights for minors and another allowing for free fifteen-minute phone calls for inmates. Additionally, the District 62 office hopes to partner on a working group that is being established to assist with unhoused and homeless initiatives.

Committee members provided feedback beginning with CM Montanari, he emphasized the need for property insurance reform and support of educational efforts in St. Petersburg, including appropriation requests for USF and the development of a college of nursing to address healthcare shortages.

CM Hanewicz expressed interest in reducing financial barriers to construct accessory dwelling units (ADUs) by offering tax incentives.

Council Chair Driscoll brought forth the need to continue work to develop processes for condo inspections & safety measures emphasizing affordability assistance measures such as rebates. CM Driscoll asked Senator DiCeglie about EV infrastructure priorities to which he responded that charging stations for vehicles are a focus to address the needs of market demand. In addition, to support of the USF marine science program CM Driscoll emphasized the need for funding for the Florida Flood Hub and the Hub for Maritime & Defense Technology growth in support of efforts to bring NOAA offices to St. Petersburg.

CM Figgs-Sanders highlighted regional efforts to develop solutions for transportation issues, the need for continued work to reduce teacher shortages across the entire educational system, finding balance for realistic housing initiatives, and property insurance reform.

CM Muhammad raised concerns regarding environmental injustice issues emphasizing removal of voting access barriers and highlighting the need for criminal system reform, including the reduction of prohibitive costs associated with inmate communication and re-analysis of enhanced sentencing laws.

CM Gabbard expressed concerns about the impact rising insurance costs will have on the development of affordable multifamily properties and the process of depopulating Citizen's Insurance to reduce statewide risk in an uncertain private market. Requested monitoring of a bill that could return this session for tax abatement initiatives related to ADU construction. Referenced the recently enacted City of St. Petersburg employer assisted housing program and conversations occurring with the Florida Housing Coalition regarding opportunities for tax abatement incentives for employers who provide similar programs. CM Gabbard and Assistant City Attorney Michael Dema hope to partner with Senator Rouson on follow up to the Urban Agriculture bill to encourage continued opportunities for use.

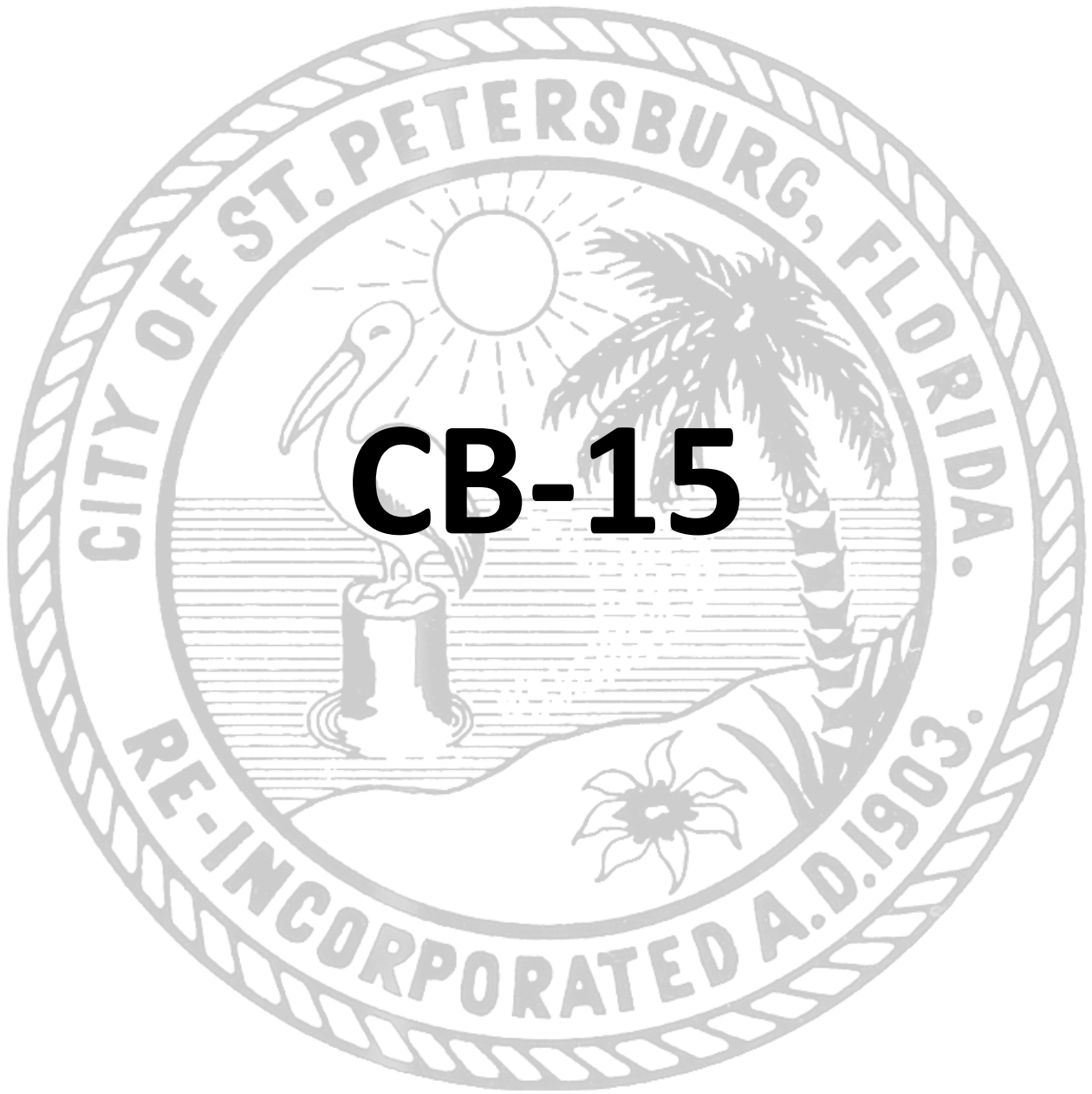
In response to the committee members discussion, Representative Cross expressed interest in learning more about the tax abatement initiatives. Senator Rouson added that his office is reviewing previous legislation passed and analyzing how they can be enhanced.

