

# COUNCIL MEETING

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

CITY OF ST. PETERSBURG

January 9, 2014  
8:30 AM

Welcome to the City of St. Petersburg City Council meeting. 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.

## GENERAL AGENDA INFORMATION

For your convenience, a copy of the agenda material is available for your review at the Main Library, 3745 Ninth Avenue North, and at the City Clerk's Office, 1<sup>st</sup> Floor, City Hall, 175 Fifth Street North, on the Monday preceding the regularly scheduled Council meeting. *The agenda and backup material is also posted on the City's website at [www.stpete.org](http://www.stpete.org) and generally electronically updated the Friday preceding the meeting and again the day preceding the meeting. The updated agenda and backup material can be viewed at all St. Petersburg libraries.* An updated copy is also available on the podium outside Council Chamber at the start of the Council meeting.

If you are deaf/hard of hearing and require the services of an interpreter, please contact the City Clerk, 893-7448, or call our TDD Number, 892-5259, at least 24 hours prior to the meeting and we will provide that service for you.

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

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

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

**Open Forum**

*If you wish to address City Council on subjects other than **public hearing or quasi-judicial items listed on this agenda**, please sign up with the Clerk prior to the meeting. Only the individual wishing to speak may sign the Open Forum sheet and only City residents, owners of property in the City, owners of businesses in the City or their employees may speak. All issues discussed under Open Forum must be limited to issues related to the City of St. Petersburg government.*

*Speakers will be called to address Council according to the order in which they sign the Open Forum sheet. In order to provide an opportunity for all citizens to address Council, each individual will be given three (3) minutes. The nature of the speakers' comments will determine the manner in which the response will be provided. The response will be provided by City staff and may be in the form of a letter or a follow-up phone call depending on the request.*

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

**D. Awards and Presentations**

**E. Public Hearings and Quasi-Judicial Proceedings - 9:00 A.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. [Ordinance 102-H amending the City Code to provide for rules and procedures as required by the City Charter. \[DEFER to 1/23/14 Council meeting\]](#)
2. [Ordinance 103-H amending Section 21-87 of the City Code to add a new Subsection 21-87\(d\)\(1\); and naming the Riviera Bay Park. \[DEFER to 1/23/14 Council meeting\]](#)

**F. Reports**

1. Skyway Marina District Plan Update. (Oral)
2. [2014 Council Calendar Amendments.](#)

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

Setting January 23, 2014 as the public hearing date for the following proposed Ordinances:

1. [Approving the vacation of the eastern 40 feet of the east-west alley located along the northern side of 145 - 4th Avenue Northeast. \(City File 13-33000015\)](#)
2. [Amending the land use and zoning of a 7.32 acre subject property generally located on the northeast corner of 34th Street North and 13th Avenue North. \(City File FLUM-18\)](#)
  - (a) Ordinance amending the Future Land Use Map designation from Industrial Limited to Planned Redevelopment Mixed-Use.
  - (b) Ordinance rezoning the above described property from IS (Industrial Suburban) to CCS-1 (Corridor Commercial Suburban), or other less intensive use.

**H. New Business**

1. [Requesting the Mayor, Administration, State of Florida, American Traffic Solutions, Inc. and City Council refund all red light camera revenue collected for ordinance violations issued at intersections with faulty light timing and old, outdated traffic equipment. \(Councilmember Newton\)](#)
2. [Requesting Administration present a Corrective Action Plan to the Budget, Finance & Taxation Committee based on the Fiscal Policy \(attached\) and the fact that the General Fund's reserve has fallen below the FUND Balance Target by 10% or more for two consecutive years. \(Councilmember Kennedy\)](#)
3. [Requesting a City Council workshop regarding plans for the vacant shopping center on 62nd Avenue South and Dr. M. L. King, Jr. Street South. \(Councilmember Kornell\)](#)
4. [Council appointments to Intergovernmental Committees and Commissions. \(Chair Dudley\)](#)

**I. Council Committee Reports**

**J. Legal**

1. [Resolution confirming the appointment of Gary G. Cornwell as Interim City Administrator,](#)

**K. Open Forum**

**L. Adjournment**

# CONSENT



# AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A  
January 9, 2014

NOTE: Business items listed on the yellow Consent Agenda cost more than one-half million dollars while the blue Consent Agenda includes routine business items costing less than that amount.

**(Purchasing)**

1. [Accepting a proposal from United Healthcare Insurance Company for group health plan administrative services at an estimated annual cost of \\$1,335,629; authorizing the Mayor or his designee to pay claims and fund health reimbursement accounts associated with the self-funded program, estimated at \\$40,004,598; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.](#)

# CONSENT



# AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

**Consent Agenda B  
January 9, 2014**

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.

**(Purchasing)**

1. [Awarding a contract to Layne Inliner, LLC in the amount of \\$360,000 for the Cured-in-Place Stormwater Pipe Rehabilitation project. \(Engineering Project No. 13051-110; Oracle Nos. 13731 and 14119\)](#)
2. [Approving an annual maintenance agreement for police dispatch and records management software applications with Intergraph Corporation, a sole source supplier, at a cost of \\$252,837.68.](#)
3. [Awarding a contract to Tagarelli Construction, Inc. in the amount of \\$105,694 for repairs at the Mid Core Parking Garage. \(Engineering Project No. 13060-112; Oracle Project No. 13778\)](#)

**(Miscellaneous)**

4. [Authorizing the adjustment of pension benefits payable by the Employees' Retirement System as provided by the City Code.](#)
5. [Authorizing the Mayor or his designee to accept a Walmart Foundation Grant in the amount of \\$500 for the enhancement of life safety programs managed by St. Petersburg Fire & Rescue; and to execute all documents necessary to effectuate this transaction.](#)

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# MEETING AGENDA

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CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming City Council meetings.

**City Council Meeting**

*Thursday, January 2, 2014, 11:00 a.m., Council Chamber*

**City Council Meeting - Oath of Office**

*Thursday, January 2, 2014, 12:00 p.m., Council Chamber*

**Swearing In Ceremony for Mayor Rick Kriseman**

*Thursday, January 2, 2014, 12:45 p.m., City Hall/Front Steps*

**Budget, Finance & Taxation Committee**

*Thursday, January 16, 2014, 8:00 a.m., Room 100*

**Public Services & Infrastructure Committee**

*Thursday, January 16, 2014, 9:15 a.m., Room 100*

**Committee of the Whole - Palm Arboretum**

*Thursday, January 16, 2014, 10:30 a.m., Room 100*

**CRA/Agenda Review & Administrative Updates**

*Thursday, January 16, 2014, 1:30 p.m., Room 100*

**City Council Meeting**

*Thursday, January 16, 2014, 3:00 p.m., Room 100*

**MEMORANDUM**

**TO:** The Honorable Chair and City Council Members

**FROM:** Mark A. Winn, Chief Assistant City Attorney

**DATE:** December 13, 2013

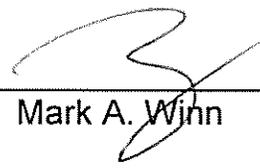
**RE:** Ordinance Adopting Rules and Procedures

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The City Charter requires that you provide, by ordinance, for your rules and procedures as long as the requirements set forth therein are always equal to or greater than the requirements established by law.

Attached please find a proposed ordinance which provides that you may establish such general rules of procedure by resolution so long as those rules and procedures meet all requirements of State and Federal law.

I recommend that you conduct first reading of this ordinance and schedule a public hearing. If you have any questions, please feel free to contact me.



\_\_\_\_\_  
Mark A. Winn

Attachment

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE TO CREATE A NEW SECTION 2-22; PROVIDING FOR RULES AND PROCEDURES AS REQUIRED BY THE CITY CHARTER; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

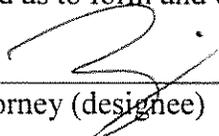
SECTION 1. The St. Petersburg City Code is hereby amended by adding a new section 2-22 to read as follows:

Section 2-22 – Adoption of Rules and Procedures as required by the Charter.

Rules and procedures may be adopted by City Council by resolution for the orderly conduct of its meetings and may be amended by resolution when City Council determines amendments to be necessary. All rules and procedures adopted for City Council meetings shall meet all the requirements of State and Federal law.

SECTION 2. 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.

Approved as to form and content:

  
\_\_\_\_\_  
City Attorney (designee)

AN ORDINANCE AMENDING SECTION 21-87  
OF THE CITY CODE TO ADD A NEW  
SUBSECTION 21-87(d)(1); NAMING THE  
RIVIERA BAY PARK; AND PROVIDING AN  
EFFECTIVE DATE.

Whereas, the City of St. Petersburg has a 50 year lease with the School Board for the property formerly known as the Rio Vista Elementary School which is operated and maintained by the City for public non-school use; and

Whereas, this property is not permanently designated as park property as provided in the Charter but is being temporarily used for passive park uses; and

Whereas, this property qualifies as property that may be designated as a Non-Charter Park under Section 21-87 with the creation of a new section for leased properties; and

Whereas, the City Council has received a recommendation from the Public Service and Infrastructure Committee and a Councilmember to name the property the Riviera Bay Park; and

Whereas, the City Council has considered the factors set forth in Section 21-85(b).

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The St. Petersburg City Code is hereby amended by adding a new Section 21-87(d), to read as follows:

(d) This section contains the descriptions of City controlled properties (through lease or otherwise) which are not permanently designated as park property as provided in the Charter, but which are temporarily used for passive park uses as Non-Charter Parks:

Section 2. The property described in Section 3 of this Ordinance is hereby named the "Riviera Bay Park."

Section 3. The St. Petersburg City Code is hereby amended by adding a new Section 21-87(d)(1), to read as follows:

(d)(1) Riviera Bay Park, 8131 Macoma Dr. N.E.

Section 4. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after 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

H-2(a)

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:

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City Attorney (designee)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<h1>August 2014</h1>					1	2
					3	4
10	11	12	13 FLC Annual Conference, Hollywood, FL	14 FLC Annual Conference, Hollywood, FL	15 FLC Annual Conference, Hollywood, FL	16 FLC Annual Conference, Hollywood, FL
17	18	19	20	21 8:00 BFT 9:15 PSI 10:30 Youth Scvs 1:30 Agenda Review 3:00 Council Mtg (Mini)	22	23
24	25	26	27	28 8:00 BFT 9:15 PSI 10:30 Housing 1:30 Agenda Review 3:00 Council Mtg	29	30
31						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<h1>November 2014</h1>						1
2	3	4	5	6 8:30 Council Mtg	7	8
9	10	11 VETERANS DAY	12	13 FLC Legislative Conference, Orlando, FL	14 FLC Legislative Conference, Orlando, FL	15
16	17 9:30 BFT (FY14 Budget Cleanup Ord)  Followed by Youth Scvs  1:30 Council Mtg (1 <sup>st</sup> Reading of FY14 Budget Cleanup Ord)	18 NLC Congressional & Cities & Exposition - Austin, TX	19 NLC Congressional & Cities & Exposition - Austin, TX	20 NLC Congressional & Cities & Exposition - Austin, TX	21 NLC Congressional & Cities & Exposition - Austin, TX	22 NLC Congressional & Cities & Exposition - Austin, TX
23	24 8:00 BFT 9:15 PSI 10:30 Housing  3:00 Council Mtg (2 <sup>nd</sup> Reading of FY14 Budget Cleanup Ord)	25	26	27 THANKSGIVING DAY	28 HOLIDAY	29
30						



**SAINT PETERSBURG CITY COUNCIL**

**Meeting of January 9, 2014**

**TO:** The Honorable William H. Dudley, Chair, and Members of City Council

**SUBJECT:** Ordinance approving a vacation of the eastern 40 feet of the east-west alley located along the northern side of 145 – 4<sup>th</sup> Avenue Northeast (City File No.: 13-33000015).

**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 January 23, 2014.

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**Background:** The applicant is Charles Prather, owner of the Birchwood Hotel, a recently restored local historic landmark, located at 340 Beach Drive Northeast. Mr. Prather recently acquired the property located at 145 4<sup>th</sup> Avenue Northeast to provide needed off-street parking to support the hotel.

**The Request:** The request is to vacate the eastern 40 feet of the remnant, east-west alley segment to the north of 145 – 4<sup>th</sup> Avenue Northeast. The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B").

**Discussion:** The applicant owns the land along the southern side of the alley. The land to the north of the alley is part of the Presbyterian Towers apartments parking lot. If approved, the southern half of the vacated alley will become part of the applicant's site and the northern half will become part of the Presbyterian Towers site. As set forth in the attached report to the Development Review Commission (DRC), Staff finds that vacating the subject right-of-way would be consistent with the criteria in the City Code, subject to the suggested special condition.

**Agency Review & Public Comments:** The application was routed to City departments and outside utility providers. No objections were noted, provided that the applicant is required to dedicate a public utility easement. The applicant provided the required public notices. As of the date of this report, staff has received two inquiries regarding this application. No specific concerns or objections have been stated.

**DRC Action/Public Comments:** On December 4, 2013, 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 to unanimously 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 partial alley vacation, subject to the following conditions:

1. Prior to recording the vacation ordinance, the entire area being vacated shall be dedicated as public utility easement.

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

**AN ORDINANCE APPROVING A VACATION OF THE EASTERN 40 FEET OF THE EAST-WEST ALLEY LOCATED ALONG THE NORTHERN SIDE OF 145 - 4<sup>TH</sup> AVENUE NORTHEAST; 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 right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission:

THAT PART OF THE 20 FOOT WIDE ALLEY ABUTTING THE NORTHERN SIDE OF THE EAST 10 FEET OF LOT 13, BLOCK 2 AND THE WEST 30 FEET OF LOT 14, BLOCK 2, AS SHOWN ON THE PLAT OF REVISED MAP OF THE CITY OF SAINT PETERSBURG, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 49, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

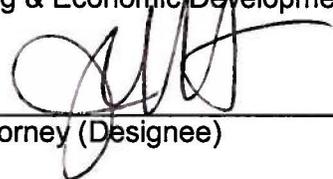
**SECTION 2.** The above-mentioned right-of-way is not needed for public use or travel.

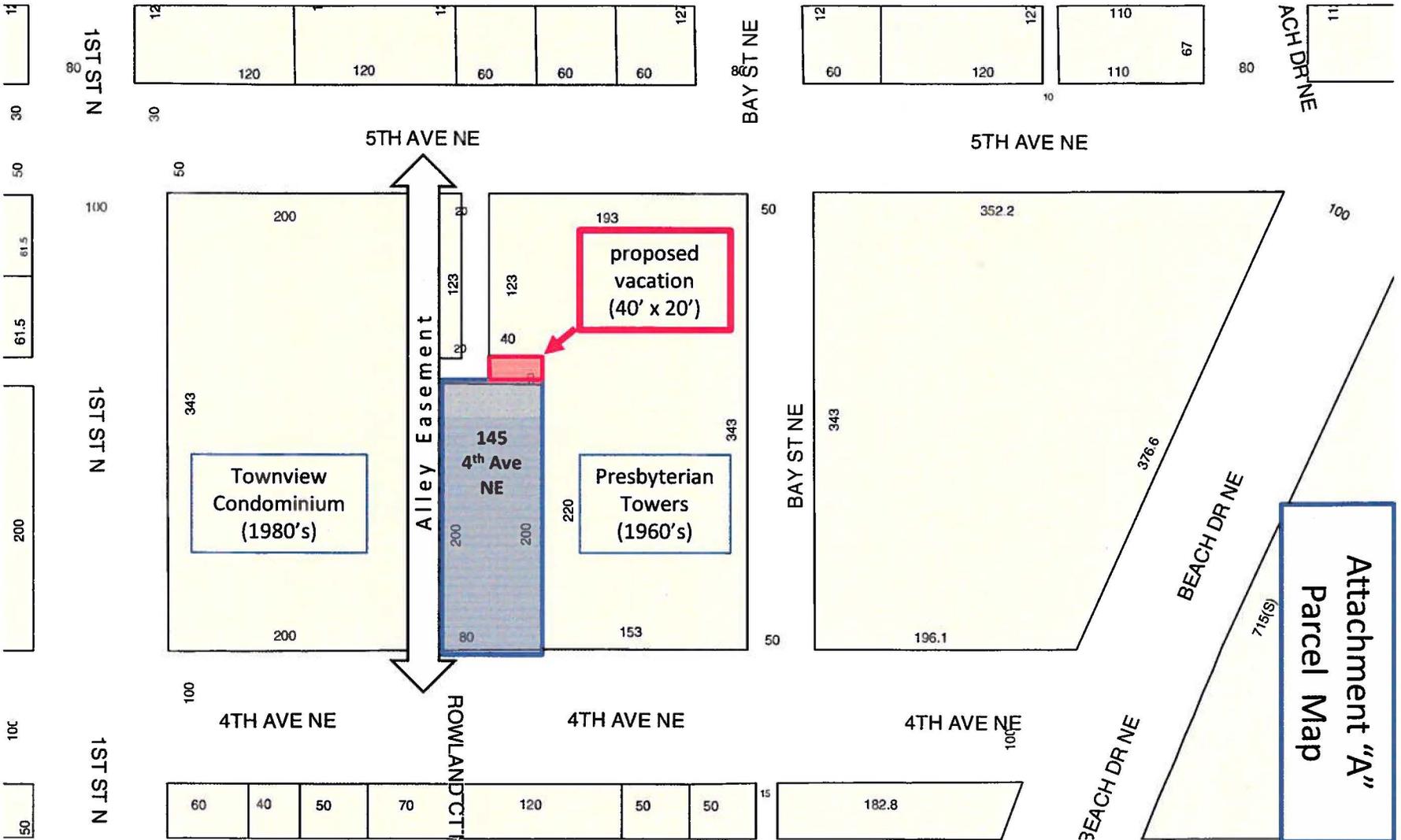
**SECTION 3.** The vacation is subject to and conditional upon the following:

1. Prior to recording the vacation ordinance, the entire area being vacated shall be dedicated as a public utility easement.