#### **Current status in Washington D.C. – Robert Diamond, Capitol Counsel**

Mr. Diamond provided a recap of the recent mid-term elections and began an update on the pending FY23 Federal Budget prior to experiencing technical difficulties via zoom, a written report will be provided.

***CM Gabbard adjourned the meeting at 2:18 pm***

The following page(s) contain the backup material for Agenda Item: Legislative Affairs  
Intergovernmental Relations Committee Meeting Minutes (January 26, 2023)  
Please scroll down to view the backup material.



**CB-15**

**City of St. Petersburg**  
**Legislative Affairs and Intergovernmental Relations Committee**  
**January 26, 2023 Meeting Minutes**  
*City Hall, Room 100*

**Present:** Committee Chair Lisset Hanewicz, Committee Vice-Chair Ed Montanari, Council Member Gina Driscoll, Council Chair Brandi Gabbard, and Council Member John Muhammad (Alternate)

**Absent:** None

**Also Present:** Council Vice-Chair Deborah Figgs-Sanders, Assistant City Attorney Jane Wallace, Assistant City Attorney Michael Dema, Mayor’s Chief of Staff Doyle Walsh, Capitol Counsel LLC Partner Robert Diamond (via zoom), The Southern Group Partner Laura Boehmer, Government Affairs Director David Thompson, Deputy City Clerk Paul Traci, and City Clerk Assistant Jordan Wilson

**Support Staff:** Tricia Terry – City Council Legislative Aide

1. **Call to Order** –2:00 PM
2. **Approval of Agenda** –CM Montanari motioned for approval. All voted in favor.
3. **Approval of December 8, 2022 Minutes** – CM Hanewicz motioned for approval. All voted in favor.
4. **New Business – January 26, 2023**

#### **Selection of Chair and Vice-Chair**

Council Chair Gabbard nominated CM Montanari for Chair. *CM Montanari declined the nomination and nominated CM Hanewicz for Chair. All voted in favor.*

*CM Driscoll nominated CM Montanari for Vice-Chair. All voted in favor.*

#### **Introduction of David Thompson – David Thompson, Government Affairs Director**

Committee Chair Hanewicz introduced the City’s new Government Affairs Director, David Thompson. Mr. Thompson provided an overview of his relevant education and work experience in the field. He was the Senior Legislative Aide for Ohio Congresswoman Shontel Brown, and prior to that served as a legislative staffer for Florida Congressman Charlie Crist. Mr. Thompson attended the University of South Florida (USF) and has served as student body President. During his time at USF, Mr. Thompson served on the Florida Student Association as the external Vice-Chair, and on the USF St. Pete Board during consolidation. His educational and professional portfolio covers an extensive range of policy issues, including environmental policy, which was his minor at USF.