**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.

APPROVED AS TO FORM AND SUBSTANCE:

	12-13-13
Planning & Economic Development Dept.	Date
	12/13/13
City Attorney (Designee)	Date



Attachment "B"  
Aerial Map





**st.petersburg**  
**www.stpete.org**

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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**VACATION OF RIGHT-OF-WAY  
PUBLIC HEARING**

According to Planning & Economic Development Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. 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 & ECONOMIC DEVELOPMENT DEPARTMENT**, for Public Hearing and Executive Action on **December 4, 2013 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

**CASE NO.:** 13-33000015                      **PLAT SHEET:** E-4

**REQUEST:** Vacation of the eastern 40 feet of the east-west alley located on the northern side of 145 – 4<sup>th</sup> Avenue Northeast.

**APPLICANT:** Charles Prather  
340 Beach Drive Northeast  
Saint Petersburg, Florida 33701

**ADDRESS:** 145 4<sup>th</sup> Avenue Northeast  
**PARCEL ID NO.:** 19/31/17/74466/002/0130

**LEGAL DESCRIPTION:** On File  
**ZONING:** DC-3

**DISCUSSION:**

**Request** - The request is to vacate the eastern 40 feet of the remnant, dead-end alley segment located on the northern side of 145 – 4<sup>th</sup> Avenue Northeast. The purpose of the proposed vacation is to eliminate the unnecessary alley encumbrance so that the associated land may be used for additional off-street parking spaces. The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B").

**Analysis** - 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 all affected City departments and outside utilities for review and comment. No objections were raised, provided the area to be vacated is retained as a public utility easement. An associated special condition of approval has been suggested at the end of this report.

*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.*

The portion of the alley proposed for vacation is a dead-end segment which terminates on the western side of the truck well of the Presbyterian Towers apartment building. The grade change between the terminal end of the alley and the land to the east is significant, thereby precluding vehicular or pedestrian access through this area. Vacation of the eastern 40 feet of the subject alley will not substantially impact, impair or 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.*

Approval of this application will result in the elimination of an existing dead-end. Given the existing conditions described under criterion #2, vacation of the eastern 40 feet of the subject alley will not alter current public travel patterns or undermine the integrity of the plat for this area.

*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 portion of the alley proposed for vacation is no longer necessary in the context of the City's legal interest. The original east-west alley was part of a continuous system that originally connected 1<sup>st</sup> Street North and Bay Street Northeast and provided secondary access to the rears of the individual lots within the block. As the land on the eastern and western side of the block was assembled for larger redevelopment projects, portions of the alley were approved for elimination. The eastern 123 feet (MOL) of the original alley system was vacated in the 1960's for the Presbyterian Towers apartment project. The western 200 feet of the original alley system was vacated in the 1980's for the Townview Condominium project. As conditions of the 1960's and 1980's vacations, alternate connections to 4<sup>th</sup> and 5<sup>th</sup> Avenues North were required to avoid the creation of dead-ends. Vacation of the eastern 40 feet of the remaining east-west alley can be supported without compromising the intent of the connections that were required for the vacations approved for the adjacent properties.

*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.

**RECOMMENDATION:**

Staff recommends **APPROVAL** of the proposed partial alley vacation. 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 ensure that the area being vacated is dedicated as a public utility easement.
2. Any future modifications to existing public infrastructure or non-City utilities shall be the responsibility of the applicant, including all required permits, work, inspections and costs.

**REPORT PREPARED BY:**



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PHILIP T. LAZZARA, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning & Economic Development Department

Nov. 27, 2013

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DATE

**ST. PETERSBURG CITY COUNCIL**

**Meeting of January 9, 2014**

**TO:** The Honorable William H. Dudley, Chair, and Members of City Council

**SUBJECT:** **City File FLUM-18:** The 7.32 acre subject property is generally located on the northeast corner of 34<sup>th</sup> Street North and 13<sup>th</sup> Avenue North.

A detailed analysis of the request is provided in the attached Staff Report FLUM-18.

**REQUEST:** (A) ORDINANCE \_\_\_-L amending the Future Land Use Map designation from Industrial Limited to Planned Redevelopment-Mixed Use.

(B) ORDINANCE \_\_\_-Z rezoning the above described property from IS (Industrial Suburban) to CCS-1 (Corridor Commercial Suburban), or other less intensive use.

**RECOMMENDATION:**

Administration: The Administration recommends APPROVAL.

Public Input: The subject property is located within the boundaries of the North Kenwood Neighborhood Association. The Planning & Economic Development Department received two (2) telephone calls regarding this application. Each telephone call was a general inquiry about the public notice. The callers did not express support for, or opposition to, the application.

Planning & Visioning Commission (PVC): On December 10, 2013 the PVC held a public hearing on this matter. The PVC recommended APPROVAL of both "Parcel A" and "Parcel B" by a vote of four (4) to one (1).

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinances; AND 2) SET the second reading and adoption public hearing for January 23, 2014.

Attachments: Ordinances (2), Resolution, (draft) Planning & Visioning Commission Minutes, Staff Report and Maps.

ORDINANCE NO. \_\_\_-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA: BY CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF 34<sup>th</sup> STREET NORTH AND 13<sup>th</sup> AVENUE NORTH, FROM INDUSTRIAL SUBURBAN (IS) TO CCS-1 (CORRIDOR COMMERCIAL SUBURBAN); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PORTIONS 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

"Parcel A"

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE INTERSECTION OF 13TH AVENUE NORTH AND 34TH STREET NORTH;

THENCE, BEARING NORTH 00°06'36" EAST, A DISTANCE OF 30.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

BEARING NORTH 00°06'36" EAST, A DISTANCE OF 928.98 FEET TO A POINT;

THENCE, BEARING NORTH 89°55'48" EAST, A DISTANCE OF 278.50 FEET TO A POINT;

THENCE, BEARING SOUTH 00°06'15" WEST, A DISTANCE OF 960.62 FEET TO A POINT;

THENCE, BEARING NORTH 89°31'53" WEST, A DISTANCE OF 178.45 FEET TO A POINT;

THENCE, BEARING SOUTH 89°49'35" WEST, A DISTANCE OF 70.00 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°17'01", A CHORD LENGTH OF 42.53 FEET BEARING NORTH 45°01'55" WEST;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 267,075 SQUARE FEET OR 6.13 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

"Parcel B"

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE INTERSECTION OF 13TH AVENUE NORTH AND 34TH STREET NORTH;

THENCE, BEARING NORTH 00°06'36" EAST, A DISTANCE OF 958.98 FEET TO A POINT;

THENCE, BEARING NORTH 89°55'48" EAST, A DISTANCE OF 292.20 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 00°09'54" EAST, A DISTANCE OF 302.07 FEET TO A POINT;

THENCE, BEARING NORTH 89°59'21" EAST, A DISTANCE OF 149.01 FEET TO A POINT;

THENCE, BEARING SOUTH 00°04'15" EAST, A DISTANCE OF 301.91 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 371.97 FEET, A CENTRAL ANGLE OF 27°27'23", A CHORD LENGTH OF 176.55 FEET BEARING SOUTH 43°21'00" WEST;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.25 FEET TO A POINT;

THENCE, BEARING NORTH 00°06'34" EAST, A DISTANCE OF 128.24 FEET TO A POINT;

THENCE, BEARING SOUTH 89°55'48" WEST, A DISTANCE OF 29.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 51,687 SQUARE FEET OR 1.19 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

District

From: **IS (Industrial Suburban)**

To: **CCS-1 (Corridor Commercial Suburban)**

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 \_\_\_-L).

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-18  
(Zoning)

  
\_\_\_\_\_  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT 12-17-13 DATE

  
\_\_\_\_\_  
ASSISTANT CITY ATTORNEY 12/18/13 DATE

ORDINANCE NO. \_\_\_-L

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF 34<sup>th</sup> STREET NORTH AND 13<sup>th</sup> AVENUE NORTH, FROM INDUSTRIAL LIMITED (IL) TO PR-MU (PLANNED REDEVELOPMENT-MIXED USE); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PORTIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Local Government Comprehensive Planning and Land Development Regulation 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 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 proposed amendment to the Countywide Future Land Use Map amendment which has been initiated by the City; now, therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Pursuant to the provisions of the Local Government Comprehensive Planning and Land Development 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

“Parcel A”

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE INTERSECTION OF 13TH AVENUE NORTH AND 34TH STREET NORTH;

THENCE, BEARING NORTH 00°06'36" EAST, A DISTANCE OF 30.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

BEARING NORTH 00°06'36" EAST, A DISTANCE OF 928.98 FEET TO A POINT;

THENCE, BEARING NORTH 89°55'48" EAST, A DISTANCE OF 278.50 FEET TO A POINT;

THENCE, BEARING SOUTH 00°06'15" WEST, A DISTANCE OF 960.62 FEET TO A POINT;

THENCE, BEARING NORTH 89°31'53" WEST, A DISTANCE OF 178.45 FEET TO A POINT;

THENCE, BEARING SOUTH 89°49'35" WEST, A DISTANCE OF 70.00 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°17'01", A CHORD LENGTH OF 42.53 FEET BEARING NORTH 45°01'55" WEST;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 267,075 SQUARE FEET OR 6.13 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

"Parcel B"

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE INTERSECTION OF 13TH AVENUE NORTH AND 34TH STREET NORTH;

THENCE, BEARING NORTH 00°06'36" EAST, A DISTANCE OF 958.98 FEET TO A POINT;

THENCE, BEARING NORTH 89°55'48" EAST, A DISTANCE OF 292.20 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 00°09'54" EAST, A DISTANCE OF 302.07 FEET TO A POINT;

THENCE, BEARING NORTH 89°59'21" EAST, A DISTANCE OF 149.01 FEET TO A POINT;

THENCE, BEARING SOUTH 00°04'15" EAST, A DISTANCE OF 301.91 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 371.97 FEET, A CENTRAL ANGLE OF 27°27'23", A CHORD LENGTH OF 176.55 FEET BEARING SOUTH 43°21'00" WEST;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.25 FEET TO A POINT;

THENCE, BEARING NORTH 00°06'34" EAST, A DISTANCE OF 128.24 FEET TO A POINT;

THENCE, BEARING SOUTH 89°55'48" WEST, A DISTANCE OF 29.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 51,687 SQUARE FEET OR 1.19 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

Land Use Category

From: **Industrial Limited**

To: **Planned Redevelopment - Mixed Use**

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 and upon issuance of a final order determining this amendment to be in compliance by the Department of Community Affairs (DCA) or until the Administration Commission issues a final order determining this amendment to be in compliance, pursuant to Section 163.3189, 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-18  
(Land Use)

  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT 12-17-13  
DATE

  
ASSISTANT CITY ATTORNEY 12/18/13  
DATE



CITY OF ST. PETERSBURG  
PLANNING & VISIONING COMMISSION  
PUBLIC HEARING

Council Chambers  
City Hall

December 10, 2013  
Tuesday, 4:00 p.m.

MINUTES

**Present:** Thomas Whiteman, Jr., Chair  
William E. Klein, Vice-Chair  
Robert M. Eschenfelder  
Ed Montanari  
Robert "Lee" Nolan

**Commissioners Absent:** Douglas E. Robison, Alternate<sup>1</sup> *<sup>1</sup>excused*  
Jeff Rogo, Alternate<sup>1</sup>

**Staff Present:** Derek Kilborn, Manager, Urban Planning & Historic Preservation  
Tom Whalen, Planner, Transportation & Parking Management  
Michael Dema, Assistant City Attorney  
Vicky Davidson, Administrative Assistant, Planning & Economic Development

The public hearing was called to order at 4:00p.m., a quorum was present.

**I. MINUTES**

Minutes from the November 12, 2013 meeting were approved by a unanimous vote.

**II. QUASI-JUDICIAL PUBLIC HEARING**

**A. City File FLUM-18**

**Contact Person: Derek Kilborn  
893-7872**

**Location:** The subject property, estimated to be 7.32 acres in size, is generally located on the northeast corner of 34<sup>th</sup> Street North and 13<sup>th</sup> Avenue North.

**Request:** To amend the Future Land Use Map designation from IL (Industrial Limited) to PR-MU (Planned Redevelopment – Mixed-Use) and the official Zoning Map designation from IS (Industrial Suburban) to CCS-1 (Corridor Commercial Suburban), or other less intensive use.

**Staff Presentation**

Derek Kilborn gave a presentation based on the staff report.

Commissioner Klein questioned the consistency of the proposal with the surrounding neighborhood. Mr. Kilborn stated that the entire 34<sup>th</sup> Street corridor, with the exception of this particular property, is zoned CCS-1; a mixed-use classification that accommodates both commercial activity as well as multi-family dwelling units. This proposal would convert the frontage along 34<sup>th</sup> Street to that mixed-use category to be consistent with everything around it.

Commissioner Klein asked if a response was obtained from the owner of the corner parcel between Parcel "A" and Parcel "B." Mr. Kilborn stated that staff had advised the applicant to make contact with that property owner and the applicant would have to speak to the details of how that happened.

Commissioner Eschenfelder asked if staff agreed that core commercial is almost always going to be the most valuable and profitable use of the land. Mr. Kilborn replied not in all cases but could be the case here.

Commissioner Eschenfelder asked what the Economic Development Dept. does specifically to draw or create industrial businesses to the City. Mr. Kilborn explained that he does not work on the economic development side of the department; however, generally speaking there are a number of different initiatives (community redevelopment areas, special area plans, enterprise zones) trying to seek industrial investment in existing Industrial zoning categories. There are several areas in the City with a high concentration of industrial zoning (e.g. Industrial Dome Area and west of Tyrone Mall) and in this case there is a smaller isolated industrial zoned piece of property that is a little harder to target that type of concentrated activity. In terms of specific program details he would have to refer to the economic development section of the department.

Commissioner Eschenfelder asked if staff had researched the viability of the use of this size of land, given what roads are connected and the infrastructure in place, for a heavier industrial use. Mr. Kilborn replied that he had not been involved with that type of study but knows that the Economic Development Dept. is now and has in the past invested the time and resources, and did the necessary types of background research and outreach.

Commissioner Eschenfelder asked if staff knew the inventory of the remaining industrial land and what other similar sized parcels are remaining that could be taken advantage of by future industrial developers. Mr. Kilborn stated that he did not have a specific acreage count; however, it will become incrementally more difficult to request these types of changes because following the 2007 rezoning, there are much more concentrated locations of industrial activity and the subject property is one of the few pieces of land left where the frontage is on a commercial corridor creating some kind conflict between the two types of land uses (commercial and industrial) so staff felt this case was a little stronger, especially with the frontage along 34<sup>th</sup> Street, than what would be seen in other industrial areas.

Commissioner Montanari asked staff for background information on the furniture store which looks out of place; a retail establishment in an industrial suburban area. Mr. Kilborn stated that the Industrial zoning classification does allow some accessory retail activity to take place provided the floor area for that activity is limited to no more 25% of the entire building square footage. In this particular case, the commercial character reflects the direction of where staff sees the 34<sup>th</sup> Street activity is going.

Commission Chair Whiteman compared the Walgreen's proposal at Roosevelt Blvd. and 9<sup>th</sup> Street, a piece of property under-utilized with staff's recommendation of denial to protect the City's industrial property, with today's request which the staff's recommendation is basically the opposite. Mr. Kilborn replied that in

Walgreen's case, there were other surrounding issues (e.g. preservation area abutting the property and the northeast corner of the intersection is zoned industrial) and in this case, there is currently commercial activity on the east side of 34<sup>th</sup> Street leading up to 13<sup>th</sup> Avenue North and then picking up again at 17<sup>th</sup> Avenue moving north and staff felt that this was a stronger application providing the connectivity along 34<sup>th</sup> Street, where the Walgreen's proposed site would have been a stand-alone corner piece with commercial zoning with no connectivity to any neighboring commercial property.

### **Applicant Presentation**

Marilyn Mullen Healey, Esq. with Adams and Reese and representing the owner, Times Publishing Company, began in support of the request with Susan Finch, AICP, concluding the presentation. Ms. Finch submitted her resume and complete planning analysis for the record.

Commissioner Klein asked who owns the rectangular piece of property. Ms. Finch replied CSX.

Commission Chair Whiteman asked if the subject property is contaminated in any way. Ms. Healey replied that she believes that there were some issues in the past but clean-up activities were undertaken and believes that all is good now.