#### **Current Status in Tallahassee – Laura Boehmer, The Southern Group**

Ms. Boehmer detailed the upcoming legislative deadlines for bill drafting and budget appropriations, January 26 and February 13, respectively. Ms. Boehmer highlighted Senate President Passidomo legislation on a statewide workforce housing strategy that morning<sup>1</sup>. Ms. Boehmer stated that her firm will be covering relevant legislation at the committee level and sending weekly update reports. Additionally, they will be providing updates on relevant legislation that has passed and updates on our appropriations priorities.

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<sup>1</sup> Housing, SB 102, 2023 Regular Session, <https://www.flsenate.gov/Session/Bill/2023/102>

Committee Chair Hanewicz referenced the Live Local update on the Senate President's Housing Bill that was provided for the meeting. It was confirmed that the bill had just been filed and the Council Members had not had sufficient time to review it for a thorough discussion.

Committee Chair Hanewicz asked for specific information on our Tallahassee Days. Chief of Staff Doyle Walsh stated that we typically combine our trip with the St. Petersburg Chamber's, however this year the Chamber is partnering with the Clearwater Chamber<sup>2</sup>. Committee Chair Hanewicz mentioned the NLC Congressional City Conference that is occurring during that same time, with several Council Members signed up to go to Washington D.C<sup>3</sup>. Ms. Boehmer indicated that if the Committee preferred a more St. Pete-centric Tallahassee trip, she could return with some potential dates. Mr. Thompson added that Leadership St. Pete would be going to Tallahassee in April.

Council Chair Gabbard gave a brief history of the City's support of HB 229 during the previous year. She indicated that it was originally supposed to be part of the Housing Bill package backed by the Senate President. As it did not make the package, Council Chair Gabbard inquired if HB 229 still can pass as a standalone bill. Ms. Boehmer explained that bills evolve over time, but she will investigate it. Committee Chair Hanewicz asked that Ms. Boehmer forward that information to the entire Committee. Council Chair Gabbard also indicated her support for the Housing Bill, specifically the \$100 million for Hometown Heroes.

## **2023 Legislative Priorities**

Chief of Staff Doyle Walsh reviewed the draft of the City of St. Petersburg 2023 Legislative Priorities. Included on the two-page sheet:

- Three Main Priorities: (1) Housing Opportunities for All, (2) Economic and Workforce Development, and (3) A Resilient City
- Identified Appropriations: (1) Pasadena Force Main Replacement Phase III, (2) 1<sup>st</sup> Ave N & 25<sup>th</sup> Street Crosswalk Design and Construction, (3) Second District Court of Appeals, (4) Sadowski Housing Trust Fund, and (5) USF Center of Excellence in Environment and Oceanographic Sciences

Committee Chair Hanewicz asked Mr. Walsh to consider adding STEM to the language under Economic and Workforce Development. She also expressed her firm support of solutions at the State level to help incentivize accessory dwelling units (ADUs).

CM Montanari brought up property insurance and asked if there has been any recent movement since the special session last year. Ms. Boehmer indicated that there had not been any major movement. CM Montanari also asked for State and/or Federal funding for North Shore Beach Renourishment. Ms. Boehmer stated that the City could directly request appropriations but also look to Mr. Diamond for potential Federal funding.

Council Chair Gabbard suggested adding language specific to ADUs under Section 9 of SB102 which would allow local governments to provide an ordinance that would give them a property exemption. Ms. Boehmer asked if the City would draft language for an amendment to SB102. Assistant City Attorney Michael Dema stated that he could work on drafting appropriate language. Council Chair Gabbard also mentioned an industry conference that she attended last week, during which property insurance was discussed. The general sentiment leaving that conference was property insurance would not be further addressed this year.