Commissioner Eschenfelder asked what the applicant, Tampa Bay Times, has done to market the property as industrial. Ms. Healey replied that they had not listed the property as industrial but over the years have been approached by people to buy the property but not for industrial uses. Ms. Healey went on to say that industrial users tend to go toward areas where there are other industrial uses and the subject area does not have the industrial concentration, and believes that there is only a commercial market there.

Commissioner Eschenfelder asked why the Times had not listed the property for sale. David Box with Box Realty Advisors replied that they have the subject property listed for sale without an industrial use-specific because it is surrounded by commercial uses, feeling that this is not an industrial site.

Commissioner Eschenfelder asked Mr. Box, in his professional opinion, that if this land is rezoned to commercial then he has little doubt that commercial is what would be put in place, to which Mr. Box agreed. Mr. Box went on to say that everyone who has approached him is more of a traditional type of CCS-1 type of business (e.g. bank, restaurant-type use, etc.).

Commissioner Eschenfelder asked Mr. Box if the applicant's group have done any studies showing the dire need for more commercial in this area. Mr. Box replied that he is not sure about dire need but it's a matter of supply and demand; if the demand is perceived then the uses will come and he has only been approached by strictly commercial users. Ms. Healey added that although the applicant's group had not done a study, the City has and had identified the subject area as a commercial corridor in the Vision Plan.

Commissioner Eschenfelder stated his concern of which many times when a new retail/commercial business is developed it pulls customers, businesses and investments from some place else within the City causing blight many times in the surrounding area.

**Public Hearing**

Steve Galvin, 3161 – 12<sup>th</sup> Ave N located directly across from the Times rear parking lot, spoke in opposition of the request; employee parking currently in Parcel “A” having to move to behind the Times plant creating increased traffic and noise on 13<sup>th</sup> Ave N., losing a significant area of green space if Parcel “A” is redeveloped, and there is currently a large inventory of vacant commercial properties in the area. Mr. Galvin also believes, after talking with several people who have been in the area for quite awhile, that most of the subject property continues to have a large level of toxicity; the Times property has had no soil cleansing.

Commissioner Eschenfelder asked about the apparent conflict of facts regarding whether or not environmental mediation has occurred. Ms. Healy stated that the subject property is in full compliance with any of the environmental laws. Ms. Healy went on to say that the parking in Parcel “A” is not at full capacity and is not needed, and the plant site would stand on its own (i.e., green space, water retention, adequate parking).

Mr. Galvin stated that the parking in Parcel “A” is the primary lot for employee parking with a smaller lot behind the Times plant along 13<sup>th</sup> Avenue used by the warehouse people. In regards to the green space, 2/3 of the Parcel “A” has a significant amount of green area and adds livability to the area. He has no issue with Parcel “B.”

Mr. Kilborn stated that the act of rezoning the property does not waive the property owner from meeting minimum parking requirements or any other type of land development regulation but simply changes the classification of the property. If at some point the subject property along 34<sup>th</sup> Street is redeveloped, the owner would have to provide information and data showing that they are still meeting the minimum number of required parking, the minimum impervious surface ratio requirements as well as the drainage requirements for the property.

**Cross Examination**

City Administration and Applicant waived cross examination.

**Rebuttal**

Mr. Kilborn stated that the implementation of the Land Development Regulations in 2007 really concentrated many of these districts in a more meaningful pattern so when rezoning inquiries or applications are received by the City often times the property is isolated, in the middle of a block with no connectivity to surrounding commercial activity. Staff provides their professional input to those individuals and most times the person will leave with that information and never file an application. These days the Commission is not seeing those types of applications; however, with the 34<sup>th</sup> Street frontage staff feels that this is one of those cases that warranted bringing forward and offering some support to rezone to the commercial classification.

Ms. Healy stated that whoever purchases the subject property would have to present their development plan to the City which, hopefully, will alleviate some of Mr. Galvin’s concerns.

**Executive Session**

**MOTION:** *Commissioner Nolan moved and Commissioner Klein seconded a motion to approve the Future Land Use Map designation and Official Zoning Map designation request for Parcels "A" and "B."*

Commissioner Nolan stated that it seemed to him that the zoning is just catching up to reality.

Commissioner Montanari stated that he plans to approve the motion of both parcels and voiced his agreement with the applicant with not seeing the subject property as an industrial area anytime in the future and the fact that this land has been vacant for 45 years speaks to that exemption to LU3.26.a.

Commissioner Eschenfelder stated that if he were to approve, he would approve both Parcel "A" and Parcel "B." He understands staff's justification for splitting their recommendation with respect to Parcel "B" but feels this would create more problems in the future. However, he can not support the motion because he feels the City needs to get a grip on redevelopment. He feels that there are a number of sites in the City ripe for redevelopment that could host commercial/retail but understands this could be more difficult than building on a piece of raw land (e.g. assembling parcels, demolition, infrastructure enhancements, etc.) When a commercial development is done on this kind of footprint, he feels that this kills the 'mom & pop' businesses and will increase traffic along 34<sup>th</sup> Street which is quite congested already, and that he does not feel more commercial development along 34<sup>th</sup> Street is needed. Commissioner Eschenfelder went on to say that if the Times had marketed the property as industrial, they might have perhaps found an industrial developer and that the City should give that a try. He is not influenced by the preservation of "green space" because industrial development could be more disruptive to the wildlife than commercial development, but he is more influenced by the fact that industrial land needs to be preserved and while the subject property is not a perfect site he feels that the entire Times site is ripe for redevelopment if the Times ever decide in the future to move their plant elsewhere, which is another concern of his.

Commissioner Klein stated that he feels that commercial is perfect for the subject site. Industrial development could be a lot worse for the area traffic-wise, noise-wise and environmentally-wise. Commissioner Klein went on to say that he agreed with Commissioner Nolan that the rezoning request is just catching up with reality and that he did not agree with Commissioner Eschenfelder because he feels that we, the consumers, are putting the "mom & pop" establishments out of business, not someone else. It supports the motion.

Commission Chair Whiteman stated that he feels urban retail is a better fit than heavy industry on the subject site and then asked what kind of light industry could be developed that would serve the neighborhood and, if the motion is approved where would the parking for retail development be located (in front or behind). Mr. Kilborn responded that light industrial consists primarily of assembly pre-manufactured parts (mechanically or manually) and in regards to commercial zoning setbacks, CCS allows for a smaller setback of one row/drive lane with a row of parking in front and the remaining parking located on the side or to the rear.

**VOTE:** *YES – Montanari, Nolan, Klein, Whiteman*  
*NO - Eschenfelder*

*Motion was approved by a vote of 4 to 1.*

**III. PVC Member Comments, Announcements**

The commission consolidation ordinance will be going before City Council December 19<sup>th</sup> and, if approved, the effective date will be February 1, 2014.

**IV. Adjourn**

With no further items the meeting was adjourned at 5:00 p.m.

DRAFT



**Staff Report to the St. Petersburg Planning & Visioning Commission**  
Prepared by the Planning & Economic Development Department,  
Urban Planning and Historic Preservation Division

For Public Hearing and Executive Action on December 10, 2013  
at **4:00 p.m.**, in the City Council Chambers, City Hall,  
175 Fifth Street North, St. Petersburg, Florida.

**City File: FLUM-18**  
Agenda Item #1

According to Planning and Economic Development Department records, no Planning & Visioning Commission member owns property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

**APPLICANT/ OWNER:** Times Publishing Company  
490 1<sup>st</sup> Avenue South  
St. Petersburg, FL 33701

**REPRESENTATIVE:** Marilyn Mullen Healy, Esq.  
Adams and Reese, LLP  
101 East Kennedy Blvd. Ste. 4000  
Tampa, FL 33602

**SUBJECT PROPERTY:**

The subject property, estimated to be 7.32 acres in size, is generally located on the northeast corner of 34<sup>th</sup> Street North and 13<sup>th</sup> Avenue North.

**PIN/LEGAL:**

The application includes two (2) parcels from combined portions of four (4) PIN nos. The subject parcels are detached, constituting two (2) separate pieces. A legal description and map of the parcels is attached:

**"Parcel A"**

- 14/31/16/71460/000/0242 (whole)
- 14/31/16/54054/000/0010 (portion of)

“Parcel B”

- 14/31/16/71460/000/0180 (portion of)
- 14/31/16/71460/000/0240 (portion of)

**REQUEST:**

The request is to amend the Future Land Use Map designation for both “Parcel “A” and “Parcel B” from Industrial Limited to Planned Redevelopment Mixed-Use, and the Official Zoning Map designation for both parcels from IS (Industrial Suburban) to CCS-1 (Corridor Commercial Suburban), or other less intensive use.

**PURPOSE:**

The applicant’s desire is to sell the property for use in a commercial development.

**EXISTING USES:**

Parcel “A” – vacant, parking lot and stormwater drainage facility.  
Parcel “B” – vacant and parking lot.

**SURROUNDING EXISTING USES:**

The surrounding uses are as follows:

- North: Sam’s Club, furniture resale store and a retail shopping center
- South: Commercial development along 34<sup>th</sup> Street North
- East: St. Petersburg Times Printing and Distribution Centers
- West: Commercial development along 34<sup>th</sup> Street North

**ZONING HISTORY:**

From 1977 to 2007, the subject property was designated with IP (Industrial Park) zoning. The current IS (Industrial Suburban) zoning designation has been in place since September 2007, following implementation of the City’s Vision 2020 Plan, the city-wide rezoning and update of the City Code Chapter 16, Land Development Regulations (LDRs).

In 2010, the adjacent properties to the north, requested the same future land use map and zoning changes being requested by this application. City File FLUM-6 and associated ordinances (691-L and 719-Z) were adopted on second reading by City Council on May 20, 2010. The adjacent properties were subsequently developed with a Sam’s Club retail warehouse and an affiliated gas-filling station.

**APPLICABLE REGULATIONS:**

The subject property is estimated to be 7.32 acres, or 318,762 square feet (mol), in size. “Parcel A” comprises an area of 267,075 square feet or 6.13 acres; “Parcel B” comprises an area of 51,687 square feet or 1.19 acres. As previously stated, the applicant’s request is to amend the Future Land Use Map designation from Industrial Limited to Planned Redevelopment Mixed-Use and rezone from IS (Industrial Suburban) to CCS-1 (Corridor Commercial Suburban).

Development potential under the present IS zoning designation is 207,195 square feet of light industrial, industrial park or office park use, based on a floor-area-ratio of 0.65.

Development potential under the requested CCS-1 zoning designation is as follows:

1. *Single-use residential* up to 110 multi-family units, calculated at a density of 15 units per acre. The following bonuses may be added:
  - a. A workforce housing density bonus of six (6) units per acre; and
  - b. A transfer of development rights (TDR) bonus of nine (9) units per acre.
2. *Single-use non-residential* up to 175,319 square feet by right, calculated at a maximum floor-area-ratio (FAR) of 0.55. The following bonuses may be added:
  - a. A transfer of development rights (TDR) bonus of 0.2 FAR.
3. *Mixed-use residential and non-residential* up to 175,319 square feet and not to exceed 110 multi-family units. The following bonuses may be added:
  - a. A workforce housing bonus of 0.2 FAR; and
  - b. A transfer of development rights (TDR) bonus of 0.2 FAR.

**SPECIAL INFORMATION:**

The subject property is located within the boundaries of the North Kenwood Neighborhood Association.

**STAFF ANALYSIS:**

As has been described, the 7.32 acre subject property is generally located on the northeast corner of 34<sup>th</sup> Street North and 13<sup>th</sup> Avenue North. The vacant subject area is part of a larger 34 acre (mol) industrial tract owned by the Times Publishing Company. The Times’ operations on this larger property include newspaper printing and distribution.

While the applicant has indicated that the subject property will be repurposed with non-residential development, there is no binding commitment or obligation at this time. City staff’s analysis of the request is based on a review of consistency with the Comprehensive Plan.

The primary issues related to the applicant's request are the following: 1) consistency of the requested designations with the established land use and zoning patterns; 2) commercial corridor redevelopment opportunities; 3) loss of industrial land; 4) traffic impact; and 5) other level of service considerations.

### **Land Use and Zoning Consistency**

The subject application has been divided into two (2) parcels. "Parcel A" is the larger of the two (2) parcels totaling 267,075 square feet or 6.13 acres. "Parcel A" has substantial frontage along 34<sup>th</sup> Street North. "Parcel B" is the smaller of the two (2) parcels totaling 57,687 square feet or 1.19 acres. "Parcel B" is detached from "Parcel A," lacks frontage along 34<sup>th</sup> Street North and is only accessible from 17<sup>th</sup> Avenue North.

Action on both "Parcel A" and "Parcel B" would isolate property located at 1601 34<sup>th</sup> Street North (PIN no. 14-31-16-71460-000-0171) from the remaining Industrial Limited Future Land Use Map designation and IS (Industrial Suburban) Official Zoning Map designation to the east and southeast. For this reason, city staff recommended the applicant make contact with the registered property owner(s) and invite them to join this application. Since October 23, 2013, the applicant has made numerous attempts to contact the registered owner(s), as requested. According to the applicant, each attempt remains unanswered. This critical piece of property would provide the connectivity that is necessary for the provision of an orderly land use arrangement. Its exclusion however, requires city staff to make a split recommendation in support of "Parcel A" and opposition to "Parcel B".

Generally, the requested PR-MU Future Land Use Map designation and CCS-1 Official Zoning Map designation are consistent with existing designations to the north, south and west. Except for the conditions described in the preceding paragraph, the request is consistent with Policy LU3.4 of the Comprehensive Plan, which states that "*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 requested designations are also consistent with Policy LU3.6 which states that *land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.* The character of this area of the City is dominated by commercial uses along 34<sup>th</sup> Street North, a major arterial roadway.

City staff believes that the applicant's request is also consistent with Policy LU3.5, which states that "*the tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.*"

### **Commercial Corridor Redevelopment Opportunities**

If approved, the applicant's request will result in new investment and redevelopment within an existing commercial corridor, which is consistent with the following objectives and policies from the Comprehensive Plan: Policy LU3.17, which states that *"future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan;"* Objective LU4(2), which states that *"...the City shall provide opportunities for additional commercial development where appropriate;"* Policy LU11.2, which states that *"the need for redevelopment should be assessed based on potential for private investment;"* and Objective LU18, which states that *"commercial development along the City's major corridors shall be limited to infilling and redevelopment of existing commercially designated frontages."*

### **Loss of Industrial Land**

The subject property presently has an Industrial Limited future land use plan designation and IS (Industrial Suburban) zoning. The purpose and intent of the IS zoning district is to provide for areas where labor intensive light manufacturing can occur, as well as corporate headquarters and office uses. As stated previously, the subject area is part of a larger industrial tract of land owned by Times Publishing, Inc. The City has a limited amount of industrial land, thus retaining industrially-zoned land aids in keeping the local economy diversified, improves the tax base, and presents opportunities for high skill/higher paying employment opportunities.

The requested CCS-1 zoning, however, will not preclude the subject property from being used for light manufacturing/assembly-type uses. The CCS-1 regulations permit light manufacturing operations, as well as construction businesses, motor vehicle service & repair, publishing & printing operations, and fleet-based service businesses.

While policies set forth in the Comprehensive Plan protect and support industrially-zoned land, in 2004 the City Council adopted Policy LU3.26 which is intended to allow greater flexibility in evaluating future land use plan amendments involving industrial land uses, and provide clarity and guidance about when it is appropriate to designate property as industrial and when it is appropriate to remove an industrial land use designation. Policy LU3.26.a states that *"Plan amendment applications that propose changing underperforming industrially designated areas (Industrial General or Industrial Limited) to a non-industrial designation may be favorably considered if 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; and 4) chronic competitive disadvantages in terms of location, transportation infrastructure/accessibility and other market considerations."*

The request to rezone the subject property is consistent with the first criterion, because the land, which has been zoned industrial since at least 1977, has never been developed.

In addition, market considerations affecting the subject site are favorable toward commercial development because high traffic counts on 34<sup>th</sup> Street and the current commercial development pattern of the corridor.

### **Traffic Impact**

Roadway level of service (LOS) and traffic impacts are discussed in greater detail in the Impact Section of this report. To summarize, an amendment from Industrial Limited to Planned Redevelopment-Mixed Use will likely result in a net increase of 112 p.m. peak hour trips; however, such an increase would not have an impact on roadway level of service.