CM Driscoll spoke of changing the language of the 1<sup>st</sup> Ave N & 25<sup>th</sup> Street Crosswalk Design and Construction to say Pedestrian Safety instead. This will provide clarity that the project is not just for a

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<sup>2</sup> The St. Petersburg Chamber Tallahassee Days are set to be March 27-29

<sup>3</sup> NLC – National League of Cities

crosswalk and deter additional scrutiny of rapid flash beacons that has been discussed at previous legislative sessions. Committee Chair Hanewicz agreed and asked for the language change to be made.

A general discussion took place on the City's support of additional funding for the Second District Court of Appeals and the Sadowski Housing Trust Fund.

CM Driscoll then reviewed the USF St. Pete Center of Excellence in Environment and Oceanographic Sciences, specifically mentioning the original plan of asking for partial funding again. CM Driscoll asked if a final number had been announced. Mr. Walsh indicated that he has heard between \$15 and \$30 million, with the goal of establishing an initial funding source to then build upon.

***CM Gabbard motioned to approve the 2023 City of St. Petersburg State Legislative Agenda sheet and present to the full Council. All voted in favor.***

### **Current Status in Washington D.C. – Robert Diamond, Capitol Counsel**

Mr. Diamond started his update as of the 2<sup>nd</sup> week of the 118<sup>th</sup> Congress. He highlighted that during the 117<sup>th</sup> Congress we secured a \$900 thousand earmark for Community Center Renovations in St. Petersburg and we expect project funding again in the 118<sup>th</sup> Congress. The City of St. Petersburg is a split district between Congresswoman Castor and Congresswoman Luna. Mr. Diamond mentioned the US Conference of Mayors, and the various meetings with both Congresswomen and Senator Rubio that the City was able to hold in Washington, D.C. He affirmed that we have a split Congress: Republican House and a Democratic Senate. Mr. Diamond briefly mentioned the 5 current infrastructure grant applications that we have with the Department of Transportation and assured the Committee that they are looking at every opportunity for funding through discretionary grants.

CM Montanari brought up Congresswoman Castor's Swearing-In Ceremony at her new office location a block away from City Hall. At that Ceremony, Congresswoman Castor mentioned assisting the City of St. Petersburg with sewer issues. CM Montanari asked about any Federal infrastructure funding that could be available. Mr. Diamond concurred that there are significant Federal infrastructure dollars via the EPA that moves to the State for distribution.

CM Montanari also brought up the North Shore Beach Renourishment and if there is Federal funding available. Mr. Diamond mentioned two potential funding sources: Army Corps and FEMA Resiliency. CM Driscoll expanded on coastal restoration/resilience funding that could potentially cover multiple projects, including beach renourishment. Mr. Diamond stated that FEMA would be the best option and that he would follow-up with specifics about applications and eligibility criteria. CM Driscoll asked that the 5 grants Mr. Diamond had mentioned be discussed at the next BF&T Committee meeting covering grants. Mr. Walsh agreed to bring those forward.

Committee Chair Hanewicz mentioned the Latin Tech Accelerator that Congresswoman Castor is championing for our area and asked if we have any other ideas for community project funding. Mr. Walsh indicated that they are in the preliminary stages, but will come back with some potential projects. Mr. Thompson indicated he has worked on community project funding and can schedule one-on-ones with the Council Members to brief them on the general process.

CM Driscoll asked to track HB 363, which was briefly discussed during a HERS Committee meeting that morning<sup>4</sup>.