In summary, City staff concludes that the traffic generated from the proposed development of the property will not significantly impact the surrounding roadway network, which is consistent with the following Comprehensive Plan policies:

- Policy LU3.18, which states that *all retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets or lowering the LOS below adopted standards, and with proper facilities for pedestrian convenience and safety.*
- Policy LU5.3, which states that *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.*
- Policy T1.3, which states that *the City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City's transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that roadway and/or mass transit capacity are available to accommodate the additional demand.*
- Policy T3.1, which states that *all major city, county and state streets, not including those identified as constrained in the City's most current concurrency annual monitoring report shall operate at LOS D or better in the peak hour of vehicular traffic. Florida Intrastate Highway System facilities shall operate at a LOS that is consistent with Rule 14-94, FAC.*

### **Other Level of Service (LOS) Considerations**

The Level of Service (LOS) impact section of this report concludes that the requested Plan change and rezoning will not have a significant negative effect upon the City's adopted LOS standards for public services and facilities including schools, potable water,

sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management. A summary of the potential impact on the City’s public facilities is as follows:

<b>Public Facilities Impact Summary (highest use calculations)</b>	<b>Existing Zoning (IS)</b>	<b>Proposed Zoning (CCS-1)</b>	<b>Net Change</b>
Population	2.0	192	190
School Age Population	1.0	36	35
Potable Water	20,720 gpd	43,830 gpd	23,110 gpd
Sanitary Sewer	10,360 gpd	43,830 gpd	33,470 gpd
Solid Waste	3.0	250 tons/yr	247 tons/yr
Traffic (p.m. peak hour)	127 trips	239 trips	112 trips

Thus, the applicants’ request is consistent with the following three policies due to the fact that sufficient public facility capacity exists:

- Policy LU2.4, which states that *the City may permit higher intensity uses outside of activity centers only where available infrastructure exists and surrounding uses are compatible.*
- Policy LU3.18, which states that *all retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets or lowering the LOS below adopted standards, and with proper facilities for pedestrian convenience and safety.*
- Policy LU5.3, which states that *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.*

**SPECIAL NOTE ON CONCURRENCY:**

Levels of Service impacts are addressed further in this report. Approval of this land use change and rezoning request does not guarantee that the subject property will meet the requirements of Concurrency at the time development permits are requested. **Completion of this land use plan change and rezoning does not guarantee the right to develop on the subject property.** Upon application for site plan review, or development permits, a full concurrency review will be completed to determine whether

or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

**RECOMMENDATION:**

City staff recommends:

- For “Parcel A,” **APPROVAL** of the request to amend the Future Land Use Map designation from Industrial Limited to Planned Redevelopment-Mixed Use, and Official Zoning Map designation from IS (Industrial Suburban) to CCS-1 (Corridor Commercial Suburban), or less intensive use, on the basis that the request is consistent with the goals, objectives and policies of the City's Comprehensive Plan.
- For “Parcel B,” **DENIAL** of the request to amend the Future Land Use Map designation from Industrial Limited to Planned Redevelopment-Mixed Use, and Official Zoning Map designation from IS (Industrial Suburban) to CCS-1 (Corridor Commercial Suburban), or less intensive use, on the basis that any decision to approve the request will break existing continuity and create an isolated industrial property that is inconsistent with the goals, objectives and policies of the City's Comprehensive Plan.

**RESPONSES TO RELEVANT  
CONSIDERATIONS ON AMENDMENTS  
TO THE LAND USE PLAN:**

**a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.**

The following policies and objectives from the Comprehensive Plan are applicable:

- LU2.4           The City may permit higher intensity uses outside of activity centers only where available infrastructure exists and surrounding uses are compatible.
- LU3.1.(C)(1) Industrial Limited (IL) – allowing a mixture of light industrial, industrial park and office park uses not to exceed a floor area ratio of 0.65.
- LU3.1.(F)(2) Planned Redevelopment – Mixed Use (MU) - allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre.
- 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.
- LU3.5           The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.
- LU3.6           Land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.
- 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.
- LU3.17          Future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.
- LU3.18          All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets or lowering the LOS below adopted standards, and with proper facilities for pedestrian convenience and safety.

- LU3.26.a Plan amendment applications that propose changing underperforming industrially designated areas (Industrial General or Industrial Limited) to a non-industrial designation may be favorably considered if 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; and 4) chronic competitive disadvantages in terms of location, transportation infrastructure/accessibility and other market considerations.
- LU4(2) Commercial – the City shall provide opportunities for additional commercial development where appropriate.
- 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.
- LU11.2 The need for redevelopment should be assessed based on the following factors; 1) building conditions, 2) socio/economic characteristics, 3) land to improvement value ratios, 4) non-conforming uses and 5) potential for private investment.
- LU18: Commercial development along the City's major corridors shall be limited to infilling and redevelopment of existing commercially designated frontages.
- T1.3 The City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City's transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that transportation capacity is available to accommodate the additional demand.
- T3.1 All major city, county and state streets, not including those identified as constrained in the City's most current concurrency annual monitoring report shall operate at LOS D or better in the peak hour of vehicular traffic. Roadway facilities on the State Highway System, Strategic Intermodal System and Florida Intrastate Highway System and roadway facilities funded by Florida's Transportation Regional Incentive Program shall operate at a LOS that is consistent with Rule 14-94, FAC.

**b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.**

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

**c. Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units and or public schools.**

Under the proposed CCS-1 zoning, a total of 110 multifamily dwelling units could be developed, calculated at a density of 15 units per acre. Assuming that there are 1.74 persons per multifamily unit, the buildout population is estimated to be 192 persons. The previous zoning designation of IS does not permit residential development. Therefore, there are no population or student population figures calculated for the IS zoning district.

The Pinellas County School District estimates that there are 0.32 school age persons per household. For analysis purposes, under the proposed CCS-1 zoning, it is again *assumed* that if the subject site is redeveloped with 110 residential units, it is estimated that the resident population will include 36 persons (110 units x .32 students per unit) of school age. The school impact assessment is as follows:

Elementary School Students: 0.15 students per unit x 110 units = 17 elementary students

Middle School Students: 0.07 students per unit x 110 units = 8 middle school students

High School Students: 0.1 students per unit x 110 units = 11 high school students

**d. Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, stormwater management.**

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested land use change and rezoning for the subject 7.32 acres be approved, the City has sufficient capacity to serve the subject property.

**WATER**

Based on the present IS designation, the maximum demand for potable water is estimated to be 20,720 gallons per day as follows:

**Manufacturing:** 207,195 sq. ft. x 0.05 gpd/sq. ft. = 10,350 gallons/day

**Corporate/executive/administrative offices:** 207,195 sq. ft. x 0.10 gpd/sq. ft. = 20,720 gallons/day

Source: Pinellas County, Water/Sewer Use Factors Study, 2000.

Under the requested CCS-1 zoning, the maximum demand for potable water could reach 43,830 gallons per day, as follows:

**Multifamily development:** 192 persons x 125 gpcpd = 24,000 gallons/day; or

**Commercial development:** 175,319 sq. ft. of commercial space x 0.25 gpd/sq. ft. = 43,830 gallons/day

Sources: St. Petersburg Comprehensive Plan; and Pinellas County, Water/Sewer Use Factors Study, 2000.

In summary, the demand for potable water will increase under the requested CCS-1 zoning. *Regardless, the rezoning of the subject property from IS to CCS-1 will not significantly impact the City's adopted LOS for potable water.*

Under the existing interlocal agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member governments' water supply needs. The City's current potable water demand is 29.00 mgd.

While the City's adopted LOS standard for potable water is 125 gallons per capita per day (gpcd), in 2012 the City's actual gross consumption was approximately 86 gpcd. Reasons why St. Petersburg's average day demand and gross per capita consumption of potable water are not increasing, and actually decreasing in some water years, are the overwhelming success of the City's water conservation program and reclaimed water program.

## WASTEWATER

The subject property will be served by the Southwest Water Reclamation Facility.

Based on the present IS designation, the maximum demand for sanitary sewer is estimated to be 10,360 gallons per day as follows:

**Manufacturing:** 207,195 sq. ft. of industrial space x 0.05 gpd/sq. ft. = 10,360 gallons/day

Source: St. Petersburg Comprehensive Plan; and Pinellas County, Water/Sewer Use Factors Study, 2000.

Under the requested CCS-1 zoning, the maximum demand for sanitary sewer could reach 43,830 gallons per day, as follows:

**Multifamily development:** 192 persons x 161 gpcpd = 30,912 gallons/day; or

**Commercial development:** 175,319 sq. ft. of commercial space x 0.25 gpd/sq. ft. = 43,830 gallons/day

*In summary, since the subject property is currently vacant, any development will increase demand for service. While there is a potential for increased sanitary sewer demand, the rezoning of the subject property from IS to CCS-1 will not significantly impact the City's adopted LOS for wastewater.* In 2012, the Southwest Water Reclamation Facility had an estimated excess capacity of 9.67 million gallons per day, thus an increase of 43,830 gpd can easily be processed.

## **SOLID WASTE**

Solid waste collection is the responsibility of the City. Approval of this request will not affect the City's ability to provide collection services. The County and the City have the same designated level of service of 1.3 tons per year per person, while there is no generation rate for nonresidential uses.

All solid waste *disposal* is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 985,500 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 30 years remaining, based on current grading and disposal plans.

Although the subject property is proposed to be developed commercially, the following calculations reflect solid waste generation for residential development that would be permitted under the proposed zoning designation. Assuming a population of 192 persons under the proposed CCS-1 zoning, it is estimated that approximately 250 tons of solid waste per year may be generated (192 persons x 1.3 tpypp). Such an increase will not impact the City's adopted LOS for solid waste.

## **TRAFFIC**

Summary of traffic impact (p.m. peak hour trips):

Existing Industrial Limited Plan Category	127
Requested Planned Redevelopment-Mixed Use Plan Category	239

### Existing Conditions

There is one major road with geographic proximity to the subject property, 34<sup>th</sup> Street North, designated as a principal arterial. Based on the Pinellas County MPO's 2013 Level of Service Report, the level of service for 34th Street from 5th Avenue North to 22nd Avenue North is "C." The average annual daily traffic (AADT) is 34,500. The

peak hour directional traffic is 1,803 and the physical capacity is 2,830; the volume-to-capacity ratio is 0.64.

Appropriate traffic impact mitigation measures will be determined at the time of site plan and special exception approval. Review of such development is based on compliance with a list of criteria that includes on-site or off-site road capacity enhancements, accommodations for transit, pedestrians and bicyclists, transportation demand management strategies, traditional design features and site design that minimizes cut-through traffic on neighborhood streets.

Sources: Pinellas County MPO 2013 Transportation LOS Report, City of St. Petersburg, Comprehensive Plan.

Trip Generation Under the Existing Industrial Limited and Proposed Planned Redevelopment-Mixed Use Future Land Use Map Designations

The traffic impact assessment provided here is a “macro” level of service analysis that is based on the present Industrial Limited designation.

The vehicle trip generation rate under the existing Industrial Limited land use is approximately 127 p.m. peak hour trips, calculated as follows:

- Step a.            178 avg. daily trips per acre of IL land x 7.5 acres = approximately 1,335 avg. daily trips
- Step b.            1,335 avg. daily trips x .095 percent = approximately 127 p.m. peak hour trips

The vehicle trip generation rate under the requested PR-MU land use is approximately 239 p.m. peak hour trips, calculated as follows:

- Step a.            335 avg. daily trips per acre of PR-MU land x 7.5 acres = approximately 2,513 avg. daily trips
- Step b.            2,513 avg. daily trips x .095 percent = approximately 239 p.m. peak hour trips

A Plan change from Industrial Limited to Planned Redevelopment-Mixed Use will likely result in a net increase of 112 p.m. peak hour trips. Such an increase would not have a significant impact on roadway level of service.

(The traffic analysis presented here is based on the applicable trip generation rates from the City’s Vision 2020 Special Area Plan Update and the Countywide Plan Rules of the Pinellas Planning Council, *Table 1: Traffic Generation Characteristics*.)

## **MASS TRANSIT**

The Citywide LOS for mass transit will not be affected. PSTA provides local transit service along 34<sup>th</sup> Street (Route 19) with a 20-minute headway. The LOS for mass transit is headways less than one hour.

## **RECREATION**

The City's adopted LOS for recreational acreage, which is 9 acres per 1,000 population, will not be impacted by this proposed rezoning. Under both the existing and proposed zoning, the LOS citywide will generally remain at 21.9 acres per 1,000 population.

## **STORMWATER MANAGEMENT**

Prior to development of the subject property, site plan approval will be required. At that time, the stormwater management system for the site will be required to meet all city and SWFWMD stormwater management criteria. Also, there is an existing stormwater pond on the subject property that will be relocated and reconfigured to accommodate the proposed use.

- e. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.**

The land area is both appropriate and adequate for the anticipated use of the subject property.

- f. The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.**

There are approximately 98 acres of vacant land in the City designated with CCS-1 zoning.

- g. Whether the proposed change is consistent with the established land use pattern.**

The proposed Planned Redevelopment Mixed-Use land use designation is consistent with the established land use pattern to the north, south and west.

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

The existing IS zoning district boundaries are not illogically drawn in relation to existing conditions.

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

Not applicable, as the present designation is Industrial Limited.

- j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is located in the "X-Zone," i.e., not in the flood zone. In addition, the tract does not lie within the CHHA (Coastal High Hazard Area).

- k. Other pertinent information.**      None

**LEGAL DESCRIPTION FOR "PARCEL A"**

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE INTERSECTION OF 13TH AVENUE NORTH AND 34TH STREET NORTH;

THENCE, BEARING NORTH 00°06'36" EAST, A DISTANCE OF 30.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

BEARING NORTH 00°06'36" EAST, A DISTANCE OF 928.98 FEET TO A POINT;

THENCE, BEARING NORTH 89°55'48" EAST, A DISTANCE OF 278.50 FEET TO A POINT;

THENCE, BEARING SOUTH 00°06'15" WEST, A DISTANCE OF 960.62 FEET TO A POINT;

THENCE, BEARING NORTH 89°31'53" WEST, A DISTANCE OF 178.45 FEET TO A POINT;

THENCE, BEARING SOUTH 89°49'35" WEST, A DISTANCE OF 70.00 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°17'01", A CHORD LENGTH OF 42.53 FEET BEARING NORTH 45°01'55" WEST;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF **267,075 SQUARE FEET OR 6.13 ACRES**, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

**LEGAL DESCRIPTION FOR "PARCEL B"**

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE INTERSECTION OF 13TH AVENUE NORTH AND 34TH STREET NORTH;

THENCE, BEARING NORTH 00°06'36" EAST, A DISTANCE OF 958.98 FEET TO A POINT;

THENCE, BEARING NORTH 89°55'48" EAST, A DISTANCE OF 292.20 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 00°09'54" EAST, A DISTANCE OF 302.07 FEET TO A POINT;

THENCE, BEARING NORTH 89°59'21" EAST, A DISTANCE OF 149.01 FEET TO A POINT;

THENCE, BEARING SOUTH 00°04'15" EAST, A DISTANCE OF 301.91 FEET TO A POINT;

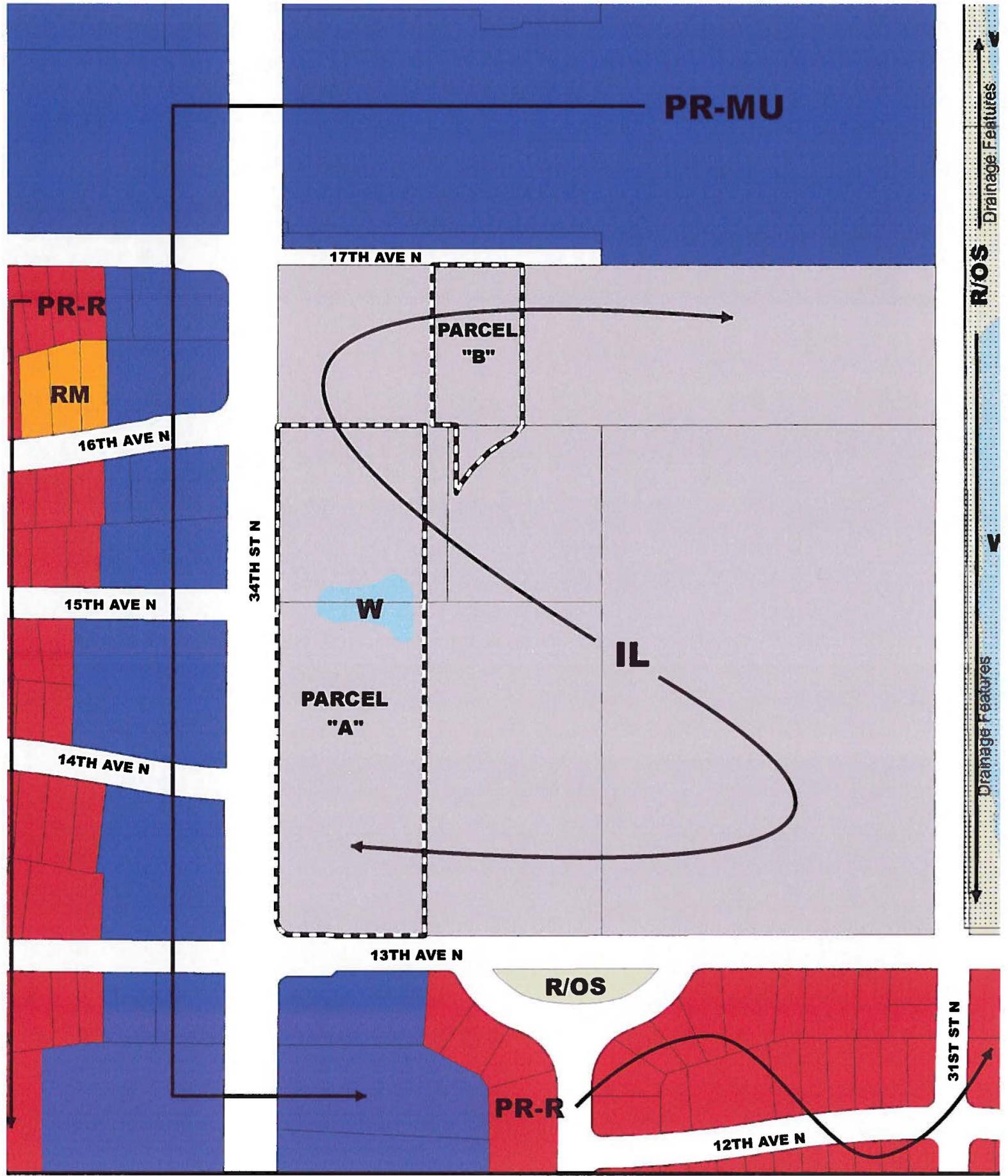
SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 371.97 FEET, A CENTRAL ANGLE OF 27°27'23", A CHORD LENGTH OF 176.55 FEET BEARING SOUTH 43°21'00" WEST;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.25 FEET TO A POINT;

THENCE, BEARING NORTH 00°06'34" EAST, A DISTANCE OF 128.24 FEET TO A POINT;

THENCE, BEARING SOUTH 89°55'48" WEST, A DISTANCE OF 29.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF **51,687 SQUARE FEET OR 1.19 ACRES**, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.