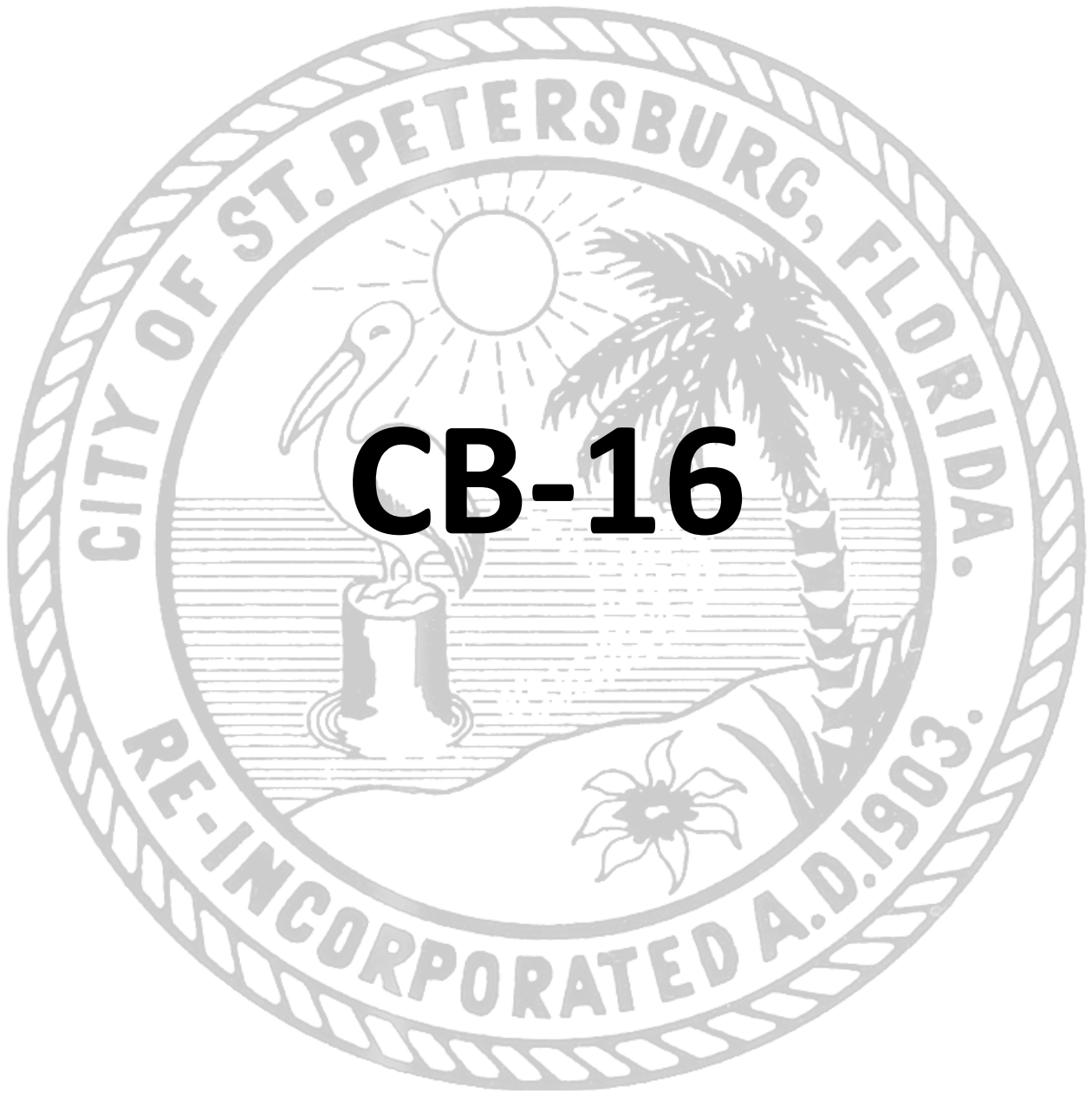
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<sup>4</sup> Regulation of Single-use Plastic Products, HB 363, Regular Session, <https://www.flsenate.gov/Session/Bill/2023/363>

*With no further business, Committee Chair Hanewicz adjourned the meeting at 2:45pm*

The following page(s) contain the backup material for Agenda Item: Youth and Family Services  
Committee Meeting Minutes ( October 13, 2022)  
Please scroll down to view the backup material.





**CB-16**

**St. Petersburg City Council  
Youth and Family Services Report  
Meeting Minutes from October 13, 2022**

**Present:** Committee Chair Deborah Figgs-Sanders, Committee Vice-Chair Richie Floyd, Council Member Copley Gerdes

**Also Present:** Assistant City Attorney Bradley Tennant & Christine Boussias, Community & Neighborhood Affairs Administrator Amy Foster, City Development Administrator James Corbett, Manager for Veterans Homeless and Social Services Theresa Jones, Division Director of Housing First Heather King

**Absent:** Council Member Lisset Hanewicz

**Support Staff:** Linnie A. Randolph, City Council Legislative Aide

**A. Call to Order & Roll Call**

The meeting was called to order at 1:45 P.M.

**B. Approval of Agenda**

Council Member Copley Gerdes made a motion to approve the October 13, 2022 Agenda. Approved by all.

**C. Approval of Minutes**

Council Member Copley Gerdes made a motion to approve the August 18, 2022 minutes. Approved by all.