**FUTURE LAND USE PLAN DESIGNATION**

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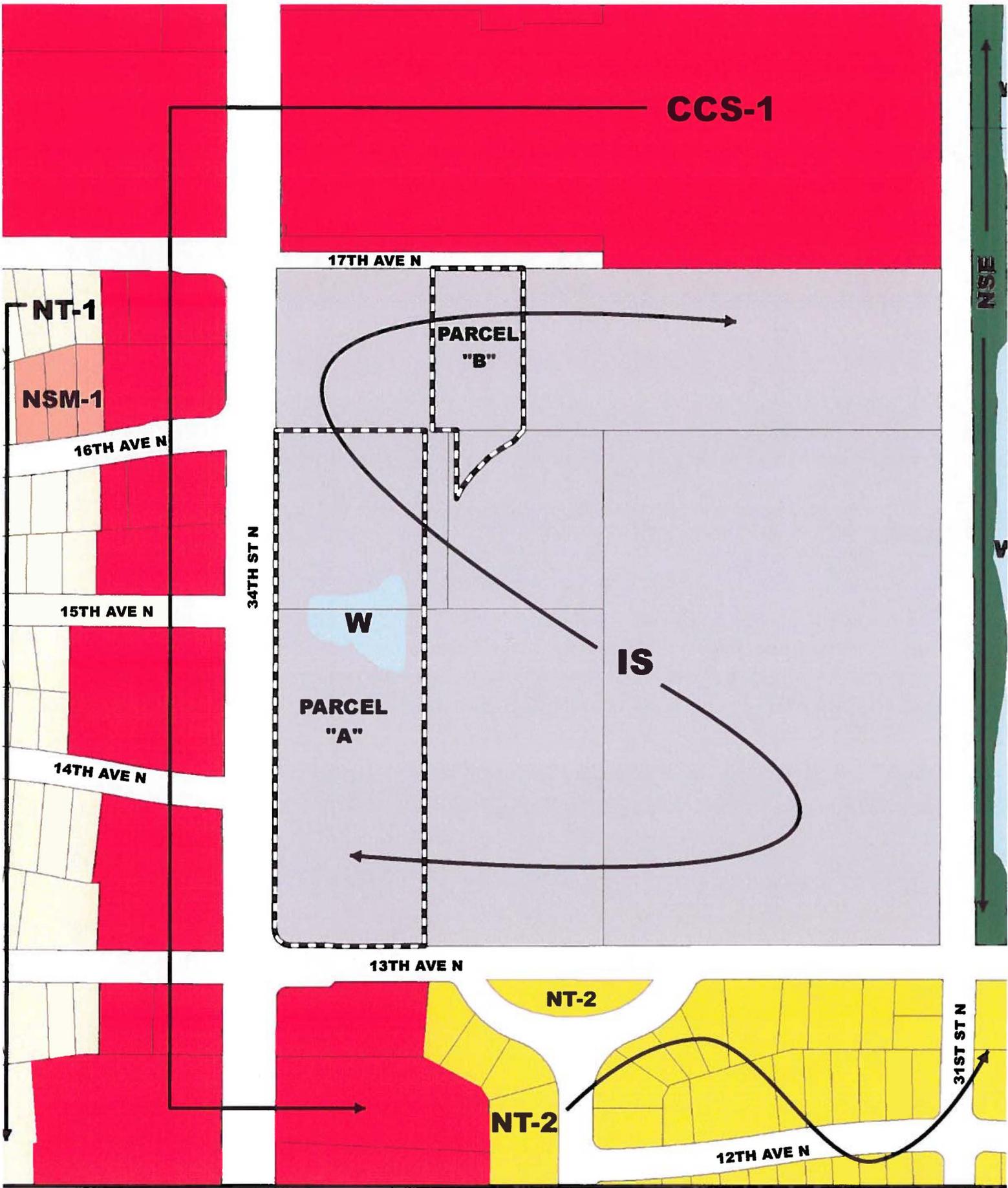
From: IL  
 (Industrial Limited)

To: PR-MU  
 (Planned Redevelopment-Mixed Use)



SUBJECT AREA





**EXISTING ZONING**

CITY FILE  
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 SCALE: 1" = 230'

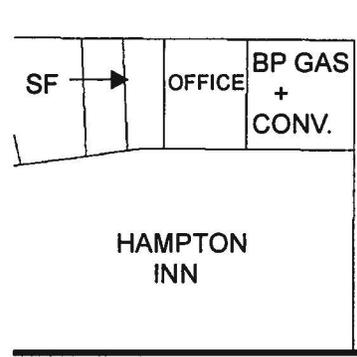
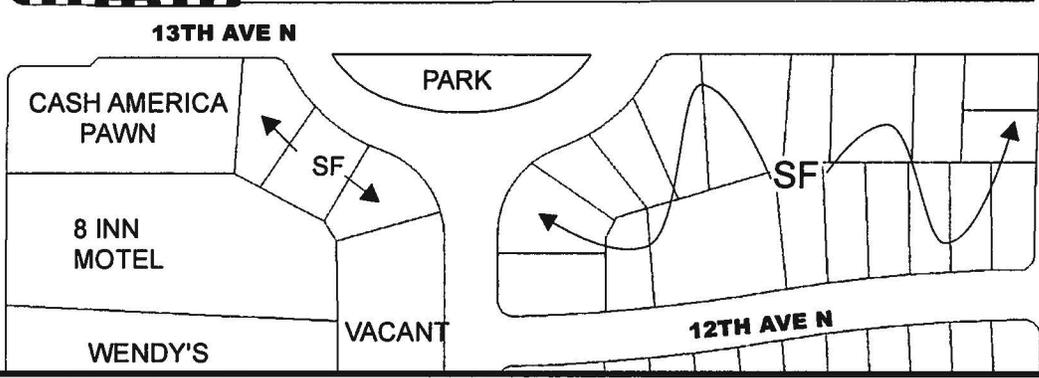
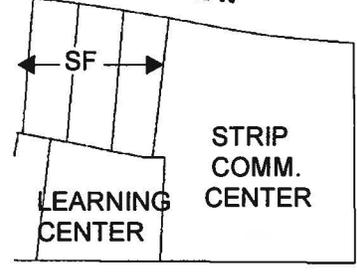
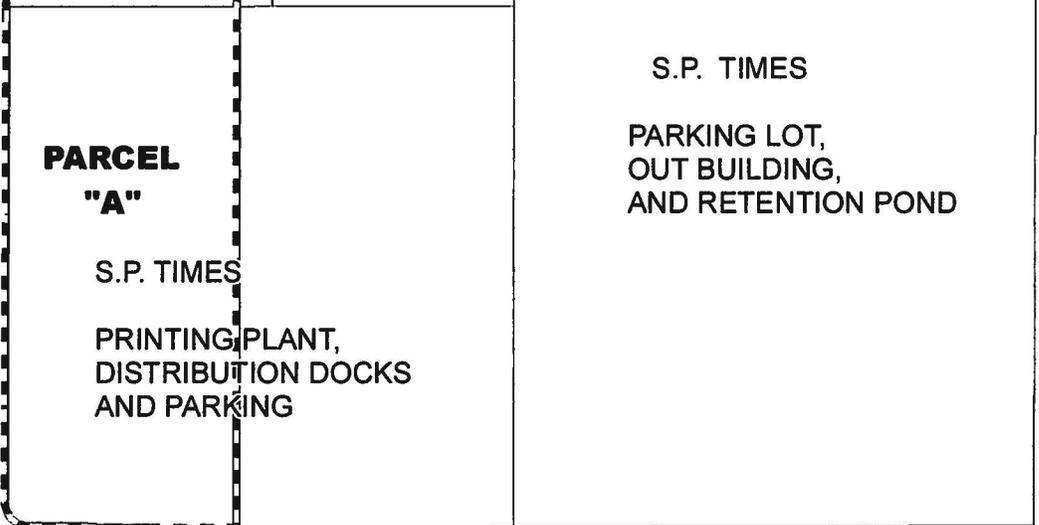
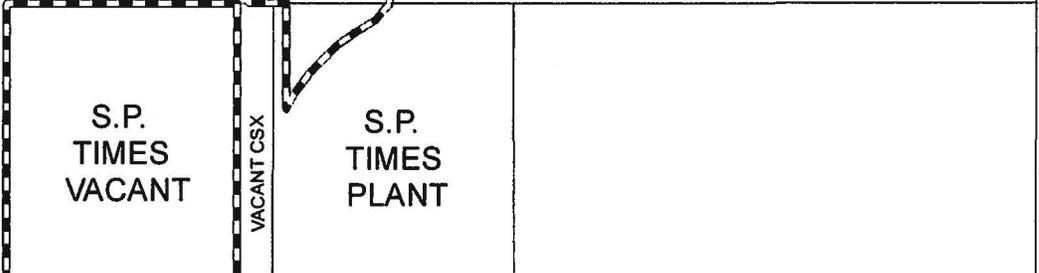
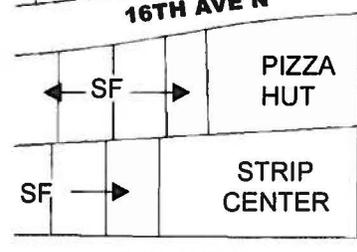
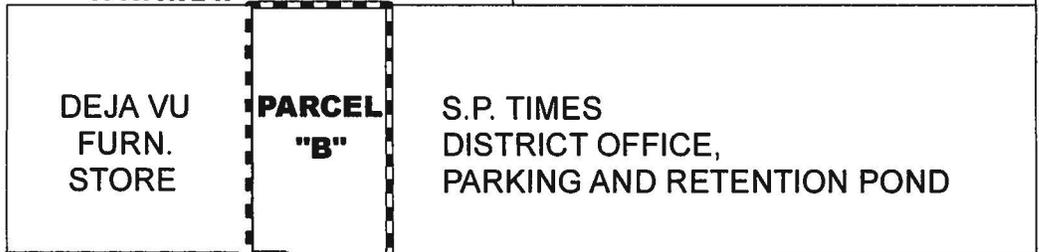
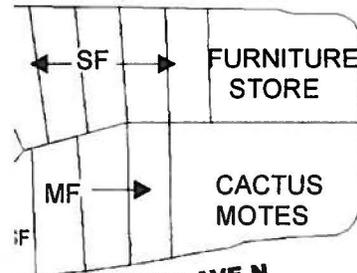
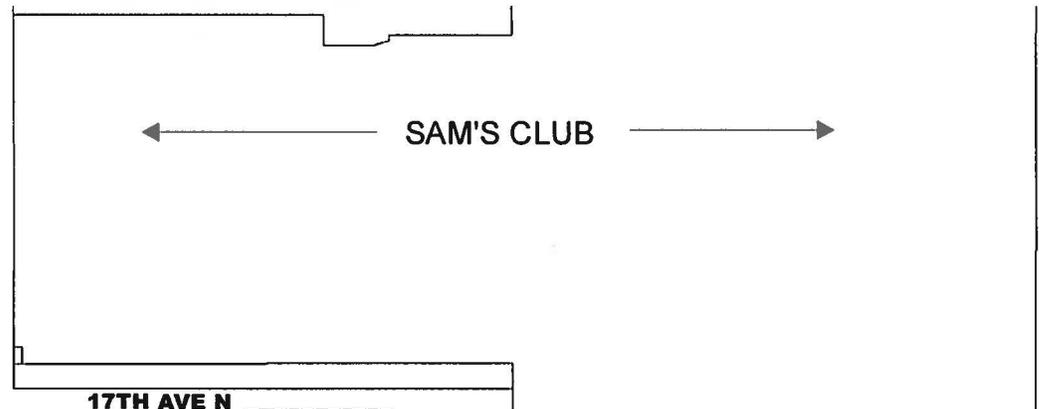
**From: IS**  
 (Industrial Suburban)

**To: CCS-1**  
 (Corridor Commercial Suburban)



SUBJECT AREA

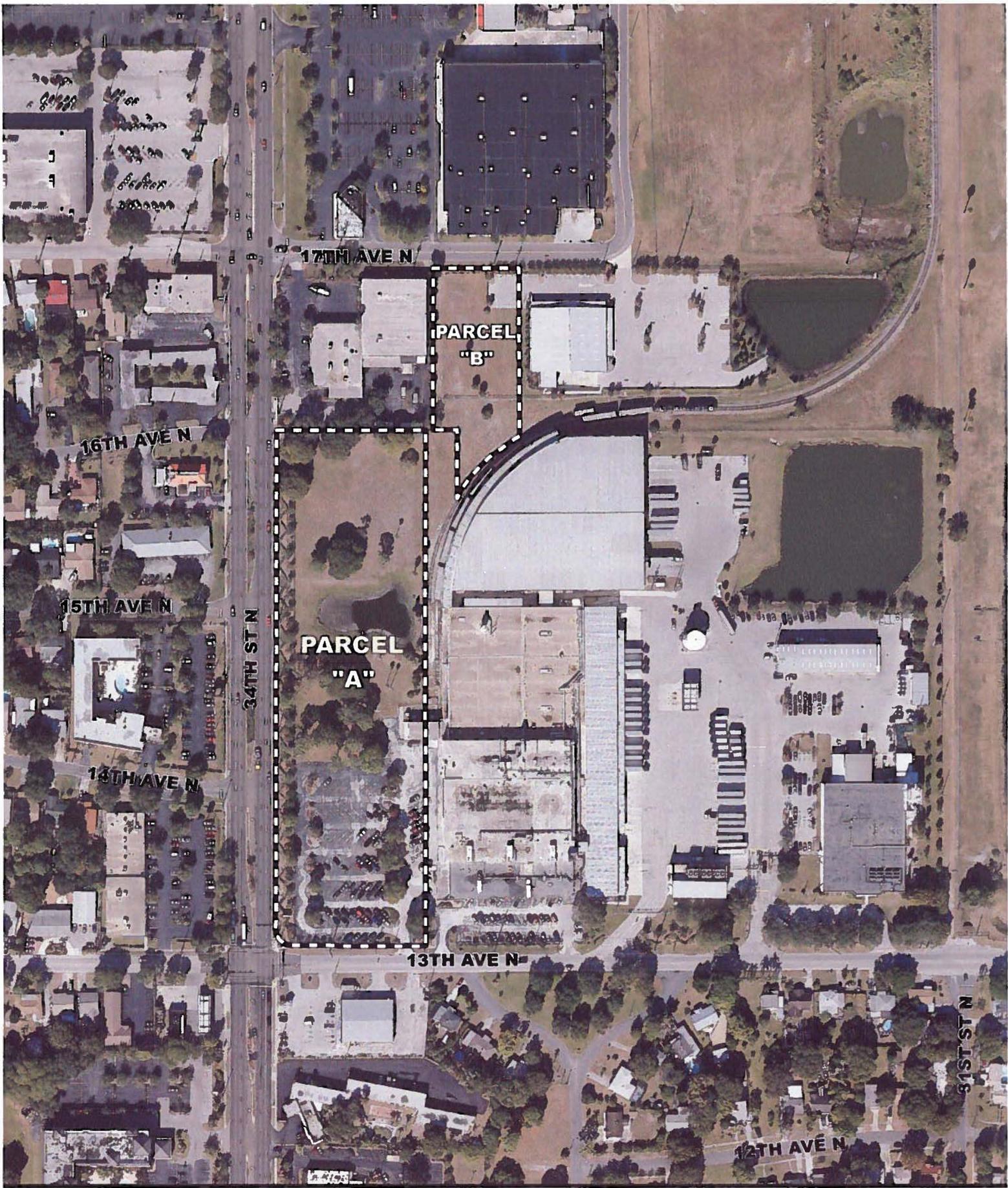




**EXISTING SURROUNDING USES**

CITY FILE  
**FLUM-18**  
 SCALE: 1" = 230'





**AERIAL**

CITY FILE

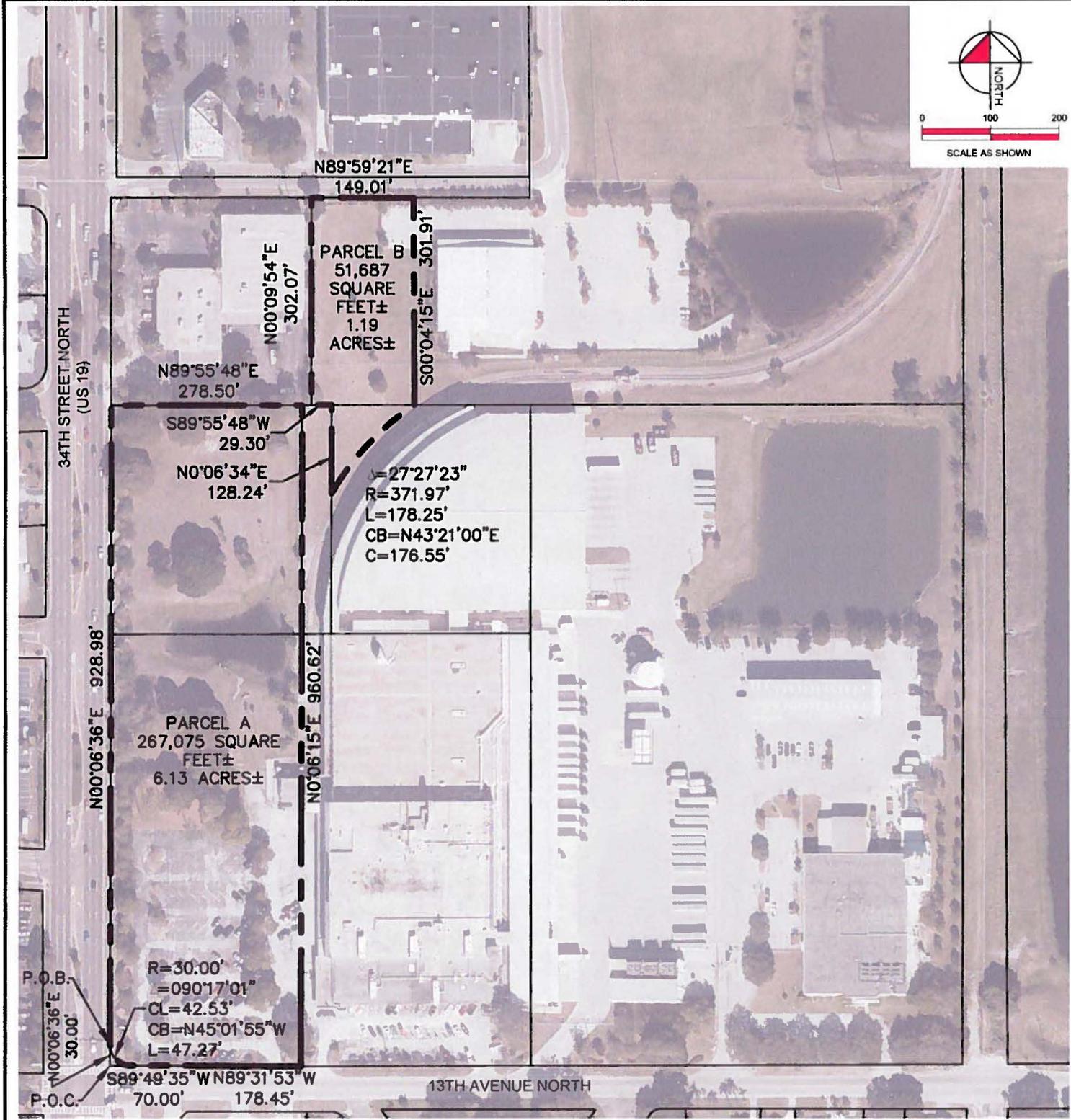
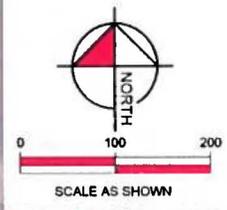
**FLUM-18**

SCALE: 1" = 230'



SUBJECT AREA





LAND USE REQUEST	CHANGE ZONING FROM IS TO CCS-1 CHANGE COMPREHENSIVE PLAN CATEGORY FROM IL TO PR-MU
FOLIO NUMBERS	14-31-16-71460-000-180, 14-31-16-71460-000-240, 14-31-16-71460-000-0242, 14-31-16-54054-000-0010
OWNERS	TIMES PUBLISHING COMPANY
APPLICANT	TIMES PUBLISHING COMPANY
PROPERTY ADDRESSES	1301 34TH ST. N., ST. PETERSBURG, FL 33713

### LEGEND

--- LAND USE CHANGE BOUNDARY (7.49 AC ±)

LAND USE CHANGE EXHIBIT TIMES SITE PINELLAS, FL		DATE: 11/27/13	SCALE: AS SHOWN	SHEET: 1 OF 3
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**COUNCIL AGENDA  
NEW BUSINESS ITEM**

**TO: Members of City Council**

**DATE: December 17, 2013**

**COUNCIL DATE: January 9, 2014**

**RE: *Red Light Camera Revenue Refunds***

---

**ACTION DESIRED:**

Respectfully requesting the Mayor, Administration, State of Florida, American Traffic Solutions, Inc. and City Council refund all red light camera revenue collected for ordinance violations issued at intersections with faulty light timing and old, outdated traffic equipment.

**RATIONAL:**

It has come to my attention that thousands of law abiding citizens have paid fines for red light camera ordinance violations because of situations beyond their control.

Wengay Newton, Council Member  
District 7

I'm going to tell you about what happened to a person named Andy Lopez. Now I don't know Mr. Lopez, in fact I've never met him or talked to him before. But something happened to him a few months ago that I've only just learned about in the last few days. Andy was driving northbound on 66th St. and came up to the intersection with Tyrone Blvd. He was driving just below the speed limit, and as he approached the intersection the light turned yellow. The light turned red 4.2 seconds after it turned yellow, and Mr. Lopez's tires were only inches from the stop line. His red light camera citation shows he ran the light one tenth of a second after it turned red. That is what happened. I'm not disputing any of that. In fact, I have the video on my computer, and I confirmed all of these details myself. So why is this a problem? Well, according to the city that light is supposed to be yellow for 4.3 seconds, and if it was, Mr. Lopez never would have run that light and he wouldn't have received a red light camera citation. There was something wrong with that light, and Mr. Lopez had to pay the price.

The much bigger problem is that this is far from an isolated incident. This happened at over half of the red light camera approaches in the city, and it happened 1,645 times in the first 13 months of the program.

When you all received the massive red light camera program report in December, there was a 20-page section in middle that showed the yellow signal times for every signalized intersection in the city. I took those times and compared them to the red light camera citation data that I just received a couple weeks ago. When ATS records a violation, they also record the yellow signal time, or amber time, before the light turned red. I compared these yellow times to what the report said the yellow times should be, and I was appalled. I found almost 5,000 citations where the yellow time was too short, and in the case of 1,645 of those, like Andy Lopez, if the yellow light had been the proper time, they never would have run a red light. This is a huge problem. The city has sent out over a quarter of a million dollars in citations to people that never would have received a ticket if the city's own traffic lights stayed yellow for as long as they claim they do. At the very least, those people should receive refunds and letters of apology from the city. The city is scamming innocent people, and they are making the streets less safe in the process.

Video is available at <http://youtu.be/82hNWPBx63A>

Matt Florell  
[info@stpetecameras.org](mailto:info@stpetecameras.org)  
727-278-3296

The yellow signal times that the city claims are set at each signalized intersection in the city are available in the 122-page December 20<sup>th</sup> 2012 Red light camera program update report, from page 52 to page 71. You can also see the table below which only shows the red light camera approaches and their yellow signal times as well as the number of short yellow tickets issued at each approach.

LOC_ID	CAMERA LOCATION	Traffic volume (AADT)	Speed limit	City yellow minimum	Camera yellow minimum	Short yellow tickets	Bad short yellow tickets
STP01	NB 34TH ST N @ 1ST AVEN	19250	35	4.0	X	0	0
STP04	SB 34TH ST N @ 38TH AVEN	20250	40	4.0	3.9	3	1
STP05	EB 38TH AVEN @ 34TH ST N	13896	40	4.0	X	0	0
STP06	WB 38TH AVEN @ 34TH ST N	13896	40	4.0	3.9	22	2
STP07	NB 4TH ST N @ GANDY BLVD N	17000	40	4.5	4.4	4	0
STP08	EB GANDY BLVD N @ 4TH ST N	21850	40	4.5	X	0	0
STP26	SB 4TH ST N @ GANDY BLVD N	11500	40	4.5	4.4	31	2
STP12	SB 34TH ST S @ 1ST AVES	19250	35	4.0	3.9	3	0
STP13	EB 1ST AVES @ 34TH ST S	10304	40	4.0	X	0	0
STP14	EB 22ND AVEN @ 4TH ST N	12427	35	4.0	X	0	0
STP15	NB 4TH ST N @ 22ND AVEN	14500	40	4.0	X	0	0
STP16	SB 4TH ST N @ 22ND AVEN	14500	40	4.0	X	0	0
STP17	NB 66TH ST N @ 22ND AVEN	20750	45	4.3	4.2	9	4
STP18	SB 66TH ST N @ 22ND AVEN	22250	45	4.3	4.0	165	38
STP19	SB 34 ST S @ 22ND AVE S	13500	40	4.3	3.9	234	71
STP27	NB 34TH ST S @ 22ND AVES	13500	40	4.3	3.8	524	181
STP20	NB 4TH ST N @ 54TH AVEN	16750	45	4.3	4.0	106	56
STP21	SB 4TH ST N @ 54TH AVEN	16750	45	4.3	4.0	11	5
STP22	SB 66TH ST N @ 38TH AVEN	22250	45	5.0	3.9	535	288
STP23	EB 38TH AVEN @ 66TH ST N	10713	40	5.0	3.9	470	145
STP24	NB 66TH ST N @ TYRONE BLVD N	20750	45	4.3	3.8	592	239
STP25	EB TYRONE BLVD N @ 66TH ST N	15000	45	4.3	3.9	2155	613
<b>TOTALS</b>						<b>4864</b>	<b>1645</b>

“**City yellow minimum**” is the minimum yellow signal time as shown in the City's report

“**Camera yellow minimum**” is the minimum yellow signal time as shown in the red light camera citations for that approach

“**Short yellow tickets**” is the number of citations that show a yellow signal time less than the city's claimed minimum

“**Bad short yellow tickets**” is the number of short yellow tickets that had a citation red time less than or equal to the difference between the city yellow minimum time and the citation's yellow time. This is the number of people that would not have run red lights, if the yellow lights were set to the time the city says they are supposed to be set to.

Andrew M. Arpante  
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Largo, FL 33771  
813.863.2904  
[arpanteam@yahoo.com](mailto:arpanteam@yahoo.com)



REC'D  
ALL COUNTY

Thursday, August 8, 2013

Wengay Newton  
St. Petersburg City Council  
PO Box 2842  
St. Petersburg, FL 33731

Dear Mr. Newton:

Thank you for taking the time to read my letter of concern. I am concerned about the validity, fairness, and constitutionality of the red light cameras in your city.

I received a Notice of Violation for Failure to comply with a Steady Red Signal on 5/27/13 at the location of SB 34<sup>TH</sup> ST N @ 38<sup>TH</sup> AVE N.

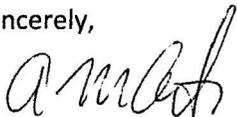
I paid the Statutory Penalty Of \$158, but I still have issues with this whole process. Here are my issues that I have researched about red light cameras in the City of St. Petersburg:

- TBO, 6/6/13: Karl Nurse stated that we should make red light cameras a little more forgiving by adding a few tenths of a second. I agree with Mr. Nurse because the article stated that a majority of the drivers who received a violation ran the red light by only a fraction of a second. My violation was by only one tenth of a second!
- TBO, 6/6/13: Mr. Wengay Newton said that there were problems when this was passed and now they are trying to fix it. Both Mr. Nurse and Mr. Newton have clearly expressed that this is resented by the citizens because it is about generation of revenue and not really about safety. I agree with both councilmen that the program should focus on safety by citizens running a red light by enough time to cause an accident. I do not see the evidence of this. In the article it stated that 45% of the 36,185 violations in the first 12 months ran the red by a half second or less.
- TBO, 6/6/13: Based on FDOT the traffic lights could increase the duration of the yellow light by 4/10 of a second. If this was in place, I would have not received a violation. So, all the people who received violations before this revision are being unfairly fined and should be reimbursed.
- James Taylor, Media Tracker, WTSP, 5/20/13: He stated that the duration of the yellow light at the intersections with cameras have been secretly decreased, and ones without are obviously longer. This is not fair and should be the same across the board. I, as a driver, should know that the times of all the traffic lights are the same, and should follow the maximum time allowed by law. Why would you want it shortened?
- TB Times, 6/20/13: Mr. Newton, Ms. Curran, and Kornell were all in agreement that there are problems that are not going to be fixed and wanted it terminated but their attempt failed. I am in complete agreement with them and would like to see it terminated as soon as possible. I commend their efforts.

- You Tube video posted on 6/6/13 of council meeting: Mr. Newton brought up the issue of rebates to violators. Exactly what I said earlier. Also he mentioned the reliability of the cameras and having errors. Another reason I am in support of ending this program.
- TB Times, 3/7/13: Jeff Danner, representing the district that I received my violation, gave the simple solution to the problem that citizens should not run red lights and we would never have to deal with this problem. It would be ideal if the solution was as simple as he is stating. Unfortunately it is not. Sometimes we have to make a split second choice of stopping suddenly and risk being rear ended or going through the intersection. I am in favor of police enforcement because as a human being they are able to consider all the factors involved in making this judgment call rather than a machine.
- TB Times, 3/7/13: Bill Dudley stated that he was tired of beating the same drum. If he is tired of this issue coming up so often then it needs to be handled appropriately so that it is fair to the citizens. As Ms. Curran stated, the program keeps coming up for a reason and if there was not a problem, it would not be brought up to council. It keeps coming up because many citizens, like me, feel it is unfair and a money maker that the camera company ATS has lobbied for profit.
- TB Times 5/22/12: Law enforcement and emergency vehicles are having their fines waived, even if it is not for a legitimate reason. They are given a warning instead. Why are we the public being treated differently, penalizing us monetarily? It should be the same for all drivers. Again this is unfair!
- If I am held to a timeline to pay the fine, then the traffic light company should handle requests in their said time. It took three phone calls and a week to get my receipt. A solution could be to have an option of a printable receipt on the website.
- Here are two personal reasons why this program is so flawed, inconsistent, and unfair. I was listening to a local evening radio show and the topic was red light cameras in the area. The gentleman stated that he went in to contest his red light violation and the official in charge said that everyone with red light violations only had to pay \$100 for that day. This leads to my point of not having trained officials, or if there is training, what is it? Here is another personal account that really has taken me back! I took a Super Shuttle from the airport to my home and I asked the driver about the red light cameras in St. Pete, since he lives there and drives the city often. In our conversation, he told me his wife got the exact same violation notice in the exact same intersection where I received mine, and it was not a right on red. He knew exactly where I was talking about. His wife went in and contested it because she figured she would at least give it a try. He said she ran the light but gave the reason that she barely ran through it. Her violation was thrown out and she paid nothing. The driver told me that he knows many people who fight them and win. Again, unfair to me. She, like me, barely ran through it. Yet she got off just because she appeared and I paid.

In conclusion, I appreciate you taking the time to read my views regarding red light cameras in your city. There are many cities throughout the nation, including cities in Florida, where judges and officials have found red light cameras unconstitutional, so I know my views are legitimate. The evidence is inconclusive that red light cameras make intersections safer. I feel that the red light cameras should be dismissed, and citizens like myself be reimbursed and cleared of the red light camera violations.

Sincerely,



Andrew M. Arpante

**COUNCIL AGENDA  
NEW BUSINESS ITEM**

**TO: Members of City Council**

**DATE: December 20, 2013**

**COUNCIL DATE: January 9, 2014**

**RE: *Corrective Action Plan***

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**ACTION DESIRED:**

Based upon the attached Fiscal Policy and the fact that the General Fund's reserve has fallen below the FUND Balance Target by 10% or more for two consecutive years, it is requested that Administration present a Corrective Action Plan to the Budget, Finance & Taxation committee on or before April 1, 2014.

*Attachment*

Jim Kennedy, Council Member  
District 2

## Summary of General Fund

### Fund Balance to Target

	FY11	FY12	FY13
General Fund Adopted Budget	203,528,375	199,871,951	211,345,118
General Fund fund balance	17,787,274	11,646,207	10,275,162
Economic Stability fund balance	22,371,367	22,368,509	22,565,680
Total General Fund	40,158,641	34,014,716	32,840,842
Target	40,705,675	39,974,390	42,269,024
Variance from target	-1.34%	-14.91%	-22.31%

Note: FY13 year end is an estimate and may change once the CAFR is completed.

Text from FY14 Fiscal Policies relative to Fund Balance and correct action plan:

*“Funds which fall below their established fund balance target by 10% or more for two consecutive years will be reviewed by administration. If it is determined that the fund balance target level is still appropriate, a corrective action plan to restore the fund to the appropriate level will be submitted to City Council for their approval.”*

**COUNCIL AGENDA  
NEW BUSINESS ITEM**

TO: **Members of City Council**

DATE: **December 19, 2013**

COUNCIL DATE: **January 9, 2014**

RE: ***Workshop Request - Vacant Shopping Center***

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**ACTION DESIRED:**

Respectfully request a City Council workshop to be scheduled regarding plans for the vacant shopping center on 62<sup>nd</sup> Avenue South and Dr. M. L. King, Jr. St. S.