**D. New Business**

**1. Childhood homelessness quarterly report.**

Committee Chair Deborah Figgs-Sanders opened the meeting and asked that the clerk begin roll call. After roll call CM Figgs-Sanders motioned for approval of the agenda, which was seconded by Council Member Gerdes, the agenda was approved unanimously. CM Figgs-Sanders motioned for approval of the August 18<sup>th</sup>, 2022 minutes, CM Gerdes seconded and the minutes were approved unanimously.

Committee Chair Deborah Figgs-Sanders introduces the Childhood Homelessness Quarterly Report presented by Directions of Living. CM Figgs-Sanders turned the meeting over to The Manager for Veterans Homeless and Social Services Theresa Jones, to introduce the presenters. Ms. Jones goes on to give a brief history of the Childhood Homelessness project. In March of 2020, City Council approved a \$275,000 pilot project to address childhood homelessness. Children and families who meet the definition under the McKinney Vento act. Families who are living doubled up, possibly in hotels and in the most unusual cases may be living in places not meant for human habitation. Ms. Jones noted that because the program has been so successful, it has been recommended in the annual approved 2023 budget for next fiscal year. Ms. Jones introduces the presenters, Rachel Smith, the Chief Operating Officer for Directions For Living along with Heather King who is the Division Director of Housing First for Direction For Living. Lastly, Ms. Jones states that the projects agreement is with the Homeless Leadership Alliance who serves as administrator and they have subcontracted with Directions For Living. Ms. Jones turns the floor over to Heather King.

Ms. King greets the room before beginning a PowerPoint presentation that outlined the projects performance during the last fiscal year. She explains that there are around 4000 children who are

considered homeless under the McKinney Vento definition and that the success of the project has been a great asset to the community. Mrs. King goes on to explain how the project works, referrals are received from Pinellas County Schools via the Heat Team or social workers within the school

Theresa Jones asks that Heather King explain what the Heat Team is, since meeting attendees might not be aware. The acronym was unknown at the time, but Ms. Jones explained that the Heat Team identifies students who are homeless at any level and provide transportation while also making sure that the students meet all their requirements for school regardless of their housing status.

Heather King resumes the presentation and explains the process of admitting someone into the program. Referrals come in from the school system to the family work supervisor, the supervisor calls the family and conducts a screening to determine what the families' current situation is and focus on ensuring that the family is spending the night in a place that is appropriate for children to stay. The supervisor then assigns the case to a case manager who then begins services. There are 3 Intensive Care Managers, a Supervisor, and an Integrated Decision Team Facilitator (IDT) working with the family. Ms. King goes on to give details about who the organization serves. She explains that they currently serve 7 of the 15 transformation zone schools specifically New Heights Elementary, Lakewood Elementary, Campbell Park Elementary, Maximo Elementary, Melrose Elementary, Fairmount Park Elementary, and John Hopkins Middle School. Due to the success of Family Works South, they are now expanding to be able to serve any school in Pinellas County. Mrs. King then began to provided data on the families the project served. Family Work South last year served 85 families, and those families consisted of 109 adults and 193 children. The total impact of the project served about 302 people. There were 43 families that were successfully housed which included 93 children. Mrs. King continues that there were 20 families referred that ultimately declined services due to the intensity of the services, another 20 families that remained housing unstable due to barriers of rehousing such as rent prices or poor credit, these families will be included in fiscal year 2023's data breakout. 76% of all families referred to Family Works remain with the program until successfully rehoused and 100% of the families who are rehoused have remained so at six and twelve months.

Heather King begins to provide data on student's academics within the program. Ms. King explains that they focus on transformational outcomes when serving the population and that they believed by alleviating the housing instability factors, students' grades and attendance would continually improve. She goes on to provide comparative data from FY '21 and FY '22. In FY '21 68% of students maintained or improved academic performance, 19.4% showed improvement by one letter grade, and 11.1% saw improvement by two letter grades. In FY '22 80% of students maintained or improved academic performance, 33.3% showed improvement by one letter grade, and 15.4% saw improvement by two letter grades. Ms. King goes on to discuss continues to provide comparative data for student attendance. In FY '21 students were absent an average of 14 days prior to intervention which decreased to 8 days after intervention. In FY '22 students were absent an average of 11 days prior to intervention which decreased to 7 days after intervention. Ms. King provides firsthand accounts from families who have gone through the program and the obstacles they overcame before ending the presentation.