Steve Kornell, Council Member  
District 5

**COUNCIL AGENDA  
NEW BUSINESS ITEM**

TO: **Members of City Council**

DATE: **January 7, 2014**

COUNCIL DATE: **January 9, 2014**

RE: ***2014 Council Appointments***

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**ACTION DESIRED:**

Respectfully requesting Council to approve the appointments of Council Members to Intergovernmental Committees and Commissions.

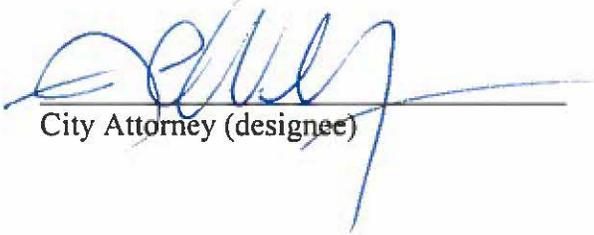
Bill Dudley, Council Chair  
District 3

A RESOLUTION CONFIRMING THE  
APPOINTMENT OF GARY G. CORNWELL AS  
INTERIM CITY ADMINISTRATOR; AND  
PROVIDING AN EFFECTIVE TIME.

BE IT RESOLVED BY THE CITY COUNCIL of the City of St. Petersburg,  
Florida that the appointment of Gary G. Cornwell as Interim City Administrator by Mayor  
Kriseman is hereby confirmed.

This resolution shall take effect immediately upon its adoption.

Approved as to Form and Substance:



City Attorney (designee)

**SAINT PETERSBURG CITY COUNCIL**

**Consent Agenda**

**Meeting of January 9, 2014**

**To: The Honorable Chair and Members of City Council**

**Subject:** Accepting a proposal from UnitedHealthcare Insurance Company for group health plan administrative services at an estimated annual cost of \$1,335,629; authorizing the Mayor or his designee to pay claims and fund health reimbursement accounts associated with the self-funded program, estimated at \$40,004,598; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.

**Explanation:** The vendor will provide administrative services for medical and pharmacy benefits and documentation (including, but not limited to Summary Plan Descriptions, Plan brochures, member insurance cards and utilization and claims reports) and shall administer the Plan in compliance with City specifications and all applicable Laws and regulations as defined in the Base Agreement. The term "Plan" refers to group health insurance coverage for Members. Additionally, the vendor will provide an on-site representative, a plan sponsor website with reporting and eligibility functionality, individual internet based access for members and their dependents and a toll-free number for member services.

Proposals were received from Aetna Life Insurance Company, Cigna Health and Life Insurance Company, Humana, Inc., Meritain Health, Inc. and UnitedHealthcare Insurance Company. Proposals were evaluated by representatives from Human Resources and Budget and Management. UnitedHealthcare Insurance Company met all requirements and offered the lowest overall cost, the highest claim discount guarantee and offered an additional \$25,000 for a total of \$50,000 for wellness programs.

The Procurement Department in cooperation with the Human Resources Department recommends for award:

UnitedHealthcare Insurance Company .....	\$ 1,335,629
Administrative Services (\$34.24 per member per month)*	\$1,301,668**
Flexible Spending Account Administration (\$5.33 per participant per month)	\$ 30,061**
Health Reimbursement Account Administration (\$3.25 per participant per month)	\$ 3,900**
Total projected cost of group health program .....	\$40,004,598

\*Includes \$1.00 per member per month for stop loss reporting to a third party carrier.

\*\*Dependent upon enrollment

United's proposal included a decrease of 11.8% in the monthly per member administrative fee. The group health plan rates for plan year 2014-2015 plan year have been determined based on the total projected cost of the program which includes projected claims, estimated premiums for stop loss insurance, internal administrative fees, taxes and fees required under the Affordable Care Act and the estimated administrative fees shown above. The total cost of the self-funded program will be funded by the City, employees and retirees and with other revenue.

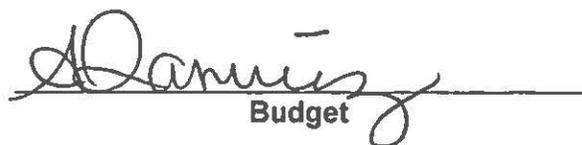
UnitedHealthcare Insurance Company has met the requirements of RFP No. 7546 dated August 16, 2013. United currently provides these services to the City and has performed satisfactorily. A blanket purchase agreement will be issued to the vendor and will be binding only for actual services rendered. This agreement will be effective through March 31, 2015 and has four one-year renewal options.

**Cost/Funding/Assessment Information:** Funds are available in the Health Insurance Fund (5121), Human Resources Group Benefits (0901177).

**Attachments:** Group Health Insurance – Estimated Expenses and Revenues  
Group Health Insurance – Rate History  
Group Health Insurance Rates – Employees  
Group Health Insurance Rates – Retirees  
Resolution

**Approvals:**

  
Administrative

  
Budget

## City of St. Petersburg

April 1, 2014- March 31, 2015 Group Health Insurance \*

### Estimated Expenses and Revenues

#### Estimated Expenses

1.	Projected Claims April 1, 2014 – March 31, 2015	\$35,696,107
2.	Adjustment to Projected Claims**	\$ 410,505
3.	Administrative Service Fees – UnitedHealthcare***	\$ 1,301,668
4.	Estimated Stop Loss Insurance Premiums ****	\$ 1,122,517
5.	Flexible Spending Account Administration	\$ 30,061
6.	Health Insurance Fund Reserve Adjustment	\$ 758,386
7.	Health Reimbursement Account Administration	\$ 3,900
8.	Health Reimbursement Account Funding	\$ 31,943
9.	Internal Administration	\$ 211,202
10.	PCORI Fee and HCR Reinsurance Tax*****	\$ 438,309
	<b>Total Estimated Health Insurance Program Cost</b>	<b>\$40,004,598</b>

#### Estimated Revenues

1.	Revenues from City	\$27,532,513
2.	Revenues from Employees	\$ 7,786,812
3.	Revenues from Retirees	\$ 3,641,628
4.	Estimated Interest Income on Fund Balance	\$ 1,043,645
	<b>Total Estimated Health Insurance Program Revenue</b>	<b>\$40,004,598</b>

\*Not including cost for Humana Medicare Plans for retirees or Health and Wellness Center.

\*\*Adjustment for run-out of Baycare claims.

\*\*\*Estimated decrease of 13.05% from 2013

\*\*\*\*Cost of Stop Loss Insurance to be submitted for approval as a separate Consent Agenda item.

\*\*\*\*\*Required by Affordable Care Act

## City of St. Petersburg

### Group Health Insurance Rate History

	2010	2011	2012	2013	2014
<b>Network Open Access (Choice – EPO)</b>					
Single	432.69	444.56	466.79	553.17	581.07
Two Person	930.30	955.83	1,003.62	1,189.34	1,249.32
Family	1,224.52	1,258.13	1,321.04	1,565.49	1,644.44
<b>Open Access Plus (Choice Plus – PPO)</b>					
Single	519.31	533.56	560.24	645.11	677.64
Two Person	1,049.04	1,077.83	1,131.72	1,303.16	1,368.88
Family	1,454.12	1,494.03	1,568.73	1,806.38	1,897.48
<b>Open Access Plus - Base Option (Retirees) (Choice Plus – PPO)</b>					
Single	253.04	259.98	272.98	314.33	330.18
Two Person	511.11	525.14	551.40	634.93	666.95
Family	708.47	727.91	764.31	800.09	924.48
<b>High Deductible Health Plan</b>					
Single				467.93	491.53
Two Person				1,006.08	1,056.82
Family				1,324.28	1,391.07

**City of St. Petersburg**  
**Group Health Insurance Rates - Employees**  
**Effective April 1, 2014**

	<b>TOTAL COST</b>	<b>CITY CONTRIBUTION</b>	<b>EMPLOYEE COST</b>
<b>Benefit Plan</b>	<b>Monthly</b>	<b>Monthly</b>	<b>Monthly</b>
<b>UNITED NETWORK OPEN ACCESS (EPO)</b>			
Single	\$581.07	\$435.80	\$145.27
Two person	\$1,249.32	\$936.99	\$312.33
Family	\$1,644.44	\$1,233.33	\$411.11
<b>UNITED OPEN ACCESS PLUS (PPO)</b>			
Single	\$677.64	\$508.23	\$169.41
Two person	\$1,368.88	\$1,026.66	\$342.22
Family	\$1,897.48	\$1,423.11	\$474.37
<b>UNITED HIGH DEDUCTIBLE PLAN (PPO)</b>			
Single	\$491.53	\$368.65	\$122.88
Two person	\$1,056.82	\$792.62	\$264.20
Family	\$1,391.07	\$1,043.30	\$347.77

**City of St. Petersburg**

**Group Health Insurance Rates - Retirees**

**Effective April 1, 2014**

	<b>TOTAL COST</b>	<b>CITY CONTRIBUTION</b>	<b>RETIREE COST</b>
<b>Benefit Plan</b>	<b>Monthly</b>	<b>Monthly</b>	<b>Monthly</b>
<b>UNITED NETWORK OPEN ACCESS</b>			
Single	\$581.07	\$247.64	\$333.43
Two person	\$1,249.32	\$500.21	\$749.11
Family	\$1,644.44	\$693.36	\$951.08
<b>UNITED OPEN ACCESS PLUS</b>			
Single	\$677.64	\$247.64	\$430.00
Two person	\$1,368.88	\$500.21	\$868.67
Family	\$1,897.48	\$693.36	\$1,204.12
<b>UNITED OPEN ACCESS PLUS - BASE OPTION</b>			
Single	\$330.18	\$247.64	\$82.54
Two person	\$666.95	\$500.21	\$166.74
Family	\$924.48	\$693.36	\$231.12
<b>UNITED HIGH DEDUCTIBLE PLAN</b>			
Single	\$491.53	\$247.64	\$243.89
Two person	\$1,056.82	\$500.21	\$556.61
Family	\$1,391.07	\$693.36	\$697.71

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF A ONE-YEAR AGREEMENT WITH FOUR ONE-YEAR RENEWAL OPTIONS TO UNITEDHEALTHCARE INSURANCE COMPANY FOR GROUP HEALTH PLAN ADMINISTRATIVE SERVICES AT AN ANNUAL COST NOT TO EXCEED \$1,335,629; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received six bids for group health plan administrative services pursuant to Bid No. 7546 dated August 16, 2013; and

WHEREAS, UnitedHealthcare Insurance Company has met the requirements of RFP No. 7546; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Human 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 bid is accepted and the award of a one-year agreement with four one-year renewal options to UnitedHealthcare Insurance Company for group health plan administrative services is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that this agreement with be effective through March 31, 2015.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

  
\_\_\_\_\_  
City Attorney (Designee)

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda**

**Meeting of January 9, 2014**

**To: The Honorable Chair and Members of City Council**

**Subject:** Awarding a contract to Layne Inliner, LLC in the amount of \$360,000.00 for the Cured-in-Place Stormwater Pipe Rehabilitation project (Engineering Project No. 13051-110; Oracle Nos. 13731 and 14119).

**Explanation:** The Procurement Department received seven bids for Cured-In-Place Stormwater Pipe Rehabilitation (see below). The work consists of furnishing all labor, materials and equipment necessary to restore deteriorated 12-inch to 72-inch diameter stormwater pipe using the trenchless Cured-in-Place-Pipe (CIPP) lining method. Work includes traffic control, pipe cleaning, closed circuit television inspection, cured in place fiberglass pipe lining, and restoration of right-of-way.

Repair locations will be issued to the contractor on a work order basis, based upon citywide priorities determined by the Stormwater, Pavement & Traffic Operations Department. CIPP lining provides a cost effective method of restoring the structural capacity and flow characteristics of deteriorated corrugated metal and sectional concrete drainage pipe under roadways, without the need for dewatering, sheeting and shoring, excavating and roadway replacement. The initial contract period shall be for two hundred and forty (240) days, and the contract may be renewed by Change Order for up to two (2) additional terms from the date of expiration of the initial term. The bid documents require the contractor to provide unit prices for a variety of pipe sizes, and allow the City to award the contract in an amount equal to the project budget amount. The project budget established by Stormwater Operations for the contractor is \$360,000.00. The low bidder's favorable unit prices will allow the completion of additional work locations within the project budget.

The contractor will begin work approximately ten (10) calendar days from written Notice to Proceed and is scheduled to complete the work within 240 consecutive calendar days thereafter. Bids were opened on November 19, 2013 and are tabulated as follows:

<u>Bidder</u>	<u>Base Bid</u>
Layne Inliner, LLC (Orleans, IN)	\$294,740.00
Ric-Man Construction Florida, Inc. (Deerfield Beach, FL)	\$315,970.00
Miller Pipeline, LLC (Indianapolis, IN)	\$387,627.50
Lanzo Lining Services, Inc. (Deerfield Beach, FL)	\$415,759.00
Sak Construction, LLC (O'Fallon, MO)	\$462,770.00
Heikamp, Inc. (Watertown, CT)	\$471,310.42
Instituform Technologies, LLC (Chesterfield, MO)	\$511,467.40

The low bidder Layne Inliner, LLC has met the specifications, terms and conditions of Bid No. 7560 dated October 14, 2013, and has satisfactorily performed similar projects in the past for the City. The Member Manager of Layne Inliner, LLC is Layne Heavy Civil, Inc. whose principals are Jeffrey J Reynolds, Chief Executive Officer/Manager; Mark Harris, Vice President, Jerry W. Fanska, Vice President/Treasurer/Manager, Steven F Crooke, Vice President/Secretary and Larry D. Purlee, President.

**Recommendation:** Administration recommends awarding this contract to Layne Inliner, LLC in the amount of \$360,000.00.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Stormwater Drainage Capital Projects Fund (4013), Drainage Line Rehab FY13 (13731) and Drainage Line Rehab FY14 (14119).

**Attachments:** Resolution

**Approvals:**

  
Administrative

  
Budget

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO LAYNE INLINER, LLC FOR COMPLETION OF THE CURED-IN-PLACE STORMWATER PIPE REHABILITATION PROJECT (13051-110) IN AN AMOUNT NOT TO EXCEED \$360,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received seven bids for completion of the Cured-In-Place Stormwater Pipe Rehabilitation Project (13051-110) pursuant to Bid No. 7560 dated October 14, 2013; and

WHEREAS, Layne Inliner, LLC has met the specifications, terms and conditions of Bid No. 7560; and

WHEREAS, the Administration 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 Layne Inliner, LLC for completion of the Cured-In-Place Stormwater Pipe Rehabilitation Project (13051-110) at a total cost not to exceed \$360,000 is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

  
\_\_\_\_\_  
City Attorney (Designee)

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda**

**Meeting of January 9, 2014**

**To: The Honorable Chair and Members of City Council**

**Subject:** Approving an annual maintenance agreement for police dispatch and records management software applications with Intergraph Corporation, a sole source supplier, at a cost of \$252,837.68.

**Explanation:** The city received a proposal for annual service for Police CAD/RMS Applications. Intergraph, Inc. will provide 24/7 telephone support, access to its support database (Siebel eService), application and technology upgrades, program fixes and issue escalation management for all Intergraph products. The agreement will be effective through December 31, 2014.

The City utilizes Intergraph software to provide services for police dispatch and records management systems. This maintenance agreement will provide services for the entire suite of Intergraph applications to include dispatch (I/CAD), mobile (I/Mobile), records management (I/Leads), tracker (I/Tracker), reports (I/Mars), mobile dispatch inquiry (I/Netviewer), and all interfaces currently being utilized. Because Intergraph, Inc. is the only provider of support for this proprietary software, a sole source procurement is recommended.

The Procurement Department, in cooperation with the Police Department, recommends award:

Intergraph Corporation.....\$252,837.68

This purchase is made in accordance with Section 2-241 (d) of the Sole Source Procurement of the Procurement Code, which authorizes City Council to approve the purchase of a supply or service over \$100,000 without competitive bidding if it has been determined that the supply or service is available from only one source.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the General Fund (0001), Police Department, Information & Technology Services (1401401).

**Attachments:** Intergraph Proposal (2 pages)  
Sole Source  
Resolution

**Approvals:**



Administrative



Budget

**Exhibit A**

**Security, Government and Infrastructure**

St Petersburg FL City Of

PO#: tbd

Account Nbr: MDC-2518

Performance Period: 01/01/2014 Through 12/31/2014

Quote: 1-8B7PGQ City of St. Petersburg FL - HW/SW-Yr #6

Service Level: Premium

**Bill To:**

**Ship To:**

St Petersburg FL City Of  
 Attn: Mary Watkins  
 Finance Department  
 PO BOX 1257  
 Saint Petersburg, FL 33731  
 USA

St Petersburg FL City Of  
 Attn: Mary Watkins  
 St. Petersburg Police Department  
 1300 1st Avenue North  
 Saint Petersburg, FL 33705  
 USA

Ln	Base Part	Description	Serial	Begin	End	Coverage	Mths Qty	Mth Cost	Total Cost
<b>Site Number: 00121018</b>									
1	IPS0002	I/Dispatcher	1-216336719	01/01/2014	12/31/2014	Ph Supp with Upg's	12 7	\$239.16	\$20,089.44
2	IPS0002	I/Dispatcher	1-216336841	01/01/2014	12/31/2014	Ph Supp with Upg's	12 14	\$56.97	\$9,570.96
3	IPS0002TST	I/Dispatcher - Test License	1-216364684	01/01/2014	12/31/2014	Ph Supp with Upg's	12 9	\$0.00	\$0.00
4	IPS0004	CJIS I/F Incl I/Informer	1-216371976	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$303.88	\$3,646.56
5	IPS0004	FCIC/NCIC I/F Inc Informer	1-216371994	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$303.88	\$3,646.56
6	IPS0004	Mug-Shot System I/F	1-216372012	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$607.75	\$7,293.00
7	IPS0004	I/Infrm Enforcr Pwn Qu IF	1-263380877	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$202.59	\$2,431.08
8	IPS0004A	I/Leads History Enabled F	1-216372030	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$227.91	\$2,734.92
9	IPS0004A	Pin Map I/Leads Customiza	1-216372051	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$75.98	\$911.76
10	IPS0008	I/Push To Talk	1-216372337	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$188.69	\$2,264.28
11	IPS0009	I/Mobile Data Terminal	1-216372308	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$787.19	\$9,446.28
12	IPS0015	I/Tracker	1-216372404	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$468.84	\$5,626.08
13	IPS0018	I/Telephone Device for Deaf - Zetron	1-216372396	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$179.71	\$2,156.52
14	IPS0019	I/LEADS-Server	1-216367391	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$393.59	\$4,723.08
15	IPS0020	I/LEADS-Records Management System	1-220074077	01/01/2014	12/31/2014	Ph Supp with Upg's	12 250	\$22.79	\$68,370.00
16	IPS0020ASTE	I/LEADS-Records Mgt Sys - AFR	1-216364983	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$1,139.54	\$13,674.48
17	IPS0030	I/LEADS-CAD Link	1-216364965	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$0.00	\$0.00
18	IPS0031	I/Mgt. Analysis & Reporting Sys - Server	1-216372272	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$379.86	\$4,558.32
19	IPS0032	I/Mgt Analysis & Reporting Sys - Client	1-216372092	01/01/2014	12/31/2014	Ph Supp with Upg's	12 10	\$20.84	\$2,500.80
20	IPS0033	I/Question & Answer	1-216371871	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$468.84	\$5,626.08
21	IPS0035	I/Backup	1-216336657	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$468.84	\$5,626.08
22	IPS0035TST	I/Backup - Test License	1-216336673	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$0.00	\$0.00

# Exhibit A

St Petersburg FL City Of

Account Nbr: MDC-2518

Quote: 1-8B7PGQ City of St. Petersburg FL - HW/SW-Yr #6

## Security, Government and Infrastructure

PO#: tbd

Performance Period: 01/01/2014 Through 12/31/2014

Service Level: Premium

Ln	Base Part	Description	Serial	Begin	End	Coverage	Mths Qty	Mth Cost	Total Cost
23	IPS0038STE	I/Mobile - Site License	1-216372290	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$759.69	\$9,116.28
24	IPS0042E	I/NetViewer - site license	1-216371930	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$2,279.08	\$27,348.96
25	IPS0045	I/NetDispatcher - 5 users	1-216371843	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$468.84	\$5,626.08
26	IPS1163C	I/MapEditor CC - Component	16W0URZ00121018	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$83.58	\$1,002.96
27	IPSCUSTOM11	I/Lead Enforcr Pwn Exp IF	1-263380892	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$202.59	\$2,431.08
28	IPSCUSTOM11	Mugshot System Interface	1-304648581	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$202.59	\$2,431.08
29	IPSCUSTOM11	Pinellas County Enforcer Interface	1-304648584	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$202.59	\$2,431.08
30	IPSCUSTOM12	I/LEADS History-Enabled Fields	1-304648587	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$202.59	\$2,431.08
31	IPSCUSTOM12	I/Lead Pwn Data Imprt I/F	1-263380897	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$202.59	\$2,431.08
32	IPSCUSTOM14	I/LEADS State Accident Report	1-290200191	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$367.51	\$4,410.12
33	IPSCUSTOMSVC	I/Leads Pinellas Arst Rpt	1-263380657	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$283.63	\$3,403.56
34	IPSCUSTOMSVC	I/Leads Tow/Impound Rpt	1-263380862	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$113.46	\$1,361.52
35	IPSCUSTOMSVC	I/Leads Wrkflw Arr Aff Rp	1-263380871	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$241.08	\$2,892.96
36	IPSCUSTOMSVC	I/Leads - UCR	1-263494687	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$151.94	\$1,823.28
37	SJBX690AA-C	GeoMedia Pro - CC - English -	15VQ9OX00121018	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$185.22	\$2,222.64
38	IPS0001HAC	I/Executive for High Availability NL -	MME-1-83HJZV	01/01/2014	12/31/2014	Ph Supp with Upg's	12 1	\$506.47	\$6,077.64
39	ESCROW	Annual Software Escrow Fee		01/01/2014	01/31/2014		1 1	\$500.00	\$500.00

**SubTotal for Site Number 00121018 \$252,837.68**

**Grand Total Excluding Tax \$252,837.68**

City of St. Petersburg  
Sole Source Request

Department: Police - ITS Requisition No. 5271975  
Check One:  Sole Source  Proprietary Specifications  
Proposed Vendor: Intergraph, Inc  
Estimated Total Cost: \$286,044.92

Description of Items (or Services) to be purchased:

Annual maintenance agreement for I/CAD and i/Leads suite of applications and interfaces.

Purpose of Function of items:

Yearly support and maintenance agreement with the current CAD/RMS vendor for the Police Department.

Justification for Sole Source of Proprietary specification:

Intergraph is the sole provider for support services for the suite of applications used at the Police Department. These applications include dispatch (I/CAD), mobile (I/Mobile), records management (I/Leads), tracker (I/Tracker), reports (I/Mars), mobile dispatch inquiry (I/Netviewer), and all interfaces currently being utilized.

I hereby certify that in accordance with Section 2-232(d) of the City of St. Petersburg Procurement Code, I have conducted a good faith review of available sources and have determined that there is only one potential source for the required items per the above justification. I also understand that under Florida Statute 838.22(2) it is a second degree felony to circumvent a competitive bidding process by using a sole-source contract for commodities or services.

NTM  
2/10/13

[Signature]  
Department Director

1-9-2013  
Date

[Signature]  
Administrator/Chief

1/9/13  
Date

Louis Moore  
Louis Moore, Director  
Procurement & Supply Management

12/12/13  
Date

A RESOLUTION DECLARING INTERGRAPH CORPORATION TO BE A SOLE SOURCE SUPPLIER FOR POLICE DISPATCH AND RECORDS MANAGEMENT SOFTWARE APPLICATION FOR POLICE CAD/RMS APPLICATIONS; ACCEPTING A PROPOSAL AND APPROVING THE AWARD OF A ONE-YEAR AGREEMENT TO INTERGRAPH CORPORATION AT AN TOTAL COST NOT TO EXCEED \$252,837.68 FOR POLICE DISPATCH AND RECORDS MANAGEMENT SOFTWARE APPLICATION FOR POLICE CAD/RMS APPLICATIONS; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Intergraph Inc. is the only provider of support for CAD/RMS application utilized by the Police Department; and

WHEREAS, Section 2-241(d) of the City Code provides requirements for sole source procurement; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Police Department, recommends approval of the award of an agreement to Intergraph Corporation as a sole source supplier; and

WHEREAS, the Mayor or his designee has prepared a written statement to the City Council certifying the condition and circumstances for the sole source purchase.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Intergraph Corporation is a sole source supplier for Police dispatch and records management software application for Police CAD/RMS applications; and

BE IT FURTHER RESOLVED that the award of one-year agreement to Intergraph Corporation at a total cost not to exceed \$252,837.68 for records management software application for Police CAD/RMS applications is hereby approved and the Mayor or the Mayor's designee is authorized to execute all necessary documents to effectuate this transaction; and

BE IT FURTHER RESOLVED that this agreement will be effective through December 31, 2014.

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

  
\_\_\_\_\_  
City Attorney (Designee)

**ST. PETERSBURG CITY COUNCIL  
Consent Agenda  
Meeting of January 9, 2014**

**To: The Honorable Chair and Members of City Council**

**Subject:** Awarding a contract to Tagarelli Construction, Inc. in the amount of \$105,694.00 for repairs at the Mid Core Parking Garage (Engineering Project No. 13060-112; Oracle Project No. 13778).

**Explanation:** The Procurement Department received two responsive bids for repairs at the Mid Core Parking Garage. The bid was sheltered for certified SBEs. The Contractor will provide all labor, equipment, tools, materials and supplies to repair the Mid Core Parking Garage concrete deck, precast double tees, wall caps, expansion joints, and related work as described in the plans and specifications. This work is needed due to the deterioration and failure of both horizontal and vertical existing expansion joint material. The repairs will stop water intrusion from the roof level to the lower levels.

The contractor will begin work in approximately ten calendar days from written Notice to Proceed and is scheduled to complete the work within 90 consecutive calendar days thereafter. The Bids were opened on December 10, 2013 and are tabulated as follows:

<u>Bidder</u>	<u>Total Bid</u>
Tagarelli Construction, Inc. (Tarpon Springs, FL)	\$105,694.00
VinMar Waterproofing & Concrete Restoration, LLC (Lakeland, FL)	\$202,266.50

Tagarelli Construction, Inc. the lowest responsive, responsible bidder and certified SBE, has met the specifications, terms and conditions of Bid No. 7573 dated November 5, 2013. They have satisfactorily completed similar work for the city in the past. The principals of the firm are Michael J. Tagarelli, President.

**Recommendation:** Administration recommends awarding this contract to Tagarelli Construction, Inc. in the amount of \$105,694.00.

**Cost/Funding/Assessment Information:** Funds are available in the Downtown Parking Improvement Fund (3073), BayWalk Garage Waterproofing Project (13778).

**Attachments:** Resolution

**Approvals:**

  
\_\_\_\_\_  
Administrative

  
\_\_\_\_\_  
Budget

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO TAGARELLI CONSTRUCTION, INC. FOR REPAIRS AT THE MID CORE PARKING GARAGE (PROJECT NO. 13060-112) IN AN AMOUNT NOT TO EXCEED \$105,694; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received two bids for repairs at the Mid Core Parking Garage (Project No. 13060-112) pursuant to Bid No. 7573 dated November 5, 2013; and

WHEREAS, Tagarelli Construction, Inc. has met the specifications, terms and conditions of Bid No. 7573; and

WHEREAS, the Administration 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 Tagarelli Construction, Inc. for repairs at the Mid Core Parking Garage (Project No. 13060-112) at a total cost not to exceed \$105,694 is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

  
\_\_\_\_\_  
City Attorney (Designee)

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda  
Meeting of January 9, 2014**

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

**SUBJECT:** Recommendation to Approve the Increase to Pension Benefits for Retirees and Beneficiaries Receiving Benefits under the Employees' Retirement System ("Plan")

**EXPLANATION:**

Sections 22-137 and 22-168 of the St. Petersburg City Code provide for an annual cost-of-living adjustment to be applied to the current pension benefits of eligible retirees and beneficiaries of the Employees' Retirement System. Under current Code provisions, the Pension Board reviews the recommendation of the plan actuary as to the rate of increase to be granted each year and approves that recommendation, subject to approval by City Council.

The Employees' Retirement System Pension Board annually receives a recommendation from the plan actuaries for the level of increase to be granted based on the Consumer Price Index ("CPI"), subject to a maximum adjustment equaling 2% for Prior Plan retired accounts and 1.5% for Supplemental Plan retired accounts. Given that the 2013 CPI reflects an inflation rate of 1.2%, the actuary recommended an increase of 1.2% for Prior Plan and Supplemental Plan retired accounts. That recommendation was approved by the Pension Board.

The adjustment is proposed to become effective January 1, 2014 with the increase first appearing in the retirement benefit payments issued in January, 2014, and will affect approximately 1,204 pension accounts. The recommended adjustment will provide an annual increase of approximately \$ 218,755 to the eligible group.

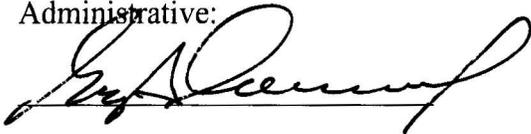
**COST/FUNDING/ASSESSMENT INFORMATION:**

The cost of the adjustment is within actuarial funding projections and will not increase the current rate of City contributions to the Employees' Retirement System.

**ATTACHMENTS:** (1) Resolution approving Cost-of-Living Adjustments to retirees and beneficiaries of the City Employees' Retirement System.

**APPROVALS:**

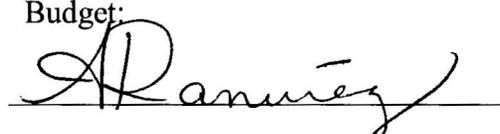
Administrative:



Date

12/11/13

Budget:



Date

December 13, 2013

**A RESOLUTION AUTHORIZING THE ADJUSTMENT OF PENSION BENEFITS PAYABLE BY THE EMPLOYEES' RETIREMENT SYSTEM AS PROVIDED BY THE CITY CODE; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the St. Petersburg City Code provides for an annual determination of the cost-of-living adjustment to be applied to pension benefits of the Employees' Retirement System ("Plan"); and

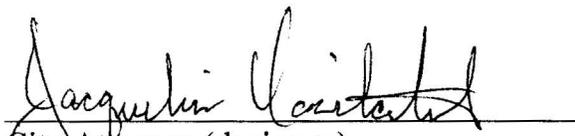
WHEREAS, the Board of Trustees of the Employees' Retirement System ("Board") has reviewed and approved the recommendation of the plan's actuary that said adjustment be 1.2% for Prior Plan and Supplemental Plan retired accounts.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council approves an annual adjustment of 1.2% for Prior Plan and Supplemental Plan retired accounts to be applied effective January 1, 2014.

BE IT FURTHER RESOLVED that all retired accounts established prior to October 1, 2013, shall be deemed eligible for the application of said adjustment.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

  
\_\_\_\_\_  
City Attorney (designee)

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of January 9, 2014**

TO: The Honorable Chair, and Members of City Council

SUBJECT: A resolution authorizing the Mayor or his designee to accept a Walmart Foundation grant in the amount of \$500 for the enhancement of life safety programs managed by St. Petersburg Fire & Rescue; and to execute all documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: The City's Fire & Rescue Department ("Department") members applied for a Walmart Foundation ("Walmart") grant ("Grant"). The Department meets the eligibility requirements for the Grant.

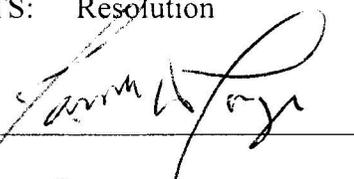
Walmart has awarded the City a \$500 Grant to be used for the enhancement of life safety programs, and the City wishes to accept the Grant and the enhancement of life safety programs managed by St. Petersburg Fire & Rescue is an appropriate use of Grant funds.

The Department intends to purchase \$500 worth of printed and promotional materials for distribution during classroom presentations.

RECOMMENDATION: Administration recommends adoption of the attached resolution authorizing the Mayor or his designee to accept a Walmart Foundation grant in the amount of \$500 for the enhancement of life safety programs managed by St. Petersburg Fire & Rescue; and to execute all documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: The additional revenue has been deposited into the General Public Safety Fund (1733). The appropriation is included in the Miscellaneous Trust Fund line item of the 2014 Budget Ordinance.

ATTACHMENTS: Resolution  
Approvals:

Administration: 

Budget: 

Resolution No. 2014 - \_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A WALMART FOUNDATION GRANT IN THE AMOUNT OF \$500 FOR THE ENHANCEMENT OF LIFE SAFETY PROGRAMS MANAGED BY ST. PETERSBURG FIRE & RESCUE; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Fire & Rescue Department ("Department") members applied for a WalMart Foundation ("Walmart") grant ("Grant"). The Department meets the eligibility requirements for the Grant and the enhancement of life safety programs managed by St. Petersburg Fire & Rescue is an appropriate use of Grant funds; and

WHEREAS, Walmart has awarded the City a \$500 Grant to be used for the purchase of printed and promotional materials for distribution during classroom presentations; and

WHEREAS, the City wishes to accept the Grant; and

WHEREAS, the Department intends to purchase \$500 worth of printed and promotional materials for distribution during classroom presentations; and

WHEREAS, the additional revenues have been deposited into the General Public Safety Fund (1733), and the appropriation is included in the Miscellaneous Trust Fund line item of the 2014 Budget Ordinance.

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 Walmart Foundation grant in the amount of \$500 for the enhancement of life safety programs managed by St. Petersburg Fire & Rescue; and to execute all documents necessary to effectuate this transaction;

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal: \_\_\_\_\_

Legal: 00186283.doc v. 2

Administration: \_\_\_\_\_

Budget: \_\_\_\_\_

12/18/13