Theresa Jones thank Heather King for the presentation and asks the committee for questions.

Community & Neighborhood Affairs Administrator Amy Foster asks to provide comment. Ms. Foster commends the city for make that first small initial investment into the program. She notes that the county has begun to fund the program at 1.5 million dollars. Ms. Foster speaks on the importance of being the first and willing to stand up to tackle a tough problem which can then be used as a leverage point for other entities to come to the table. Theresa Jones adds that the funding from the school board through ARPA dollars allows for the inclusion of schools that were not covered by the initial agreement with the city.

Committee Chair Figgs-Sanders asks committee members for their questions.

Council member Riche Floyd asks if the term ‘transformation zone’ is a term used by the district to designate a school that needs help and why the schools previously listed were chosen specifically.

Theresa Jones answers that former Council Member Cornell selected those schools because at the time they were part of a series of Tampa Bay Times articles that deemed them failure factories, the article series along with his background in social work at one of the schools listed led Mr. Cornell to select those schools.

Council Member Floyd thanks Theresa Jones then asks if the list of transformation zone schools are subject to change every year with the release of grades the school receives.

Amy Foster explains that last year there was a procurement issue while amending the contract and council found it best to remain with the same schools and maintain the contract. Ms. Foster states that having some flexibility around the schools serviced would be the preference of the school board.

Council Member Floyd explains his own experience as a teacher at a transformational school that did not have that designation the following year. He then asks if going forward resources will be available at every school in St. Petersburg or if there is an order of prioritization.

Heather King responds that a prioritization was developed placing families with elementary school aged children higher on the priority list seconded by current living situation, placing those living anywhere unfit for human habitation at a high priority.

Council Member Floyd asks for clarification on how families are referred to the program.

Heather King responds that the Heat Team or the school social worker refers families to the program.

Council Member Floyd expresses his appreciation for the work being done to combat this growing issue, and ask if the expansion with the county will allow them to come back to council so that the city may continue to provide support and engaged as many people who need the help as possible.

Heather King states that the city and the county could both double their resources and they still wouldn’t be able to help every single person and that extra support is always welcome

Council Member Floyd thanks Heather King and ends his questions

Council Member Gerdes is recognized by Committee Chair Figgs-Sanders. Mr. Gerdes thanks the team for taking on such important work and asks besides funding how can council help.

Theresa Jones answers that advocacy to other levels of government and private investors. Ms. Jones speaks on the importance of using available funds to support the community.

Amy Foster agrees that advocacy goes a long way and suggest working with landlords and other partners who are willing to work with the programs families and provide housing units.

Council Member Gerdes thanks Committee Chair Figgs-Sanders and ends his questioning period.

Committee Chair Figgs-Sanders speaks on the importance of the Youth & Family Services Committee with an emphasis on how great an impact programs such as this have on people in the community. She asks that as a council, members continue to advocate for funds for services such as these. Ms. Figgs-Sanders asks for clarification on the intent to house children with their family members when a family chooses not to participate in the program.

Heather King explains that the first attempt is to always utilize a child or parents natural supports but that family dynamics play a larger role in the situation than they can control. She mentions that they do try to mend relationships within a family unit so that they may live together but ultimately it may not work out and they must move forward with emergency housing. Ms. King also notes that if a family refuses services after a referral they are always given information to contact the organization should they change their mind, as well as information for the school social worker and other community organizations.

Committee Chair Figgs-Sanders asks if they have considered collaborating with mentorship programs so that the children have other people to turn to and confide in, as well as academic partnerships to provide education resources for students.

Heather King responds that they do partner families with organizations based on the resources that they require but that they could expand on it in the coming year.

Committee Chair Figgs-Sanders reaffirms that she believes this to be an important opportunity and looks forward to seeing the continued growth and success of the program. Ms. Figgs-Sanders states that during the presentation she looked for the definition of the acronym HEAT and could not find it.

An off-camera person stated the acronym to stand for Helping Educate All in Transition.

Committee Chair Figgs-Sanders commends Pinellas County Schools for their investment and supports council continuing to support the project. Ms. Figgs-Sanders thanks the staff and committee members before closing the meeting.

**E. Adjournment:** 2:21 P.M.